Jackson Town Council Regular Meeting

Monday, May 7, 2018
6:00 PM
Town Council Chambers

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

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

I. OPENING

A. Call to Order
B. Pledge of Allegiance
C. Roll Call
D. Announcements/Proclamations
    1. Introduce Robert Osmond, Police Officer
    2. Proclamation for Mental Health Month

II. PUBLIC COMMENT

This section is reserved for questions and comments from the public on items that are not otherwise included in this agenda. If you would like to communicate with the Council during the meeting, please address them during open public comment, when public comment is called for on a specific item, or send an email to *Council@jacksonwy.gov*.

III. CONSENT CALENDAR

A. Minutes
    1. April 16, 2018 workshop
    2. April 16, 2018 regular meeting
    3. April 23, 2018 budget workshop
    4. April 23, 2018 special meeting
    5. April 24, 2018 budget workshop
B. Disbursements
C. Special Event: People's Market
D. Temporary Sign Permit: P18-117 People's Market
E. Electric Distribution Easement with Lower Valley Energy
F. Sidewalk Easement with Kudar Enterprises, Inc.
G. Permanent Road and Utility Easement with Kudar Enterprises, Inc.
H. Notice of Award for Garaman Pathway Flood Protection Project
I. Bid 18-19: Two AWD SUV Police Vehicles
J. Bid 18-20: Two AWD 4-Door Sedan Police Vehicles
K. Malt Beverage Permit Application for JH Juggernauts

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

A. Engineering
    1. Cache Creek Drainage Tube Design and Construction (Brian Lenz, Engineer)
    2. Construction Staging and Phasing at 110 Center Street (Wells Fargo) (Jeremy Parker, Associate Engineer)

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

B. Planning
   1. Item P17-166 -167 -168: Development Plan, Heavy Retail/Service, and Wireless Communications Facility at 60 East Pearl Avenue (Fire Station). (Tyler Valentine, Senior Planner)
   2. Item P17-122: Development Plan for 660 West Broadway (Tyler Valentine, Senior Planner)
   3. Item P18-110: Encroachment Agreement for Roadhouse Brewing at 10 East Broadway (Tyler Valentine, Senior Planner)

C. Public Works
   1. Government Agency Shared Solar Electric Photovoltaic Panel Project (Johnny Ziem, Wastewater Manager)

V. RESOLUTIONS

VI. ORDINANCES

A. Current Ordinances
   1. Ordinance E: An Ordinance Adding Chapter 12.32 to the Jackson Municipal Code Regulating Use Of and On the Pathways (Presented for 1st Reading, Lea Colasuonno, Assistant Town Attorney)
   2. Ordinance F: An Ordinance Adding Chapter 10.13 to the Jackson Municipal Code Regarding Electric Bicycle Regulations on Streets and Pathways (Presented at 1st Reading, Lea Colasuonno, Assistant Town Attorney)
   3. Ordinance H: An Ordinance Amending Title 10.04.205 of the Jackson Municipal Code Regarding Electric Bicycle Regulations (Presented at 1st Reading, Lea Colasuonno, Assistant Town Attorney)

VII. MATTERS FROM MAYOR AND COUNCIL

A. Appointments to Planning Commission / Board of Adjustment
B. Travel approval to WAM Summer Convention in Pinedale on June 13-15, 2018
C. Board and Commission Reports

VIII. MATTERS FROM THE TOWN MANAGER

A. Town Manager's Report

IX. ADJOURN

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

Reunión regular del concilio del pueblo de Jackson

Lunes, 7 de mayo del 2018
6:00 PM
Cámaras del Ayuntamiento

AVISO: EL VIDEO Y AUDIO DE ESTA REUNIÓN SE TRANSMITEN AL PÚBLICO A TRAVÉS DE DISPOSITIVOS DE INTERNET Y MÓVILES CON OPINIONES QUE COMPRENDEN TODAS LAS ÁREAS, PARTICIPANTES Y MIEMBROS DE LA AUDIENCIA

POR FAVOR, SILENZAR TODOS LOS DISPOSITIVOS ELECTRÓNICOS DURANTE LA REUNIÓN

I. COMIENZO

A. Llamar la Orden
B. Juramento de Fidelidad
C. Llamada de Roll
D. Anuncios / Proclamaciones
    1. Presentar a Robert Osmond, oficial de policía
    2. Proclamación para el mes de la salud mental

II. COMENTARIO PUBLICO

Esta sección de la agenda está reservada para comentarios públicos sobre temas que no están en la agenda de hoy. Si desea comunicarse con el Concilio durante la reunión, por favor dirigirse a ellos durante la sesión abierta de los comentario públicos, cuando se requiera un comentario público sobre un artículo especifico, o envié un correo electrónico a council@jacksonwy.gov

III. CALENDARIO DE CONSENTIMIENTO

A. Minutos
    1. 16 de abril del 2018- taller
    2. 16 de abril del 2018- junta regular
    3. 23 de abril del 2018- taller de presupuesto
    4. 23 de abril del 2018- junta especial
    5. 24 de abril del 2018- taller de presupuesto
B. Desembolsó
C. Evento Especial: Mercado de la gente
D. Permiso de señal temporal: P18-117: Mercado de la gente
E. Servidumbre de distribución con Lower Valley Energy
F. Servidumbre de acera con Kudar Enterprises, Inc.
G. Servidumbre permanente de carreteras y servicios públicos con Kudar Enterprises, Inc.
H. Aviso de adjudicación para el proyecto de protección contra inundaciones Garaman Pathway
I. Oferta 18-19: Dos vehículos AWD AWD Police
J. Oferta 18-20: dos vehículos AWD de 4 puertas con policía de sedán
K. Solicitud de permiso de bebida de malta para JH Juggernauts

IV. AUDIENCIAS PUBLICAS, ARTÍCULOS DE DISCUSIÓN / ACCIÓN

A. Engeñaría
    1. Diseño y construcción del tubo de drenaje de Cache Creek (Brian Lenz, ingeniero)
    2. 2. Etapas de construcción y fases en 110 Center Street (Wells Fargo) (Jeremy Parker, ingeniero asociado)

Tenga en cuenta que en cualquier momento durante la reunión, el alcalde y el Presidente pueden cambiar el orden de los artículos incluidos en este programa. Para asegurar que usted está presente en el momento que se hable de su tema de interés, por favor únase a la reunión al principio para escuchar los cambios en la programación o agenda.

B. Planificación
    1. Artículo P17-166 -167 -168: Plan de Desarrollo, Minorista / Servicio Pesado, y Facilidad de Comunicaciones Inalámbricas en 60 East Pearl Avenue (Estación de Bomberos). (Tyler Valentine, planificador sénior)
    2. 2. Artículo P17-122: Plan de desarrollo para 660 West Broadway (Tyler Valentine, planificador sénior)
    3. 3. Artículo P18-110: Acuerdo de Invasión para Roadhouse Brewing en 10 East Broadway (Tyler Valentine, Senior Planner)
C. Obras públicas
    1. Proyecto de Panel Solar Fotovoltaico Eléctrico Compartido de la Agencia Gubernamental (Johnny Ziem, Gerente de Aguas Residuales)

V. RESOLUCIONS

VI. ORDENANZAS

A. Ordenanza actuales
    1. Ordenanza E: 1. Ordenanza E: una ordenanza que agrega el Capítulo 12.32 al Código Municipal de Jackson que regula el uso de y en los senderos (Presentado para la 1ª lectura, Lea Colasuonno, Abogada Asistente del Pueblo)
    2. Ordenanza F: Ordenanza que agrega el Capítulo 10.13 al Código Municipal de Jackson con respecto al Reglamento de bicicletas eléctricas en las calles y senderos (Presentado para la 1ª lectura, Lea Colasuonno, Abogada Asistente del Pueblo)
    3. Ordenanza H: Ordenanza que enmienda el Título 10.04.205 del Código Municipal de Jackson con respecto al Reglamento de Bicicletas Eléctricas (Presentado para la 1ª lectura, Lea Colasuonno, Abogada Asistente del Pueblo)

VII. TRATOS PARA EL ALCALDE Y EL CONCEJO MUNICIPAL

A. Nombramientos a la Comisión de Planificación / Junata Ajuste
B. Aprobación de viaje a WAM Summer Convention en Pinedale del 13 al 15 de junio 2018
C. Informes de los tabla y comisión

VIII. TRATOS PARE EL DIRECTOR DEL PUEBLO

A. Informes del Director del Pueblo

IX. APLAZAR

Tenga en cuenta que en cualquier momento durante la reunión, el alcalde y el Presidente pueden cambiar el orden de los artículos incluidos en este programa. Para asegurar que usted está presente en el momento que se hable de su tema de interés, por favor únase a la reunión al principio para escuchar los cambios en la programación o agenda.

TOWN COUNCIL PROCEEDINGS

APRIL 16, 2018 **JACKSON, WYOMING**

The Jackson Town Council met in workshop session in the Council Chambers of the Town Hall at 150 East Pearl at 3:03 P.M. Upon roll call the following were found to be present:

MAYOR: Pete Muldoon.
COUNCIL: Vice-Mayor Jim Stanford, Don Frank, and Bob Lenz. Hailey Morton Levinson was absent.
STAFF: Bob McLaurin, Larry Pardee, Roxanne Robinson, Audrey Cohen-Davis, Lea Colasuonno, Todd Smith, Darren Brugmann, Brian Schilling, Sam Jewison, and Sandy Birdyshaw.

Town Square Pedestrian Zone Pilot Project. Larry Pardee and Brian Schilling made staff comment on holding a trial run to test a pedestrian-only area around Town Square this summer as initially suggested at the Council's past retreat. Discussion included the timing, target audience, parking, using professional services, business engagement, outreach to town square neighbors, and measuring impacts.

Public comment was given by: Greg Fulton of Astoria Fine Art, David Navratil of Mountain Trails Gallery, Jim Darwiche, Anna Olson of Chamber of Commerce, and Katherine Dowson of Friends of Pathways.

A motion was made by Jim Stanford and seconded by Pete Muldoon to initiate a process with stake holders to look at options, gather public input, gather input from the business community and bring back to the Council in a future workshop. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Snow King Avenue Bicycle Improvement Project. Larry Pardee and Brian Schilling made staff comment and introduced Jack Koehler of Friends of Pathways. A presentation followed on proposals to improve the bike path along Snow King Avenue. Discussion included the Dutch consultants Mobycon proposals and their experience with North American cyclists, creating a safer and user friendly bike zone, and creating a barrier between cars and bikes.

Public comment was made by: Dave Samuels, Darlene Trayhill, and Katherine Dowson of Friends of Pathways.

A motion was made by Jim Stanford and seconded by Don Frank to direct staff to proceed with recommendations made today along the Snow King Avenue / Maple Way corridor west of Milward Street. And to bring back to Council at a later date recommendations for the section of Snow King Avenue between Milward and Cache, which considers input from the residents between Milward and Cache and possibly looking at alternative designs. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Downtown Core Pedestrian Signaling. A motion was made by Jim Stanford and seconded by Don Frank to continue this item to a future workshop. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Adjourn. A motion was made by Bob Lenz and seconded Jim Stanford to adjourn to executive session to discuss the selection of a site or the purchase of real estate when the publicity regarding the consideration would cause a likelihood of an increase in price in accordance with Wyoming Statute 16-4-405(a)(vii) and to discuss personnel matters in accordance with Wyoming Statute 16-4-405(a)(x). The vote showed all in favor and the motion carried. The meeting adjourned at 5:16 P.M.

TOWN OF JACKSON

_____
Pete Muldoon, Mayor

ATTEST:

_____
Sandra P. Birdyshaw, Town Clerk

minutes:spb
Published JH News & Guide: April 25, 2018

TOWN COUNCIL PROCEEDINGS

APRIL 16, 2018 **JACKSON, WYOMING**

The Jackson Town Council met in regular session in the Council Chambers of the Town Hall at 150 East Pearl at 6:02 P.M. Upon roll call the following were found to be present:

MAYOR: Pete Muldoon.
COUNCIL: Jim Stanford, Don Frank, and Bob Lenz. Hailey Morton Levinson was absent.
STAFF: Bob McLaurin, Larry Pardee, Roxanne Robinson, Audrey Cohen-Davis, Lea Colasuonno, Tyler Sinclair, Todd Smith, Roger Schultz, Kevin Meagher, Brian Schilling, Carl Pelletier, and Sandy Birdyshaw

Mayor Muldoon introduced and welcomed a new Town employee, Rachelle Rhode, who works in Engineering. He also read a proclamation for the Spring Clean-Up Week into the record.

Public comment. Public comment was given by Rush Jenkins and Klaus Baer regarding construction staging in the Gill Addition, along with Dennis Gralund, Chuck Cozad. Barry Griest made comment on zoning changes. Larry Pardee will research this complaint and bring back information to Council.

Consent Calendar. A motion was made by Bob Lenz and seconded by Don Frank to approve the consent calendar including items A-E as presented with the following motions.

A. **To approve the meeting minutes for the March 21, 2018 special meeting and April 9, 2018 regular meeting as presented**.

B. **To approve the disbursements as presented**. Carquest $1634.78, Advanced Industrial Supply $2245.83, Ace Hardware $582.90, Thyssen Krupp Elevator $288.39, Evans Construction $5151.58, Airgas Intermountain $69.80, High Country Linen $347.07, Interstate Battery $61.95, Jackson Lumber $19.24, Jackson Paint & Glass $595.00, Software Spectrum $20999.84, Jackson Hole News & Guide $2645.35, Jorgensen Associates $648.70, The Children's Learning $25350.00, LVPL $156646.31, O'Ryan Cleaners $213.12, Napa $1034.02, Community Safety Network $9000.00, Teton Motors $811.00, Bearing & Industrial Sales $151.62, Electrical Wholesale $225.95, Quick Brown Fox $800.00, Westbank Sanitation $644.63, Teton County Integrated $335.86, Cummins Rocky Mountain 484.27, Freedom Mailing $1861.01, Upper Case Printing $216.00, Teton County Special Fire $150495.72, Energy Laboratories $497.00, Teton Country Transfer Station $34.00, Teton County Clerk $35604.44, Employers Council $3550.00, Amerigas $2535.07, Jack's Truck & Equipment $1969.13, Safety Kleen $486.98, Yellow Iron Excavation $800.00, Teton County Fund 13 $710.55, Valley West Engineering $5640.54, Ferguson Enterprises $22.26, Copyworks $610.00, Kilmer's BG Distributing $2000.00, Peter Romaine $1290.36, ER Office Express $831.60, The Results Group $975.00, Old Dominion $394.82, UPS $15.04, Exposure Signs $50.00, Advanced Glass Trim $850.00, Gillig $1199.20, St John's Audiology $380.00, Jerry Steiner Chevrolet $2409.28, Warner Truck Center $4654.63, Brower Psychological Services $600.00, Team Laboratory $847.50, Porter's $847.50, Idexx $303.98, Snake River Roasting $96.90, Fleetpride $594.34, Industrial Technology $4200.00, Evco $114.73, Specialty Construction $1036.00, Best Best & Krieger $109.50, Premier Vehicle Installation $682.69, Mike's Welding $273.10, Kellerstrass $69363.62, John Tighe $500.90, Rich Broadcasting $392.00, Boreal Property $2747.42, B-Cycle $103.37, Chemsearch $378.95, Reliable Logistic Services $22.39, Solv Business Solutions $212.75, QA Balance Services $430.00, Health Communications $499.00, Wyoming Reporting Services $710.20, Douglas Pechtel $675.00, Joseph Reichert $110.00, California Narcotic $70.00

C. **The Clusters Perpetual Easement for Sanitary and Storm Water**. To approve the attached Perpetual Sanitary and Storm Water Sewer Easement between the Town and the Clusters and authorize the Mayor to execute the Easement subject to minor changes deemed necessary by staff.

D. **Extending the Budge Drive Temporary Road & Access Easements**. To approve the extension of temporary Road/Access Easements between the Town and Crystal Valley subdivision for Lot 1 and Lot 2 to December 1, 2018, and authorize the Mayor to sign.

E. **Special Event: Mug Club Mile**. To approve the special event application made by the Snake River Brewery and the St. John's Hospital Foundation to host the Mug Club Mile Run, subject to the conditions and restrictions listed in the staff report.

Mayor Muldoon called for the vote on the motion to approve the consent calendar. The vote showed all in favor and the motion carried.

March 2018 Municipal Court Report. Don Frank made comment on the number violations related to the use of electronic devises while driving and reducing distracted driving. A motion was made by Jim Stanford and seconded by Don Frank to accept the March 2018 Municipal Court Report into the record. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Award of Bid 18-16: Town Hall Re-Roof Project and Contract. Jim Stanford made comment on shingles and tariffs. Larry Pardee and Kevin Meagher made staff comment. A motion was made by Jim Stanford and seconded by Don Frank to approve the asphalt shingle contract, not to exceed $154,317.00, with Fortress Roofing of Murry, UT, and upon legal approval, authorize the mayor to execute all necessary contract agreements. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Award of Bid 18-18: Wastewater Treatment Ultraviolet Disinfection System. Don Frank made comment on competitive bids. Johnny Ziem made staff comment. A motion was made by Bob Lenz and seconded by Don Frank to approve of the design and installation contract with Water Technology Group in the amount of $578,500.00 and upon legal approval authorize the Mayor to execute all necessary contract Agreements. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Special Event: Old West Days. Jim Stanford made comment on the new request of having a tent this year for the Cowboy Bar's Sign toasting event. Carl Pelletier made staff comment. A motion was made by Bob Lenz and seconded by Don Frank to approve the special event application and malt beverage permit made by the Chamber of Commerce for 2018 Old Ways Days, subject to the conditions and restrictions listed in the staff report. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Designation of Hearing Officer for an Appeal of Administrative Decision made by 315 North Cache, LLC. Don Frank recused himself and left the table. Audrey Cohen Davis made staff comment.

A motion was made by Bob Lenz and seconded by Jim Stanford to appoint George Kuvinka as the Hearing Officer to preside over the appeal of Building Permit B18-0003 for 315 North Cache Street and that such appointment become effective immediately. Mayor Muldoon called for the vote. The vote showed 3-0 in favor, with Frank recused. The motion carried.

Electric Bicycles on Pathways. Brian Schilling, Todd Smith, Lea Colasuonno, and Audrey Cohen Davis made staff comment. Public comment was given by John Clark and Andrew Whiteford.

Kids Bike Loop on Blair Drive. Brian Schilling made staff comment. Public comment was given by Tony Ferlisi of Mountain Bike the Tetons.

A motion was made by Don Frank and seconded by Bob Lenz to approve the Blair Drive Kids Bike Loop Project on the south side of the Blair Pathway as shown in the attached exhibit, and direct staff to proceed with project design and preparation of a Memorandum of Understanding. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Item B18-0146: Demolition Permit for Wyoming Game & Fish at 360 N Cache Street. Tyler Sinclair made staff comment. Michael Stern and Kurt Dubbe of the Teton County Historic Preservation Board made comment. Brad Hovinga of Wyoming Game & Fish made comment.

A motion was made by Bob Lenz and seconded by Don Frank to grant a 60-day stay on the issuance of Demolition Permit Application #B18-0146. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Item P17-166 -167 -168: Development Plan, Heavy Retail/Service, and Wireless Communications Facility at 60 East Pearl Avenue (Fire Station). A motion was made by Jim Stanford and seconded by Bob Lenz to continue this item to the first meeting in May. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Resolution 18-08: Amendment #3 (Nine Month) to the Fiscal Year 2018 Town Budget. Kelly Thompson made staff comment.

A motion was made by Jim Stanford and seconded by Don Frank to the resolution adopting amendments to the fiscal year 2018 budget.

RESOLUTION 18-08: A RESOLUTION ADOPTING AMENDMENTS TO THE FISCAL YEAR 2018 BUDGET OF THE TOWN OF JACKSON

WHEREAS, pursuant to Wyoming Statutes, the governing body of the Town of Jackson is empowered to control the finances of the Town including adopting and amending the annual budget; and

WHEREAS, the specific statutory requirements for budgeting procedures are stipulated in the Uniform Municipal Fiscal Procedures Act (W.S. 16-4-101 through 16-4-124); and

NOW THEREFORE BE IT RESOLVED by the Town Council of the Town of Jackson that the fiscal year 2018 budget is hereby amended as follows:

EXPENDITURES AND OTHER USES	Approved Budget	Increase (Decrease)	Amended Budget
Mayor & Town Council	303,908	-	303,908
Town Attorney	421,796	-	421,796
Municipal Judge	262,218	-	262,218
Administration	324,654	-	324,654
Town Clerk & Personnel	577,807	-	577,807
Finance	548,832	-	548,832
Information Technology	508,781	(7,400)	501,381
Planning	920,802	125,325	1,046,127
Town-Wide Services	218,347	-	218,347
Town Hall Building	178,049	-	178,049
PD Administration	519,835	-	519,835
PD Investigation	396,665	-	396,665
PD Patrol	2,895,322	-	2,895,322
PD Community Service	518,074	-	518,074
PD Special Operations	21,706	-	21,706
Victim Services	239,960	-	239,960
Animal Shelter/Control	258,378	5,000	263,378
Building Inspections	366,635	7,400	374,035
Public Works Administration	257,645	-	257,645
Streets	1,691,453	23,414	1,714,867
Town Engineer	473,667	(50,000)	423,667
Public Works Yard Operations	180,734	-	180,734
Public garage Operations	88,410	-	88,410
Cemetery	41,570	-	41,570
Social Services	675,838	-	675,838
Sports and Events Center	114,763	-	114,763
Public Amenities	101,080	-	101,080
Community Promotions	246,825	-	246,825
County-Budgeted Joint Programs	2,884,218	-	2,884,218
Transfers Out	4,633,415	-	4,633,415
Total General Fund	20,871,387	103,739	20,975,126
Affordable Housing	1,207,409		1,207,409
Total Affordable Housing Fund	1,207,409	-	1,207,409
Parking Exactions Fund	-	45,000	45,000
Total Parking Exactions Fund	-	45,000	45,000
Parks Exactions	9,706	-	9,706
Total Park Exactions	9,706	-	9,706
Employee Housing Fund	901,197	10,000	911,197
Total Employee Housing Fund	901,197	10,000	911,197
Animal Care Fund	35,500	3,000	38,500
Transfers Out	60,000	-	60,000
Total Animal Care Fund	95,500	3,000	98,500
Lodging Tax Fund	354,002		354,002
Transfers Out	377,801		377,801
Total Lodging Tax Fund	731,803	-	731,803

Expenditures and Other Uses	Approved Budget	Increase (Decrease)	Amended Budget
Vertical Harvest Fund	15,000		15,000
Total Vertical Harvest Fund	15,000	-	15,000
Snow King-Snow Making Fund	52,552		52,552
Total Snow King-Snow Making Fund	52,552	-	52,552
START Administration	598,556	-	598,556
START Operations	3,458,493	-	3,458,493
START Capital	2,401,250	-	2,401,250
START Indirect Cost Allocations	52,617	-	52,617
Total START Fund Expenditures	6,510,916	-	6,510,916
Capital Outlay	5,812,287	165,000	5,977,287
Total Capital Projects Fund	5,812,287	165,000	5,977,287
Capital Outlay	35,000	-	35,000
Total 2006 SPET	35,000	-	35,000
Capital Outlay	1,525,601	-	1,525,601
Total 2010 SPET	1,525,601	-	1,525,601
Capital Outlay	1,365,000	-	1,365,000
Total 2014 SPET	1,365,000	-	1,365,000
Capital Outlay	7,478,268	-	7,478,268
Total 2016 SPET	7,478,268	-	7,478,268
Capital Outlay	2,901,000	-	2,901,000
Total 2017 SPET	2,901,000	-	2,901,000
Water Maintenance & Operation	743,642	-	743,642
Water Wells	249,135	-	249,135
Water Billing & Accounting	165,148	-	165,148
Water Capital Outlay & Improvements	1,043,977	-	1,043,977
Water Loan Expenditures	108,220	-	108,220
Water Transfers Out	488,734	-	488,734
Sewage Plant Operations	835,875	-	835,875
Sewage Maint. & Operations	348,791	-	348,791
Sewage Billing & Accounting	164,640	-	164,640
Sewage Capital Outlay & Improvements	3,518,856	215,625	3,734,481
Sewage Transfers Out	488,734	-	488,734
Total Enterprise Funds	8,155,752	215,625	8,371,377
Employee Insurance	2,308,300	-	2,308,300
Total Insurance Fund	2,308,300	-	2,308,300
Fleet Expenditures	1,933,122	-	1,933,122
Total Fleet Management Fund	1,933,122	-	1,933,122
Central Equipment Expenses	971,629	233,470	1,205,099
Total Central Equipment Fund	971,629	233,470	1,205,099
IT Services	824,677	-	824,677
Total IT Service Fund	824,677	-	824,677

REVENUES AND OTHER SOURCES	Approved Budget	Increase (Decrease)	Amended Budget
Taxes	7,121,392	-	7,121,392
Licenses & Permits	888,600	-	888,600
Intergovernmental Revenue	9,751,432	-	9,751,432
Charges for Services	641,273	-	641,273
Fines & Forfeitures	403,194	-	403,194
Miscellaneous Revenue	145,757	-	145,757
Transfers In	1,090,085	-	1,090,085
Total General Fund	20,041,733	-	20,041,733
Licenses & Permits	30,000	-	30,000
Miscellaneous Revenue	10,000	-	
Transfers In	1,182,409	-	1,182,409
Total Affordable Housing Fund	1,222,409		1,222,409
Licenses & Permits	1,000	-	1,000
Miscellaneous Revenue	200	-	200
Total Parking Exactions	1,200		1,200
Licenses & Permits	10,000	-	10,000
Miscellaneous Revenue	100	-	100
Total Park Exactions	10,100		10,100
Miscellaneous Revenue	200,860	10,000	210,860
Transfers In	300,000	-	300,000
Total Employee Housing Fund	500,860	10,000	510,860
Miscellaneous Revenue	70,600	-	70,600
Total Animal Care Fund	70,600	-	70,600
Taxes	731,603	-	731,603
Miscellaneous Revenue	200	-	200
Total Lodging Tax Fund	731,803		731,803
Contributions & Donations	27,200	-	27,200
Total Vertical Harvest Fund	27,200	-	27,200
Contributions & Donations	52,752	-	52,752
Total Snow King Snow Making Fund	52,752	-	52,752
Intergovernmental Revenue	4,385,326	-	4,385,326
Charges for Services	1,278,376	-	1,278,376
Miscellaneous Revenue	4,500	-	4,500
Transfers In	377,801	-	377,801
Total START Fund Revenues	6,046,003	-	6,046,003
Intergovernmental	1,928,424	-	1,928,424
Miscellaneous Revenue	27,200	-	27,200
Transfers In	3,151,006	-	3,151,006
Total Capital Projects Fund	5,106,630	-	5,106,630
Miscellaneous Revenue	1,100	-	1,100
Total 2006 SPET	1,100		1,100
Miscellaneous Revenue	5,200	-	5,200
Total 2010 SPET	5,200		5,200
Taxes	-	-	-
Miscellaneous	13,800	-	13,800
Total 2014 SPET	13,800		13,800
Taxes	2,154,000	-	2,154,000
Miscellaneous	30,000	-	30,000
Total 2016 SPET	2,184,000	-	2,184,000
Taxes	2,900,000	-	2,900,000
Miscellaneous	1,000	-	1,000
Total 2017 SPET	2,901,000	-	2,901,000

REVENUES AND OTHER SOURCES	Approved Budget	Increase (Decrease)	Amended Budget
Water Charges for Services	2,425,759	-	2,425,759
Water Miscellaneous	21,000	-	21,000
Sewage Charges for Services	3,632,069	-	3,632,069
Sewage Miscellaneous	20,000	-	20,000
Total Enterprise Funds	6,098,828	-	6,098,828
Charges for Services	2,507,117	-	2,507,117
Miscellaneous Revenue	2,500	-	2,500
Total Employee Insurance Fund	2,509,617	-	2,509,617
Charges for Services	1,981,120	-	1,981,120
Miscellaneous Revenue	500	-	500
Transfers In	-	-	-
Total Fleet Management Fund	1,981,620	-	1,981,620
Charges for Services	433,700	-	433,700
Miscellaneous Revenue	129,500	-	129,500
Total Central Equipment Fund	563,200	-	563,200
Charges for Services	680,757	-	680,757
Miscellaneous Revenue	200	-	200
Transfers In	-	-	-
Total IT Service Fund	680,957	-	680,957

CHANGE OF FUND BALANCE	Approved Budget	Increase (Decrease)	Amended Budget
General Fund	(829,654)	(103,739)	(933,393)
Affordable Housing	15,000	-	15,000
Parking Exactions Fund	1,200	(45,000)	(43,800)
Park Exactions Fund	394	-	394
Employee Housing Fund	(400,337)	-	(400,337)
Vertical Harvest Fund	12,200	-	12,200
Snow Making Fund	200	-	200
Animal Care Fund	(24,900)	(3,000)	(27,900)
Lodging Tax Fund	-	-	-
Start Fund	(464,913)	-	(464,913)
Capital Projects	(705,657)	(165,000)	(870,657)
2006 SPET	(33,900)	-	(33,900)
2010 SPET	(1,520,401)	-	(1,520,401)
2014 SPET	(1,351,200)	-	(1,351,200)
2016 SPET	(5,294,268)	-	(5,294,268)
2017 SPET	-	-	-
Enterprise Funds	(2,056,924)	(215,625)	(2,272,549)
Employee Insurance Fund	201,317	-	201,317
Fleet Management Fund	48,498	-	48,498
Central Equipment Fund	(408,429)	(233,470)	(641,899)
IT Services Fund	(143,720)	-	(143,720)

APPROVED ON THE 16th DAY OF APRIL, 2018.

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

Resolution 18-09: A Resolution Requesting WAM Support for Legislation Increasing Kilowatt Threshold for Solar Net Metering. Roxanne Robinson made staff comment.

A motion was made by Jim Stanford and seconded by Don Frank to approve the resolution for net metering as presented and direct staff to provide a signed version of it to Wyoming Association of Municipalities.

TOWN OF JACKSON RESOLUTION 18-09: FOR WAM CONSIDERATION. A RESOLUTION REQUESTING WAM SUPPORT FOR LEGISLATION INCREASING THE KILOWATT THRESHOLD FOR NET METERING

WHEREAS, current statutory language in §37-16-101(a)(viii)(B) in the Wyoming Statutes allows net metering for facilities with electrical generating capacities of not more than 25 kilowatts; and

WHEREAS, municipalities may have the land and rooftops available on which to develop solar facilities much larger than 25 kilowatts; and

WHEREAS, allowing municipalities the opportunity to employ generation systems greater than 25 kilowatts in size would provide a means to offset larger amounts of energy for municipal purposes and may provide substantial savings; and

NOW, THEREFORE, BE IT RESOLVED that the Town of Jackson supports, and urges WAM and WCCA to support, an amendment to the Wyoming Statutes to allow municipalities and other governmental entities a higher threshold of kilowatts for solar net metering than is currently allowed.

APPROVED ON THE 16th DAY OF APRIL, 2018

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

Resolution 18-10: A Resolution Requesting WAM Support for Legislation Allowing Creation of Storm Water Utilities as Enterprise Funds. This item was withdrawn.

Ordinances. A motion was made by Bob Lenz and seconded by Don Frank to read ordinances by short title. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

ORDINANCE E

AN ORDINANCE ADDING CHAPTER 12.32 TO THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGULATING USE OF AND ON THE PATHWAYS IN THE TOWN OF JACKSON, AND PROVIDING FOR AN EFFECTIVE DATE.

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

A motion was made by Bob Lenz and seconded by Don Frank to approve Ordinance E on first reading, with revisions to include that e-bikes include speedometers and for staff to establish speed limits and signage on pathways. Discussion followed on where revisions would be made, either in Ordinance E or F, then to first make the revisions and bring back clean copies.

Bob Lenz withdrew his motion. Mayor Muldoon seconded the withdrawal. No action was taken on this item.

Matters from Mayor and Council. Jim Stanford made comment on the Snow King meetings.

Town Manager's Report. A motion was made by Jim Stanford and seconded by Don Frank to accept the Town Manager's Report. The Town Manager's Report contained an update on sales and lodging tax. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Adjourn. A motion was made by Jim Stanford and seconded by Bob Lenz to adjourn the meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.
The meeting adjourned at 8:36 p.m.

TOWN OF JACKSON

_____
Pete Muldoon, Mayor

ATTEST:

_____
Sandra P. Birdyshaw, Town Clerk

minutes: spb
Published JH News & Guide: April 25, 2018

TOWN COUNCIL PROCEEDINGS

APRIL 23, 2018 **JACKSON, WYOMING**

The Jackson Town Council met in special session with the Town's Planning & Zoning Commission in the Council Chambers of Town Hall located at 150 East Pearl at 5:30 P.M. Upon roll call the following were found to be present:

MAYOR: Pete Muldoon.
COUNCIL: Jim Stanford, Don Frank, and Bob Lenz. Hailey Morton Levinson was absent.

PLANNING& ZONING COMMISSION: Anne Schuler and Katie Wilson. David Vandenberg, Adam Janak and Jaime Farmer were absent. A quorum was not present.

STAFF: Tyler Sinclair, Paul Anthony, Larry Pardee, Roxanne Robinson, Tyler Sinclair, Michael Palazzolo

Districts 3-6 Zoning and Parking. Tyler Sinclair and Paul Anthony made staff comment regarding the meeting process for the night, an overview of the phases of the process to date, increasing the supply of workforce housing in appropriate locations, with no increase to buildout and using market incentives, updating parking standards and strategies, location of additional units, allowances in the zones, planned unit developments, and the modification list. The Council and Planning Commission members present participated in the exercise to add comments and identify issues needing attention. Tyler Sinclair discussed the sticky note contents.

Public comment was given by Jeff Golightly, Anna Olson representing the Jackson Hole Chamber of Commerce, Anne Cresswell representing the Housing Trust, Mark Barron representing Jackson Hole Working, Kendra Heimbuck representing Habitat for Humanity, Greg Miles, Michael Stern representing the Jackson Hole Historical Society, Katherine Dowson representing Friends of Pathways, and Joann Hoff.

Tyler Sinclair and Paul Anthony made staff comment regarding the importance of public comment, thanked everyone for their comments, the additional modifications suggested regarding Daisy Bush, parking requirements in relation to housing options, creation of a working group, keeping lot sizes the same in certain zones, density bonus application, tiny homes as subdivisions, complete streets in increased density zones, non-conforming historic structures, parking and density relationships, boundary of NC2 zone and NM2, and appreciation for the Council's time.

Adjourn. A motion was made by Jim Stanford and seconded by Don Frank to adjourn the Town Council meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. The Planning Commission did not have a quorum. The meeting adjourned at 7:17 P.M.

TOWN OF JACKSON

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Pete Muldoon, Mayor

ATTEST:

_____
Sandra P. Birdyshaw, Town Clerk

minutes: rdvr
Published JH News & Guide: May 9, 2018

TOWN COUNCIL PROCEEDINGS

APRIL 23, 2018 **JACKSON, WYOMING**

The Jackson Town Council met in workshop session in the Council Chambers of the Town Hall at 150 East Pearl at 10:00 A.M. Upon roll call the following were found to be present:

MAYOR: Pete Muldoon.
COUNCIL: Vice-Mayor Jim Stanford, Don Frank, and Bob Lenz. Hailey Morton Levinson was absent.
STAFF: Bob McLaurin, Larry Pardee, Roxanne Robinson, Kelly Thompson, Todd Smith, Roger Schultz, and Tyler Sinclair

Malt Beverage Permit Request. Roxanne Robinson made staff comment. A motion was made by Don Frank and seconded by Jim Stanford to approve the issuance of a malt beverage permit to the Jackson Hole Juggernauts for a roller derby bout on April 28, 2018 from 5:00 P.M. to 10:00 P.M., subject to the conditions and restrictions listed in the staff report. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Town of Jackson Budget. Bob McLaurin provided an overview of the Fiscal Year 2019 proposed budget and discussed revenue and the general fund and discussed the fund balance, funding for affordable housing projects competing with capital projects and not operations, lodging tax collections, professional services in general government and legal services, a new training officer in the Fire/EMS Department, insurance costs, culture survey expenses, documentary of the history of the Town of Jackson, rental housing ombudsman, recruitment expenses, Town Hall cleaning and bidding, parking enforcement and schedule, recruitment and retention of Police Officers, Public Works Director recruitment, yard operations, ride to fly, human services funding, Lienz sister city delegation visit, Parks and Recreation funding without reserve fund usage, consideration of placement of ash urns above ground at the cemetery, property insurance at Snow King Center, employee and affordable housing funds, park maintenance facility/housing bids, electronic fare system for START Bus,

Adjourn. A motion was made by Jim Stanford and seconded by Don Frank to adjourn. The vote showed all in favor and the motion carried. The meeting adjourned at 12:06 P.M.

TOWN OF JACKSON

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Pete Muldoon, Mayor

ATTEST:

_____
Sandra P. Birdyshaw, Town Clerk

minutes:rdr
Published JH News & Guide: May 2, 2018

TOWN COUNCIL PROCEEDINGS

APRIL 24, 2018 **JACKSON, WYOMING**

The Jackson Town Council met in workshop session in the Council Chambers of the Town Hall at 150 East Pearl at 9:10 A.M. Upon roll call the following were found to be present:

MAYOR: Pete Muldoon.
COUNCIL: Vice-Mayor Jim Stanford, Don Frank, and Bob Lenz. Hailey Morton Levinson was absent.
STAFF: Bob McLaurin, Larry Pardee, Roxanne Robinson, Kelly Thompson, Michael Palazzolo, Johnny Ziem, Steve Ashworth, Melanie Adams, and Audrey Cohen-Davis

Town of Jackson Budget. Bob McLaurin discussed the Fiscal Year 2019 budget including capital, the 5th cent revenue, ending fund balance, state shared distributions, county consensus funding, landslide funds, spending most restricted funds first, landscaping at the landslide, storm drainage treatment units, electronic doors, the Cache Creek tube project, responsibility for creeks running across private property, options for daylighting Cache Creek, a possible workshop in May to discuss Cache Creek, Aspen Hills cemetery, fleet shop equipment, pedestrian bridge, North Cache streetscape, remodel funds for pavilion building that may be outdated, Town space needs to address Police Department concerns, Vertical Harvest payments, SPET funding, metal roofing issues, utility fund capital projects, potential gradual rate increases, health insurance costs, fleet maintenance costs, central equipment fund, IT services fund, and the Zamboni for the ice rink.

Adjourn. A motion was made by Bob Lenz and seconded Jim Stanford to adjourn to executive session to discuss personnel matters in accordance with Wyoming Statute 16-4-405(a)(ii). The vote showed all in favor and the motion carried. The meeting adjourned at 10:40 A.M.

TOWN OF JACKSON

_____
Pete Muldoon, Mayor

ATTEST:

_____
Sandra P. Birdyshaw, Town Clerk

minutes:rdvr
Published JH News & Guide: May 9, 2018

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

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
2	JACKSON CURBSIDE INC.	040118	TOWN SQUARE RECYCLING	04/01/2018	795.00	.00	
2	JACKSON CURBSIDE INC.	040118	FRANCHISE FEES 1ST QUARTE	04/01/2018	734.25-	.00	
2	JACKSON CURBSIDE INC.	040118	TOWN SQUARE RECYCLING	04/01/2018	795.00-	.00	
2	JACKSON CURBSIDE INC.	040118	FRANCHISE FEES 1ST QUARTE	04/01/2018	734.25	.00	
Total 2:					.00	.00	
5	CARQUEST AUTO PARTS INC.	6090-372156	CREDIT: RETURN BTRY-PLATM	12/16/2017	22.00-	22.00-	05/03/2018
5	CARQUEST AUTO PARTS INC.	6090-376475	GATORBACK POLYV BELT	01/24/2018	61.42	61.42	05/03/2018
5	CARQUEST AUTO PARTS INC.	6090-383094	XBO HYBIRD CLASS	03/30/2018	159.00	159.00	05/03/2018
5	CARQUEST AUTO PARTS INC.	6090-383264	BTRY-PLATM AGM ATOCF	04/02/2018	143.59	143.59	05/03/2018
5	CARQUEST AUTO PARTS INC.	6090-383601	PRIMARY WIRE	04/05/2018	49.00	49.00	05/03/2018
5	CARQUEST AUTO PARTS INC.	6090-383629	BWP FLTRUN MICRO V, FRT	04/05/2018	95.16	95.16	05/03/2018
5	CARQUEST AUTO PARTS INC.	6090-384903	GATORBACK POLYV BELT	04/17/2018	33.18	33.18	05/03/2018
5	CARQUEST AUTO PARTS INC.	6090-385903	WR TRQ MICRO 1/2 DRILL	04/25/2018	267.98	267.98	05/03/2018
5	CARQUEST AUTO PARTS INC.	6090-385934	WR TRQ MICRO 1/2 DRILL	04/26/2018	133.99	133.99	05/03/2018
5	CARQUEST AUTO PARTS INC.	609-370599	BRK PAD PLAT SEMI- MET	12/03/2017	39.15	39.15	05/03/2018
Total 5:					960.47	960.47	
13	SAFETY SUPPLY & SIGN CO., I	163237	STEP-N-LOC 12"X36" DG FLYG	03/05/2018	3,629.36	3,629.36	05/03/2018
Total 13:					3,629.36	3,629.36	
36	IDAHO STATE TAX COMMISSIO	042718	APRIL WITHHOLDINGS	04/27/2018	2,156.00	2,156.00	04/27/2018
Total 36:					2,156.00	2,156.00	
44	JACKSON HOLE CHAMBER	050218	OWD PARADE ENTRY	05/02/2018	25.00	25.00	05/03/2018
Total 44:					25.00	25.00	
51	ACE HARDWARE	399185	SPRYPNT 2X GLS BRLST BLUE	03/31/2018	12.00	12.00	05/03/2018
51	ACE HARDWARE	599170	ENML SPRY ROYALBLU 10OZ	03/31/2018	14.95	14.95	05/03/2018
51	ACE HARDWARE	599324	DR STP WALL MT 2-5/16", BOLT	04/02/2018	19.94	19.94	05/03/2018
51	ACE HARDWARE	599790	1/2 x 7/8 KNOCKOUT BSHNG, B	04/06/2018	18.70	18.70	05/03/2018
51	ACE HARDWARE	599810	PAINTING SUPPLIES	04/06/2018	21.97	21.97	05/03/2018
51	ACE HARDWARE	600041	FENDER WASH Z 3/8X1 1/2	04/09/2018	3.60	3.60	05/03/2018
51	ACE HARDWARE	600291	DRILL BIT COBALT 15PC	04/10/2018	34.99	34.99	05/03/2018
51	ACE HARDWARE	600320	HOSE BARB 1/4X1/4" MP LF	04/10/2018	4.49	4.49	05/03/2018
51	ACE HARDWARE	600323	TOOL TIRE VALVE REPAIRS	04/10/2018	2.99	2.99	05/03/2018
51	ACE HARDWARE	600446	CLEANR LECTRA-MOTIVE 19OZ	04/11/2018	9.99	9.99	05/03/2018
51	ACE HARDWARE	600482	TOTE	04/12/2018	6.49	6.49	05/03/2018
51	ACE HARDWARE	600549	SPRYPNT 2X GLS KONA BRWN	04/12/2018	3.00	3.00	05/03/2018
51	ACE HARDWARE	600550	DURO BAG L&G 30 GAL 25PK	04/12/2018	640.00	640.00	05/03/2018
51	ACE HARDWARE	600734	MARKING PAINT WB GRN17OZ,	04/13/2018	100.37	100.37	05/03/2018
51	ACE HARDWARE	600744	HVY DUTY CABLE TIE 36", CAN	04/13/2018	26.98	26.98	05/03/2018
51	ACE HARDWARE	600938	CM SCKT 3/8 DR 9/1612PTDP, C	04/16/2018	40.95	40.95	05/03/2018
51	ACE HARDWARE	600991	USB CAR CHARGER 2 DEVICE,	04/16/2018	37.96	37.96	05/03/2018
51	ACE HARDWARE	601060	STAIN OIL NATURAL TIBE GL(V)	04/17/2018	95.96	95.96	05/03/2018
51	ACE HARDWARE	601071	WD40 SMART STRAW 12OZ, H	04/17/2018	17.98	17.98	05/03/2018
51	ACE HARDWARE	601074	SIDE TOILET LEVER	04/17/2018	9.99	9.99	05/03/2018
51	ACE HARDWARE	601129	BATTRY ALKLN RAYO D PK12,	04/17/2018	46.96	46.96	05/03/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
51	ACE HARDWARE	601131	NIPPLE 1/4"X1-1/2" RBRS, NIPP	04/17/2018	5.98	5.98	05/03/2018
51	ACE HARDWARE	601166	SOCKET ADAPTER 3/8" HEX, M	04/17/2018	20.48	20.48	05/03/2018
51	ACE HARDWARE	601195	EZ SHIM HVYDTY BLK BULK, S	04/17/2018	15.47	15.47	05/03/2018
51	ACE HARDWARE	601555	LED BULD	04/20/2018	96.94	96.94	05/03/2018
51	ACE HARDWARE	601559	TUBE V 3/8IDX1/20DX100'	04/20/2018	8.28	8.28	05/03/2018
51	ACE HARDWARE	601561	LED CREDIT RETURN, AND LE	04/20/2018	15.99-	15.99-	05/03/2018
51	ACE HARDWARE	601577	TIEDOWN 16' ENDLOOP	04/20/2018	11.99	11.99	05/03/2018
51	ACE HARDWARE	601812	LEDS, ACE LED, BULBS	04/22/2018	243.79	243.79	05/03/2018
51	ACE HARDWARE	601876	LOCK ENTRY REVERS PB US3	04/23/2018	26.99	26.99	05/03/2018
51	ACE HARDWARE	601884	CONCRETE REPAIR 10OZ, STE	04/23/2018	49.45	49.45	05/03/2018
51	ACE HARDWARE	601932	PLUGS GLV 1-1/2	04/23/2018	4.99	4.99	05/03/2018
51	ACE HARDWARE	601938	FLUID STARTING PRES10 OZ,	04/23/2018	12.48	12.48	05/03/2018
51	ACE HARDWARE	602235	PADLOCK COMB2" RESET 175D	04/25/2018	33.98	33.98	05/03/2018
51	ACE HARDWARE	602524	STRIPING PAINT WHITE 18OZ	04/27/2018	58.74	58.74	05/03/2018
51	ACE HARDWARE	602530	RULE TAPE, TAPE MEAS ACE	04/27/2018	51.98	51.98	05/03/2018
51	ACE HARDWARE	602856	TOTE LATCHING 15.5 QT CLR	04/30/2018	14.98	14.98	05/03/2018
51	ACE HARDWARE	602940	STRAP HANGR GLV	04/30/2018	4.98	4.98	05/03/2018
51	ACE HARDWARE	602953	COMPRSN NUT 1/2" BRS, COM	04/30/2018	4.36	4.36	05/03/2018
Total 51:					1,820.13	1,820.13	
65	DELCON INC	197641	WORK ORDER #: 013770- CLOC	03/31/2018	225.00	225.00	05/03/2018
Total 65:					225.00	225.00	
69	COMMUNITY ENTRY SERVICES	041018	4th QUARTER	04/10/2018	11,750.00	11,750.00	05/03/2018
Total 69:					11,750.00	11,750.00	
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	385.30	385.30	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	222.26	222.26	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	163.02	163.02	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	425.66	425.66	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	506.09	506.09	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	517.73	517.73	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	110.75	110.75	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	13.41	13.41	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	.01-	.01-	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	369.63	369.63	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	414.85	414.85	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	133.61	133.61	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	3,797.28	3,797.28	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	317.25	317.25	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	110.75	110.75	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	254.47	254.47	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	165.62	165.62	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	381.89	381.89	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	615.30	615.30	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	191.10	191.10	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	1,017.24	1,017.24	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	660.74	660.74	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	355.83	355.83	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	328.90	328.90	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	303.32	303.32	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	551.92	551.92	04/20/2018
79	WYOMING DEPARTMENT OF E	042018	1ST QTR SUTA	04/20/2018	2,628.79	2,628.79	04/20/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 79:					14,942.70	14,942.70	
81	EVANS CONSTRUCTION INC	185069	TICKET #: 140148996-9004-9005	03/19/2018	1,972.87	1,972.87	05/03/2018
Total 81:					1,972.87	1,972.87	
88	AIRGAS INTERMOUNTAIN INC.	9074254024	ACETYLEN IND #4 CGA 510- DE	03/27/2018	162.69	162.69	05/03/2018
88	AIRGAS INTERMOUNTAIN INC.	9074907395	HDBND & MNTG HLDG HLMT 1/	04/13/2018	30.32	30.32	05/03/2018
88	AIRGAS INTERMOUNTAIN INC.	9075010208	PLA OTSD PRTN WLDG HLMT,	04/16/2018	8.22	8.22	05/03/2018
88	AIRGAS INTERMOUNTAIN INC.	9952511832	RENT CYL IND LARGE ACETYL	03/31/2018	100.92	100.92	05/03/2018
Total 88:					302.15	302.15	
93	HACH CHEMICAL CO.	10926197	AMMONIA TNT, BUFFER SOLUT	04/18/2018	1,748.52	1,748.52	05/03/2018
Total 93:					1,748.52	1,748.52	
96	HIGH COUNTRY LINEN	0061866	MATS @ SHELTER	04/11/2018	61.93	61.93	05/03/2018
96	HIGH COUNTRY LINEN	0062046	UNIFORM: SEASONALS	04/12/2018	4.85	4.85	05/03/2018
96	HIGH COUNTRY LINEN	0062046	UNIFORM: ADMIN	04/12/2018	9.70	9.70	05/03/2018
96	HIGH COUNTRY LINEN	0062046	UNIFORM: SEWER	04/12/2018	19.40	19.40	05/03/2018
96	HIGH COUNTRY LINEN	0062046	UNIFORM: WATER	04/12/2018	26.67	26.67	05/03/2018
96	HIGH COUNTRY LINEN	0062046	UNIFORM: STREETS	04/12/2018	65.48	65.48	05/03/2018
96	HIGH COUNTRY LINEN	0062046	UNIFORM: FLEET	04/12/2018	38.80	38.80	05/03/2018
96	HIGH COUNTRY LINEN	0062046	UNIFORM: WWTP	04/12/2018	24.25	24.25	05/03/2018
96	HIGH COUNTRY LINEN	0062046	BUILDING MAINT @ PUBLIC W	04/12/2018	57.05	57.05	05/03/2018
96	HIGH COUNTRY LINEN	0062952	UNIFORM: FLEET	04/19/2018	38.80	38.80	05/03/2018
96	HIGH COUNTRY LINEN	0062952	UNIFORM: WWTP	04/19/2018	24.25	24.25	05/03/2018
96	HIGH COUNTRY LINEN	0062952	UNIFORM: SEASONALS	04/19/2018	4.85	4.85	05/03/2018
96	HIGH COUNTRY LINEN	0062952	BUILDING MAINT @ PUBLIC W	04/19/2018	46.75	46.75	05/03/2018
96	HIGH COUNTRY LINEN	0062952	UNIFORM: ADMIN	04/19/2018	9.70	9.70	05/03/2018
96	HIGH COUNTRY LINEN	0062952	UNIFORM: SEWER	04/19/2018	19.40	19.40	05/03/2018
96	HIGH COUNTRY LINEN	0062952	UNIFORM: WATER	04/19/2018	26.67	26.67	05/03/2018
96	HIGH COUNTRY LINEN	0062952	UNIFORM: STREETS	04/19/2018	65.48	65.48	05/03/2018
96	HIGH COUNTRY LINEN	0063527	MATS @ TOWN HALL	04/24/2018	215.50	215.50	05/03/2018
96	HIGH COUNTRY LINEN	0063657	MATS @ SHELTER	04/25/2018	61.93	61.93	05/03/2018
96	HIGH COUNTRY LINEN	0063663	BUILDING MAINT @ WWTP	04/25/2018	83.17	83.17	05/03/2018
96	HIGH COUNTRY LINEN	0063745	MATS @ START	04/25/2018	241.80	241.80	05/03/2018
96	HIGH COUNTRY LINEN	C0062211	credit	04/13/2018	55.65-	55.65-	05/03/2018
96	HIGH COUNTRY LINEN	S0062021	JACKET CLEANING	04/12/2018	4.25	4.25	05/03/2018
96	HIGH COUNTRY LINEN	S0062170	SUPPLIES FOR TOWN HAL	04/12/2018	537.41	537.41	05/03/2018
96	HIGH COUNTRY LINEN	S0062210	GARBAGE CAN LINERS	04/13/2018	46.50	46.50	05/03/2018
96	HIGH COUNTRY LINEN	S0062525	BUILDING MAINT @ PUBLIC W	04/16/2018	234.71	234.71	05/03/2018
96	HIGH COUNTRY LINEN	S0062910	DIRECTOR BREAKFAST LINEN	04/19/2018	110.35	110.35	05/03/2018
96	HIGH COUNTRY LINEN	S0063285	GLASS CLEANER	04/20/2018	76.80	76.80	05/03/2018
96	HIGH COUNTRY LINEN	S0063289	GARBAGE CAN LINERS	04/25/2018	58.06	58.06	05/03/2018
Total 96:					2,158.86	2,158.86	
103	ENVIRONMENTAL RESOURCE	861780	WASTEWATR COLIFORMS, PH,	04/16/2018	766.68	766.68	05/03/2018
Total 103:					766.68	766.68	
106	INTERSTATE BATTERY	22239063	(2) SRM-24	04/02/2018	158.90	158.90	05/03/2018
106	INTERSTATE BATTERY	22239065	(2) 31-MHD	04/02/2018	281.90	281.90	05/03/2018
106	INTERSTATE BATTERY	22239147	(1) SRM-24	04/09/2018	86.95	86.95	05/03/2018
106	INTERSTATE BATTERY	22239228	(8) SRM-24	04/16/2018	755.60	755.60	05/03/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
106	INTERSTATE BATTERY	22239310	(2) 8D-MHD, (1) MTP-48/H6	04/23/2018	450.85	450.85	05/03/2018
106	INTERSTATE BATTERY	22239394	(1) MTP-65	04/30/2018	122.95	122.95	05/03/2018
Total 106:					1,857.15	1,857.15	
114	JACKSON LUMBER INC	00337899-001	MSTA25 SIMPSON	04/30/2018	2.79	2.79	05/03/2018
Total 114:					2.79	2.79	
131	JACKSON HOLE NEWS & GUID	276087	AD#344072	03/21/2018	27.83	27.83	05/03/2018
131	JACKSON HOLE NEWS & GUID	276088	AD#344071	03/21/2018	27.83	27.83	05/03/2018
131	JACKSON HOLE NEWS & GUID	276535	AD#343177 & 341002	03/31/2018	640.50	640.50	05/03/2018
131	JACKSON HOLE NEWS & GUID	276535	AD#343177 & 341002	03/31/2018	57.20	57.20	05/03/2018
131	JACKSON HOLE NEWS & GUID	276545	AD#343307	03/31/2018	786.50	786.50	05/03/2018
131	JACKSON HOLE NEWS & GUID	276546	AD#344222	03/31/2018	787.60	787.60	05/03/2018
131	JACKSON HOLE NEWS & GUID	276797	AD#344073- RFP: PROJECT # 1	04/04/2018	286.20	286.20	05/03/2018
131	JACKSON HOLE NEWS & GUID	276801	AD#344223	04/04/2018	276.20	276.20	05/03/2018
131	JACKSON HOLE NEWS & GUID	276802	AD#344803	04/04/2018	43.73	43.73	05/03/2018
131	JACKSON HOLE NEWS & GUID	277242	AD#344994	04/18/2018	79.20	79.20	05/03/2018
131	JACKSON HOLE NEWS & GUID	277243	AD#345281	04/18/2018	397.50	397.50	05/03/2018
131	JACKSON HOLE NEWS & GUID	277244	AD#345282	04/18/2018	516.75	516.75	05/03/2018
131	JACKSON HOLE NEWS & GUID	277245	AD#345283	04/18/2018	119.25	119.25	05/03/2018
131	JACKSON HOLE NEWS & GUID	277246	AD #344460	04/18/2018	218.40	218.40	05/03/2018
131	JACKSON HOLE NEWS & GUID	277247	AD#344650	04/18/2018	218.40	218.40	05/03/2018
131	JACKSON HOLE NEWS & GUID	277323	AD#344638- 2018 WATER QUAL	04/18/2018	158.40	158.40	05/03/2018
131	JACKSON HOLE NEWS & GUID	277330	AD#345285	04/18/2018	27.83	27.83	05/03/2018
131	JACKSON HOLE NEWS & GUID	277331	AD#345286	04/18/2018	31.80	31.80	05/03/2018
131	JACKSON HOLE NEWS & GUID	277563	AD#345530	04/25/2018	123.23	123.23	05/03/2018
131	JACKSON HOLE NEWS & GUID	277564	AD#345531	04/25/2018	779.10	779.10	05/03/2018
131	JACKSON HOLE NEWS & GUID	277565	AD#344994	04/25/2018	79.20	79.20	05/03/2018
131	JACKSON HOLE NEWS & GUID	277566	AD#344630	04/25/2018	422.40	422.40	05/03/2018
131	JACKSON HOLE NEWS & GUID	277567	AD#344460	04/25/2018	218.40	218.40	05/03/2018
131	JACKSON HOLE NEWS & GUID	277668	AD#344651	04/30/2018	768.84	768.84	05/03/2018
131	JACKSON HOLE NEWS & GUID	277669	AD#344631	04/30/2018	865.28	865.28	05/03/2018
131	JACKSON HOLE NEWS & GUID	277670	AD#344461	04/30/2018	1,153.26	1,153.26	05/03/2018
Total 131:					9,110.83	9,110.83	
139	JORGENSEN ASSOCIATES, PC	40751	18039 PLAT REVIEW	04/23/2018	675.00	675.00	05/03/2018
Total 139:					675.00	675.00	
156	LOWER VALLEY ENERGY INC	1972-346 0418	930 simon ance	04/26/2018	127.09	127.09	04/19/2018
156	LOWER VALLEY ENERGY INC	1972-346 0418	145 west hansen front	04/26/2018	146.24	146.24	04/19/2018
156	LOWER VALLEY ENERGY INC	1972-346 0418	145 west hansen front	04/26/2018	62.68	62.68	04/19/2018
156	LOWER VALLEY ENERGY INC	1972-346 0418	145 west hansen back	04/26/2018	60.87	60.87	04/19/2018
156	LOWER VALLEY ENERGY INC	1972-346 0418	145 west hansen back	04/26/2018	113.05	113.05	04/19/2018
156	LOWER VALLEY ENERGY INC	1972-346 0418	145 west hansen back	04/26/2018	4.43	4.43	04/19/2018
156	LOWER VALLEY ENERGY INC	1972-346 0418	145 west hansen back	04/26/2018	1.91	1.91	04/19/2018
156	LOWER VALLEY ENERGY INC	1972-346 0418	940 simon lane	04/26/2018	163.02	163.02	04/19/2018
156	LOWER VALLEY ENERGY INC	1972-346 0418	174 north king street	04/26/2018	564.35	564.35	04/19/2018
156	LOWER VALLEY ENERGY INC	1972-346 0418	vine street utility	04/26/2018	42.81	42.81	04/19/2018
156	LOWER VALLEY ENERGY INC	1972-346 0418	55 virginian lane E	04/26/2018	95.66	95.66	04/19/2018
156	LOWER VALLEY ENERGY INC	1972-346 0418	55 virginian lane G	04/26/2018	37.99	37.99	04/19/2018
156	LOWER VALLEY ENERGY INC	19897 0418	2022 wildflower court	04/10/2018	84.91	84.91	04/19/2018
156	LOWER VALLEY ENERGY INC	92020-GRP:41	92050-091: 665 FLAT CREEK DR	04/10/2018	16.62	.00	
156	LOWER VALLEY ENERGY INC	92020-GRP:41	92050-002: ANIMAL SHELTER	04/10/2018	364.36	.00	
156	LOWER VALLEY ENERGY INC	92020-GRP:41	92050-091: 665 FLAT CREEK DR	04/10/2018	16.62-	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	92020-GRP:41	92050-002: ANIMAL SHELTER	04/10/2018	364.36-	.00	
156	LOWER VALLEY ENERGY INC	92050-035- 03/	92050-355: S CACHE LIGHTING	04/20/2018	56.90	56.90	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-356: 03/	92050-356: KARNS MEADOW ST	04/20/2018	1,661.34	1,661.34	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-359- 03/	92050-359: MILLER PARK PARKI	04/10/2018	55.78	55.78	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-360- 03/	92050-360: 1035 W BROADWAY	04/20/2018	22.13	22.13	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-361- 03/	92050-361: 625 W BROADWAY	04/10/2018	26.59	26.59	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-362- 03/	STELLARIA LN/S HWY 89 LIGHT	04/20/2018	20.19	20.19	05/03/2018
156	LOWER VALLEY ENERGY INC	92050367 0418	455 vine street apt3	04/10/2018	78.39	78.39	04/19/2018
156	LOWER VALLEY ENERGY INC	92050368 0418	455 vine street apt 4	04/10/2018	60.73	60.73	04/19/2018
156	LOWER VALLEY ENERGY INC	92050-369- 03/	92050-369: 1195 S HWY 89 S/O	04/10/2018	9.38	9.38	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-091: 665 FLAT CREEK DR	04/10/2018	16.62	16.62	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-002: ANIMAL SHELTER	04/10/2018	364.36	364.36	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-003: ASPEN HIGHLAND P	04/10/2018	310.40	310.40	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-008: CEMETARY	04/10/2018	39.94	39.94	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-014: HEAT TAPE	04/10/2018	109.54	109.54	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-018: JBP SEWER LIFT PU	04/10/2018	21.35	21.35	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-039: STREET LIGHT 86, 8	04/10/2018	18.92	18.92	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-335: N CACHE * N GLEN	04/10/2018	9.48	9.48	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-342:25 S REDMON ST LI	04/10/2018	32.45	32.45	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-353: W DELONEY ST FO	04/10/2018	78.06	78.06	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-358: 650 W BDWY PATH	04/10/2018	71.27	71.27	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-366: BUDGE DR SLIDE T	04/10/2018	16.69	16.69	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-039: STREET LIGHT 86, 8	04/10/2018	16.49-	16.49-	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-092: 3150 ADAMS CANYO	04/10/2018	464.79	464.79	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-094: SNOW KING AVE W	04/10/2018	6.44	6.44	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-111: PEARL/WILLOW ST	04/10/2018	17.87	17.87	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-115: 55 KARNS MEADOW	04/10/2018	14.53	14.53	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-128: SKA MAINTANCE AR	04/10/2018	14.53	14.53	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-332: N GLENWOD MCCA	04/10/2018	29.32	29.32	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-055: CITY WELL ELK REF	04/10/2018	41.03	41.03	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-056: CITY WELL ELK REF	04/10/2018	52.15	52.15	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-059: POLICE GARAGE	04/10/2018	202.60	202.60	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-060: SOUTH GARAGE	04/10/2018	1,205.85	1,205.85	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-061: PUBLIC WORKS	04/10/2018	1,106.76	1,106.76	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-082: EAST STORAGE BL	04/10/2018	306.48	306.48	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-053: WELLS #2 & #3	04/10/2018	3,196.86	3,196.86	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-054: CITY WELL ELK REF	04/10/2018	61.45	61.45	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-039: STREET LIGHT 86, 8	04/10/2018	16.49	16.49	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-040: STREET LIGHT 90, 9	04/10/2018	19.19	19.19	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-041: ST LT LOTS 99, 101	04/10/2018	16.49	16.49	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-043: ST LT LOTS 68, 69	04/10/2018	18.59	18.59	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-044: SNOW KING ESTAT	04/10/2018	211.34	211.34	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-052: WELLS TOWN OF JA	04/10/2018	32.95	32.95	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-030: STREET LIGHT LOT	04/10/2018	18.53	18.53	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-031: STREET LIGHT LOT	04/10/2018	18.66	18.66	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-032: STREET LIGHT LOT	04/10/2018	18.79	18.79	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-034: STREET LIGHT LOT	04/10/2018	18.66	18.66	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-035: STREET LIGHT COT	04/10/2018	18.85	18.85	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-036: STREET LIGHT 12, 1	04/10/2018	16.49	16.49	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-019: LIFT PUMP COTTON	04/10/2018	63.65	63.65	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-023: RANGEVIEW ST LT	04/10/2018	18.99	18.99	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-024: SEWER LIFT PUMP	04/10/2018	19.10	19.10	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-026: 450 SNOW KING AV	04/10/2018	291.94	291.94	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-027: STREET LIGHT LOT	04/10/2018	19.06	19.06	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-028: STREET LIGHT LOT	04/10/2018	18.59	18.59	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:89	92050-GRP-8952: MULTIPLE ST	04/10/2018	2,250.14	2,250.14	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-130: 3 CRK ST LT	04/20/2018	24.13	24.13	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-132: PARKING GARAGE	04/20/2018	1,033.13	1,033.13	05/03/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-134: PARKING GARAGE	04/20/2018	87.08	87.08	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-334: JOSEPHINE LOOP L	04/20/2018	143.44	143.44	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-336: HIDDEN RANCH PAT	04/20/2018	30.98	30.98	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-341: HOME RANCH REST	04/20/2018	20.92	20.92	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-006: CACHE ST N LIGHTI	04/20/2018	31.82	31.82	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-010: ELY SPRINGS RD FI	04/20/2018	1,829.35	1,829.35	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-016: HOME RANCH LIGH	04/20/2018	31.50	31.50	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-020: PATHWAY TUNNEL	04/20/2018	59.80	59.80	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-126: LIFT STATION B SP	04/20/2018	22.44	22.44	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-127: LIFT STATION A MAI	04/20/2018	242.90	242.90	05/03/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-005: CACHE KUDAR LIGH	04/20/2018	54.31	54.31	05/03/2018
Total 156:					18,007.99	18,007.99	
166	TETON COUNTY-FUND 19	040218	MARCH 2018 CAPITAL	04/02/2018	20,999.84	20,999.84	05/03/2018
166	TETON COUNTY-FUND 19	050118C	APRIL 2018 CAPITAL	05/01/2018	29,583.94	29,583.94	05/03/2018
Total 166:					50,583.78	50,583.78	
201	SENIOR CENTER OF JACKSON	041618	4TH QUARTER PAYMENT	04/16/2018	20,322.00	20,322.00	05/03/2018
Total 201:					20,322.00	20,322.00	
215	RED'S AUTO GLASS, INC.	I034617	LABOR INSTALL WINDSHIELD	04/02/2018	127.50	127.50	05/03/2018
Total 215:					127.50	127.50	
244	WATTS STEAM STORE ROCKY	70521	UNLOADER W/SWITCH, SERVI	04/05/2018	494.58	494.58	05/03/2018
244	WATTS STEAM STORE ROCKY	70579	MOTOR 10HP, LABOR AND SER	04/18/2018	1,356.00	1,356.00	05/03/2018
Total 244:					1,850.58	1,850.58	
257	NAPA AUTO PARTS INC.	768066	22" TRICO ICE BLADE	03/30/2018	35.86	35.86	05/03/2018
257	NAPA AUTO PARTS INC.	768761	BLACK ALUM CROSSOVER,	04/04/2018	288.99	288.99	05/03/2018
257	NAPA AUTO PARTS INC.	768830	NAPAGOLD OIL FILTER, AIR FIL	04/04/2018	465.31	465.31	05/03/2018
257	NAPA AUTO PARTS INC.	768837	BLADE, NAPAGOLD AIR FILTER	04/04/2018	117.59	117.59	05/03/2018
257	NAPA AUTO PARTS INC.	769287	NAPA BATTERY, CORE DEPOSI	04/07/2018	326.58	326.58	05/03/2018
257	NAPA AUTO PARTS INC.	769574	WHL NUT-LFT OD-1	04/10/2018	47.25	47.25	05/03/2018
257	NAPA AUTO PARTS INC.	769976	NAPAGOLD OIL FILTER, BLADE	04/11/2018	133.51	133.51	05/03/2018
257	NAPA AUTO PARTS INC.	769977	NAPAGOLD AIR & FUEL FILTER	04/11/2018	23.07	23.07	05/03/2018
257	NAPA AUTO PARTS INC.	770034	CREDIT: RETURN CORE	04/11/2018	54.00-	54.00-	05/03/2018
257	NAPA AUTO PARTS INC.	770622	NAPA BATTERY, CORE DEPOSI	04/16/2018	103.05	103.05	05/03/2018
257	NAPA AUTO PARTS INC.	770625	LAMP	04/16/2018	110.94	110.94	05/03/2018
257	NAPA AUTO PARTS INC.	770640	SOCKET	04/16/2018	6.69	6.69	05/03/2018
257	NAPA AUTO PARTS INC.	770968	12" EXACTFIT REAR, HALOGEN	04/17/2018	46.50	46.50	05/03/2018
257	NAPA AUTO PARTS INC.	771294	NAPAGOLD OIL FILTER AND FU	04/18/2018	94.47	94.47	05/03/2018
257	NAPA AUTO PARTS INC.	772213	NAPA BATERY, BUTANE FUEL	04/24/2018	119.30	119.30	05/03/2018
257	NAPA AUTO PARTS INC.	772368	NAPA TRANS/FILTER	04/24/2018	268.64	268.64	05/03/2018
257	NAPA AUTO PARTS INC.	772505	PTEX THRD LCK HI	04/25/2018	9.83	9.83	05/03/2018
257	NAPA AUTO PARTS INC.	772689	RADIATOR STOP	04/26/2018	7.58	7.58	05/03/2018
257	NAPA AUTO PARTS INC.	773533	OIL	04/30/2018	15.98	15.98	05/03/2018
257	NAPA AUTO PARTS INC.	773675	NAPA GOLD OIL FILTER	05/01/2018	25.56	25.56	05/03/2018
Total 257:					2,192.70	2,192.70	
262	PRAZMA PAINT & AUTO BODY	16823	FRONT BUMPER COVER, & REI	02/19/2018	11,243.13	11,243.13	05/03/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 262:					11,243.13	11,243.13	
268	TETON MOTORS INC	205002041	BATTERY, CORE	04/13/2018	117.84	117.84	05/03/2018
268	TETON MOTORS INC	5085138	SENSOR	03/20/2018	42.00	42.00	05/03/2018
268	TETON MOTORS INC	5085141	SEAT BELP	03/21/2018	124.75	124.75	05/03/2018
268	TETON MOTORS INC	5085145	REGULATOR	03/21/2018	139.85	139.85	05/03/2018
268	TETON MOTORS INC	5085151	CREDIT: RETURN REGULATOR	03/21/2018	139.85-	139.85-	05/03/2018
268	TETON MOTORS INC	5085204	PLUG, WASHER	03/27/2018	14.74	14.74	05/03/2018
268	TETON MOTORS INC	5085303	BLADE	04/04/2018	38.04	38.04	05/03/2018
268	TETON MOTORS INC	5085341	PLUG, KIT	04/09/2018	217.87	217.87	05/03/2018
268	TETON MOTORS INC	5085493	COIL	04/23/2018	117.41	117.41	05/03/2018
268	TETON MOTORS INC	5085521	COIL	04/24/2018	123.87	123.87	05/03/2018
268	TETON MOTORS INC	5085566	HOSE	04/26/2018	55.75	55.75	05/03/2018
268	TETON MOTORS INC	5085571	CREDIT: RETURN COIL	04/26/2018	117.41-	117.41-	05/03/2018
268	TETON MOTORS INC	5085584	MASOINE LED FLOOD SQ	04/27/2018	36.26	36.26	05/03/2018
Total 268:					771.12	771.12	
270	TETON RENTAL CENTER	50442	RENTAL OF COMPRESSOR	04/25/2018	564.06	564.06	05/03/2018
Total 270:					564.06	564.06	
329	WYOMING RETIREMENT SYST	155376	APRIL CONTRIBUTIONS	04/27/2018	25,364.42	25,364.42	04/27/2018
329	WYOMING RETIREMENT SYST	155377	APRIL CONTRIBUTIONS	04/27/2018	33,635.45	33,635.45	04/27/2018
329	WYOMING RETIREMENT SYST	155378	APRIL CONTRIBUTIONS	04/27/2018	30,651.80	30,651.80	04/27/2018
Total 329:					89,651.67	89,651.67	
415	HAYSE M.D., BRUCE	041918	DOT	04/19/2018	180.00	180.00	05/03/2018
415	HAYSE M.D., BRUCE	041918	DOT PW	04/19/2018	450.00	450.00	05/03/2018
Total 415:					630.00	630.00	
425	ACE EQUIPMENT & SUPPLY	166291	MANDREL MOBIL, MOBIL ALL P	03/26/2018	1,129.41	1,129.41	05/03/2018
425	ACE EQUIPMENT & SUPPLY	166411	CONTROL BOARD KIT WITH CA	04/18/2018	1,102.15	1,102.15	05/03/2018
Total 425:					2,231.56	2,231.56	
447	CDW-GOVERNMENT	ZR00056475	MIMECAST	03/29/2018	4,200.00	4,200.00	05/03/2018
Total 447:					4,200.00	4,200.00	
472	WHITE GLOVE CLEANING, INC.	34665	CARPET CLEANING AND STEA	04/10/2018	2,739.53	2,739.53	05/03/2018
Total 472:					2,739.53	2,739.53	
473	GREENWOOD MAPPING INC.	040218	MARCH 2018 GIS MAPPING	04/02/2018	4,275.00	4,275.00	05/03/2018
Total 473:					4,275.00	4,275.00	
502	ELECTRICAL WHSLE SUPPLY C	S4429750.002	FGT-IN	04/10/2018	35.07	35.07	05/03/2018
Total 502:					35.07	35.07	
517	WAM	15791	REGISTRATION FOR LARRY PA	04/30/2018	225.00	225.00	05/03/2018
517	WAM	15791	REGISTRATION FOR LENZ & LE	04/30/2018	450.00	450.00	05/03/2018
517	WAM	15791	REGISTRATION FOR ROBINSO	04/30/2018	225.00	225.00	05/03/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
517	WAM	15800	REGISTRATION FOR BOB MCL	05/01/2018	225.00	225.00	05/03/2018
Total 517:					1,125.00	1,125.00	
540	JACKSON HOLE TITLE & ESCR	12514-413761	FERRIN 12TH PLAT REVIEW	04/24/2018	250.00	250.00	05/03/2018
Total 540:					250.00	250.00	
544	CENTURYLINK	1436104250	307-733-3932	03/19/2018	265.66	265.66	04/19/2018
544	CENTURYLINK	1438172986	307-734-4419	04/15/2018	15.56	15.56	04/27/2018
544	CENTURYLINK	307-111-5050	307-111-5050	04/07/2018	1,873.86	1,873.86	04/27/2018
544	CENTURYLINK	307-733-3106	307-733-3106	04/13/2018	36.55	36.55	04/27/2018
544	CENTURYLINK	7333106742B	307-733-3106 742B	03/13/2018	37.07	37.07	04/19/2018
Total 544:					2,228.70	2,228.70	
605	CNA SURETY	14857498N 05	SURETY BOND FOR RIEDEL	04/04/2018	50.00	50.00	05/03/2018
Total 605:					50.00	50.00	
668	FREEDOM MAILING SERVICE I	33412	BUSINESS LICENSE	04/09/2018	109.51	109.51	05/03/2018
Total 668:					109.51	109.51	
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	30.10	30.10	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	171.15	171.15	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	115.02	115.02	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	69.60	69.60	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	186.86	186.86	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	108.48	108.48	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	44.45	44.45	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	44.45	44.45	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	389.62	389.62	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	87.23	87.23	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	185.49	185.49	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	198.92	198.92	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	52.52	52.52	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	495.81	495.81	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	113.96	113.96	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	1,341.40	1,341.40	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	91.72	91.72	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	88.70	88.70	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	126.83	126.83	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	301.36	301.36	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	245.28	245.28	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	218.30	218.30	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	224.52	224.52	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	165.20	165.20	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	198.63	198.63	04/27/2018
671	LINCOLN NATIONAL LIFE	107747 0518	MAY PREMIUM	05/01/2018	154.97	154.97	04/27/2018
671	LINCOLN NATIONAL LIFE	3668719056	107391 MAY PREMIUM	04/20/2018	357.53	357.53	04/27/2018
Total 671:					5,808.10	5,808.10	
708	DELTA DENTAL PLAN OF WYO	041718	MAY PREMIUM	04/17/2018	556.40	556.40	04/27/2018
Total 708:					556.40	556.40	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
721	EMERG + A + CARE	943221854	EMPLOYEE EXAM	04/17/2018	251.00	251.00	05/03/2018
Total 721:					251.00	251.00	
777	UPPER CASE PRINTING INK	13107	WINDOW ENVELOPES	04/19/2018	112.00	112.00	05/03/2018
Total 777:					112.00	112.00	
996	TETON COUNTY SPECIAL FIRE	050118A	APRIL 2018	05/01/2018	14,494.32	14,494.32	05/03/2018
996	TETON COUNTY SPECIAL FIRE	050118C	APRIL 2018 CAPTIAL	05/01/2018	56,294.55	56,294.55	05/03/2018
Total 996:					70,788.87	70,788.87	
998	METROQUIP INC	62606	DRAG SHOE RUNNER, FRT	04/10/2018	583.93	583.93	05/03/2018
Total 998:					583.93	583.93	
1022	GALLS INC.	009664787	CUFFS	04/05/2018	148.00	148.00	05/03/2018
Total 1022:					148.00	148.00	
1081	JACK'S TIRE & OIL	609526-37	12R22.5/16 MICHELIN XZE	04/04/2018	584.39	584.39	05/03/2018
1081	JACK'S TIRE & OIL	611212-37	275/70R22.5 MICHELIN, 275/70R	04/10/2018	8,524.80	8,524.80	05/03/2018
1081	JACK'S TIRE & OIL	614678-37	12R22.5/16 MICHELIN XZE & DE	04/24/2018	3,023.80	3,023.80	05/03/2018
Total 1081:					12,132.99	12,132.99	
1134	ENERGY LABORATORIES INC.	147650	INFLUENT, EFFLUENT	04/11/2018	106.00	106.00	05/03/2018
1134	ENERGY LABORATORIES INC.	149402	INFLUENT, EFFLUENT	04/19/2018	106.00	106.00	05/03/2018
1134	ENERGY LABORATORIES INC.	150494	INFLUENT, EFFLUENT	04/24/2018	106.00	106.00	05/03/2018
Total 1134:					318.00	318.00	
1165	GRAFIX SHOPPE INC.	120445	BOTH FRONT FENDER GRAPHI	04/11/2018	214.18	214.18	05/03/2018
Total 1165:					214.18	214.18	
1178	ALAN'S WELDING INC.	48172	3/8 PLATE	03/21/2018	35.10	35.10	05/03/2018
Total 1178:					35.10	35.10	
1355	TETON COUNTY TRANSFER ST	363944	TIRES BULK	04/04/2018	882.00	882.00	05/03/2018
1355	TETON COUNTY TRANSFER ST	364895	YARD WASTE	04/13/2018	352.00	352.00	05/03/2018
Total 1355:					1,234.00	1,234.00	
1443	TETON COUNTY CLERK	050118FE	MAY 2018 FIRE/EMS	05/01/2018	101,360.75	101,360.75	05/03/2018
1443	TETON COUNTY CLERK	050118H	MAY 2018 HOUSING AUTHORIT	05/01/2018	13,049.50	13,049.50	05/03/2018
1443	TETON COUNTY CLERK	050118PR	MAY 2018 PARKS & REC	05/01/2018	90,986.59	90,986.59	05/03/2018
1443	TETON COUNTY CLERK	050118PR	MAY 2018 PARKS & REC	05/01/2018	21,949.66	21,949.66	05/03/2018
1443	TETON COUNTY CLERK	112	CLARION ASSOC #17013 HOUS	03/20/2018	2,530.00	2,530.00	05/03/2018
1443	TETON COUNTY CLERK	170134- #2	PROJ: 170134-CAMBRIDGE SYS	03/30/2018	1,487.10	1,487.10	05/03/2018
Total 1443:					231,363.60	231,363.60	
1614	TETON COUNTY-FUND 10	050118D	APRIL 2018 DISPATCH	05/01/2018	50,509.15	50,509.15	05/03/2018
1614	TETON COUNTY-FUND 10	050118K	APRIL 2018 KOHLHARDT	05/01/2018	2,973.54	2,973.54	05/03/2018
1614	TETON COUNTY-FUND 10	050118N	APRIL 2018 NORTON	05/01/2018	5,196.07	5,196.07	05/03/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
1614	TETON COUNTY-FUND 10	050118P	APRIL 2018 PATHWAYS	05/01/2018	4,399.46	4,399.46	05/03/2018
Total 1614:					63,078.22	63,078.22	
1640	WESTERN STATES	IN000632359	D6N TRACK TYPE TRACTOR: E	04/17/2018	5,047.50	5,047.50	05/03/2018
1640	WESTERN STATES	IN000633240	420F- ADJ - EXTENDABLE STIC	04/18/2018	300.00	300.00	05/03/2018
1640	WESTERN STATES	IN000640411	TROUBLE SHOOT AND ADVISE-	04/26/2018	300.00	300.00	05/03/2018
1640	WESTERN STATES	IN000642044	EZ RAMP TRATT TRAILER- ENV	04/27/2018	303.00	303.00	05/03/2018
Total 1640:					5,950.50	5,950.50	
1691	CORE & MAIN LP	I559965	1-1/2" T10 MTR ECODER NO LE	04/04/2018	9,574.28	9,574.28	05/03/2018
Total 1691:					9,574.28	9,574.28	
1783	AT&T	287259163099	MONTHLY CHARGES	04/01/2018	583.78	583.78	04/27/2018
1783	AT&T	287271216926	START CELL PHONES	04/20/2018	728.28	728.28	05/03/2018
1783	AT&T	287279795460	MONTHLY CHARGES	04/19/2018	252.12	252.12	04/27/2018
Total 1783:					1,564.18	1,564.18	
1839	RAFTER J IMPROV/SERV DIST	4513	WATER @ ANIMAL SLTR	04/01/2018	146.43	146.43	05/03/2018
Total 1839:					146.43	146.43	
1949	VERIZON WIRELESS	9804573285	MONTHLY SERVICES	04/01/2018	4,974.28	4,974.28	04/27/2018
1949	VERIZON WIRELESS	9804573286	MONTHLY SERVICES	04/01/2018	1,244.68	1,244.68	04/27/2018
1949	VERIZON WIRELESS	9805468221	690-7868	04/15/2018	36.25	36.25	05/03/2018
1949	VERIZON WIRELESS	9805468221	699-2277	04/15/2018	46.21	46.21	05/03/2018
Total 1949:					6,301.42	6,301.42	
2115	INTERMOUNTAIN ROOFING	18-1236	PROJ: KARNS MEADOW WELL	04/19/2018	408.40	408.40	05/03/2018
Total 2115:					408.40	408.40	
2158	ZEP SALES & SERVICE	9003328408	WATER WAND II HEAD 30", WA	03/26/2018	202.99	202.99	05/03/2018
Total 2158:					202.99	202.99	
2179	XEROX CORPORATION	092786944	CONTRACT COPIER	04/01/2018	66.31	66.31	05/03/2018
2179	XEROX CORPORATION	092786945	CONTRACT COPIER	04/01/2018	307.28	307.28	05/03/2018
2179	XEROX CORPORATION	092786946	CONTRACT COPIER	04/01/2018	318.26	318.26	05/03/2018
2179	XEROX CORPORATION	092786947	CONTRACT COPIER	04/01/2018	28.01	28.01	05/03/2018
2179	XEROX CORPORATION	092786965	CONTRACT COPIER	04/01/2018	27.76	27.76	05/03/2018
Total 2179:					747.62	747.62	
2224	LOCAL GOV'T LIABILITY POOL	11559	AA20181027 DVORAK VS STAR	04/18/2018	1,000.00	1,000.00	05/03/2018
Total 2224:					1,000.00	1,000.00	
2247	WATKINS, MARK	041918	TRAVEL EXPENSES	04/19/2018	77.04	77.04	05/03/2018
Total 2247:					77.04	77.04	
2269	AFLAC	335129	ACCOUNT #y9599	04/25/2018	3,536.32	3,536.32	04/27/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 2269:					3,536.32	3,536.32	
2371	LASER TECHNOLOGY, INC.	161505	REPAIR ON RADAR	04/19/2018	569.02	569.02	05/03/2018
Total 2371:					569.02	569.02	
2485	KENWORTH SALES COMPANY	IDFIN2785580	SEAL-OIL BATH NATIONAL, SE	04/16/2018	234.02	234.02	05/03/2018
2485	KENWORTH SALES COMPANY	IDFIN2785580-	SEAL-OIL BATH NATIONAL, FRT	04/23/2018	73.05	73.05	05/03/2018
2485	KENWORTH SALES COMPANY	IDFIN2793699	3/8 12 POINT IMPACT SET	04/23/2018	89.99	89.99	05/03/2018
Total 2485:					397.06	397.06	
2486	JH APPLIANCE	33431	SERVICE CHARGE/TECH, ELEM	04/02/2018	304.00	304.00	05/03/2018
Total 2486:					304.00	304.00	
2547	BENEFIT ADMINISTRATORS, IN	MARCH 2018	ELIGIBILITY NOTICES	03/01/2018	18.00	18.00	05/03/2018
Total 2547:					18.00	18.00	
2758	RANCH INN	041718	PD LODGING	04/17/2018	100.00	100.00	05/03/2018
Total 2758:					100.00	100.00	
2802	WESTWOOD CURTIS	14-175-03 #7	PROJ: GMP AMENDMENT #4 W	04/27/2018	463,536.57	463,536.57	05/03/2018
2802	WESTWOOD CURTIS	18-10 #1	PROJ: 18-10 TOJ- SNOW KING	04/24/2018	179,182.38	179,182.38	05/03/2018
Total 2802:					642,718.95	642,718.95	
2815	COLORADO/WEST EQUIPMENT	0170917-IN	CONNECTOR FLEXIBLE, FRT	01/18/2018	357.84	357.84	05/03/2018
Total 2815:					357.84	357.84	
2850	LDA INC.	5844	SHIPPING- WATER SAMPLES	05/02/2018	55.20	55.20	05/03/2018
Total 2850:					55.20	55.20	
2995	WHEELER TANK TESTING, INC.	1287	OPERATORS ANNUAL INSPECT	04/10/2018	1,315.00	1,315.00	05/03/2018
Total 2995:					1,315.00	1,315.00	
3006	PORTIS GROUP,LLC	7583	SPRING 2018 SCHEDULES	04/13/2018	390.00	390.00	05/03/2018
Total 3006:					390.00	390.00	
3237	MCI FLEET SUPPORT, INC.	3613904	SWITCH -BATTERY DISCONNE	04/23/2018	447.76	447.76	05/03/2018
3237	MCI FLEET SUPPORT, INC.	3613905	WINSHIELD DRVR SIDE LH W/M	04/23/2018	914.66	914.66	05/03/2018
3237	MCI FLEET SUPPORT, INC.	3613906	SLASS STATIONARY LOWER	04/23/2018	420.81	420.81	05/03/2018
Total 3237:					1,783.23	1,783.23	
3407	INTERMOUNTAIN SWEEPER C	105381	VACUATOR MANIFOLD ASSY, F	04/11/2018	962.27	962.27	05/03/2018
3407	INTERMOUNTAIN SWEEPER C	105414	SWITCH BROOM LIGHT, CURTA	04/12/2018	596.72	596.72	05/03/2018
Total 3407:					1,558.99	1,558.99	
3408	E.R. OFFICE EXPRESS	08691	FILE FOLDERS	03/20/2018	34.25	34.25	05/03/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3408	E.R. OFFICE EXPRESS	08789	COMMERCIAL FULL STRIP DES	04/03/2018	17.10	17.10	05/03/2018
3408	E.R. OFFICE EXPRESS	08856	PAPER & TAPE	04/11/2018	85.33	85.33	05/03/2018
3408	E.R. OFFICE EXPRESS	08904	CUSTOM STAMP	04/17/2018	45.99	45.99	05/03/2018
3408	E.R. OFFICE EXPRESS	08907	PAD	04/17/2018	26.40	26.40	05/03/2018
3408	E.R. OFFICE EXPRESS	08944	PAPER	04/19/2018	29.69	29.69	05/03/2018
3408	E.R. OFFICE EXPRESS	08955	PAPER	04/23/2018	74.99	74.99	05/03/2018
3408	E.R. OFFICE EXPRESS	08977	INK PAD	04/23/2018	19.98	19.98	05/03/2018
Total 3408:					333.73	333.73	
3420	VISA	1024 0418	GRAND TETON NATURAL HI	03/25/2018	121.49	121.49	04/18/2018
3420	VISA	1024 0418	MOE'S BBQ	03/25/2018	129.32	129.32	04/18/2018
3420	VISA	1065 0418	NORA'S	03/25/2018	40.45	40.45	04/18/2018
3420	VISA	1065 0418	HILTON HOTELS	03/25/2018	136.90	136.90	04/18/2018
3420	VISA	1065 0418	HILTON HOTELS	03/25/2018	3.00	3.00	04/18/2018
3420	VISA	1065 0418	staples	03/25/2018	31.97	31.97	04/18/2018
3420	VISA	1065 0418	USPS	03/25/2018	22.80	22.80	04/18/2018
3420	VISA	1115 0418	FEDEX	03/25/2018	26.90	26.90	04/18/2018
3420	VISA	1123 0418	CHEVRON	03/25/2018	27.58	27.58	04/18/2018
3420	VISA	1123 0418	ALBERTSONS	03/25/2018	19.72	19.72	04/18/2018
3420	VISA	1164 0418	OPC	03/25/2018	169.99-	169.99-	04/18/2018
3420	VISA	1164 0418	LONE PEAK PACKS	03/25/2018	59.95	59.95	04/18/2018
3420	VISA	1164 0418	OWPSAC STATE	03/25/2018	116.00	116.00	04/18/2018
3420	VISA	1164 0418	STAPLES	03/25/2018	32.19	32.19	04/18/2018
3420	VISA	1164 0418	CPO COMMERCE	03/25/2018	169.99	169.99	04/18/2018
3420	VISA	1164 0418	STAPLES	03/25/2018	47.68	47.68	04/18/2018
3420	VISA	1164 0418	AWWA	03/25/2018	315.00	315.00	04/18/2018
3420	VISA	1164 0418	KUM N GO	03/25/2018	36.85	36.85	04/18/2018
3420	VISA	1164 0418	KUM N GO	03/25/2018	15.00	15.00	04/18/2018
3420	VISA	1164 0418	SHELL	03/25/2018	40.30	40.30	04/18/2018
3420	VISA	1164 0418	KAUFMANS TIRE	03/25/2018	50.00	50.00	04/18/2018
3420	VISA	1164 0418	CPO COMMERCE	03/25/2018	169.99	169.99	04/18/2018
3420	VISA	1214 0418	AMAZON TOOLS FOR BIKE SHA	03/25/2018	123.39	123.39	04/18/2018
3420	VISA	1255 0418	EVIDENT	03/25/2018	224.56	224.56	04/18/2018
3420	VISA	1255 0418	PRO STOP	03/25/2018	34.78	34.78	04/18/2018
3420	VISA	1255 0418	CHIC FILET	03/25/2018	7.39	7.39	04/18/2018
3420	VISA	1255 0418	POT BELLY	03/25/2018	11.59	11.59	04/18/2018
3420	VISA	1255 0418	VILLAGE PIZZA	03/25/2018	10.61	10.61	04/18/2018
3420	VISA	1255 0418	PILOT	03/25/2018	22.46	22.46	04/18/2018
3420	VISA	1255 0418	SPRING HILL SUITES	03/25/2018	225.84	225.84	04/18/2018
3420	VISA	1255 0418	STAPLES	03/25/2018	104.97	104.97	04/18/2018
3420	VISA	2030 0418	TRAVEL EXPENSES TO CASPE	03/25/2018	139.74	139.74	04/18/2018
3420	VISA	4564 0418	AMAZON THERMOMETER	03/25/2018	235.57	235.57	04/18/2018
3420	VISA	4564 0418	TETON TAILS	03/25/2018	72.41	72.41	04/18/2018
3420	VISA	4564 0418	SMITHS	03/25/2018	29.70	29.70	04/18/2018
3420	VISA	4564 0418	SMITHS	03/25/2018	11.88	11.88	04/18/2018
3420	VISA	4564 0418	FIND IT PARTS	03/25/2018	99.90	99.90	04/18/2018
3420	VISA	5207 0418	TRAVEL EXPENSES TO CASPE	03/25/2018	260.05	260.05	04/18/2018
3420	VISA	5215 0418	STARBUCKS	03/25/2018	25.00	25.00	04/18/2018
3420	VISA	5215 0418	GIFTS OF THE EARTH	03/25/2018	4.77	4.77	04/18/2018
3420	VISA	5215 0418	SMITHS	03/25/2018	23.23	23.23	04/18/2018
3420	VISA	5215 0418	SMITHS	03/25/2018	5.29	5.29	04/18/2018
3420	VISA	5215 0418	ALBERTSONS	03/25/2018	29.98	29.98	04/18/2018
3420	VISA	5215 0418	SMITHS	03/25/2018	6.94	6.94	04/18/2018
3420	VISA	5215 0418	STAPLES	03/25/2018	36.96	36.96	04/18/2018
3420	VISA	5215 0418	ALBERTSONS	03/25/2018	45.75	45.75	04/18/2018
3420	VISA	5215 0418	SMITHS	03/25/2018	12.59	12.59	04/18/2018
3420	VISA	5215 0418	ALBERTSONS	03/25/2018	24.45	24.45	04/18/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3420	VISA	5215 0418	MADE	03/25/2018	9.28	9.28	04/18/2018
3420	VISA	5215 0418	SMITHS	03/25/2018	30.84	30.84	04/18/2018
3420	VISA	5215 0418	STAPLES	03/25/2018	129.95	129.95	04/18/2018
3420	VISA	5215 0418	STAPLES	03/25/2018	102.24	102.24	04/18/2018
3420	VISA	5215 0418	STAPLES	03/25/2018	58.58	58.58	04/18/2018
3420	VISA	5215 0418	STAPLES	03/25/2018	7.64	7.64	04/18/2018
3420	VISA	5397 0418	CREDIT	03/25/2018	156.80-	156.80-	04/18/2018
3420	VISA	5397 0418	CREDIT	03/25/2018	78.40	78.40	04/18/2018
3420	VISA	5397 0418	APTA	03/25/2018	100.00	100.00	04/18/2018
3420	VISA	5397 0418	CREDIT	03/25/2018	78.40-	78.40-	04/18/2018
3420	VISA	5397 0418	FACEBOOK ADS	03/25/2018	10.00	10.00	04/18/2018
3420	VISA	5397 0418	SOUTHCOMM	03/25/2018	99.00	99.00	04/18/2018
3420	VISA	5397 0418	APTA	03/25/2018	41.93	41.93	04/18/2018
3420	VISA	5397 0418	SURVEY MONKEY	03/25/2018	264.00	264.00	04/18/2018
3420	VISA	5397 0418	E. LEAVEN	03/25/2018	83.26	83.26	04/18/2018
3420	VISA	5397 0418	THE WORT	03/25/2018	101.33	101.33	04/18/2018
3420	VISA	5397 0418	RADISSON HOTEL	03/25/2018	170.00	170.00	04/18/2018
3420	VISA	5397 0418	RADISSON HOTEL	03/25/2018	170.00	170.00	04/18/2018
3420	VISA	5397 0418	RADISSON HOTEL	03/25/2018	170.00	170.00	04/18/2018
3420	VISA	5397 0418	RADISSON HOTEL	03/25/2018	170.00	170.00	04/18/2018
3420	VISA	5397 0418	SU CASA	03/25/2018	56.59	56.59	04/18/2018
3420	VISA	5397 0418	CREDIT	03/25/2018	78.40	78.40	04/18/2018
3420	VISA	5397 0418	E. LEAVEN	03/25/2018	45.77	45.77	04/18/2018
3420	VISA	5397 0418	PINKY G'S	03/25/2018	81.59	81.59	04/18/2018
3420	VISA	5397 0418	SU CASA	03/25/2018	52.19	52.19	04/18/2018
3420	VISA	6106 0418	ORLEANS HOTEL	03/25/2018	100.00	100.00	04/18/2018
3420	VISA	6106 0418	ORLEANS HOTEL	03/25/2018	152.50-	152.50-	04/18/2018
3420	VISA	6106 0418	STAPLES	03/25/2018	30.37	30.37	04/18/2018
3420	VISA	6106 0418	STAPLES	03/25/2018	15.45	15.45	04/18/2018
3420	VISA	6106 0418	E. LEAVEN	03/25/2018	664.70	664.70	04/18/2018
3420	VISA	6106 0418	STAPLES	03/25/2018	13.56	13.56	04/18/2018
3420	VISA	6106 0418	PANDA EXPRESS	03/25/2018	10.18	10.18	04/18/2018
3420	VISA	6106 0418	ORLEANS HOEL	03/25/2018	375.11	375.11	04/18/2018
3420	VISA	6106 0418	ALBERTSONS	03/25/2018	31.79	31.79	04/18/2018
3420	VISA	6106 0418	AMERICAN PLANNING ASSOC	03/25/2018	95.00	95.00	04/18/2018
3420	VISA	6593 0418	BETTER OPTIONS	03/25/2018	350.00	350.00	04/18/2018
3420	VISA	6593 0418	MOE'S BBQ	03/25/2018	72.54	72.54	04/18/2018
3420	VISA	6684 0418	POOR RICHARDS	03/25/2018	195.40	195.40	04/18/2018
3420	VISA	6684 0418	RADISSON HOTEL	03/25/2018	170.00	170.00	04/18/2018
3420	VISA	6684 0418	RIB AND CHOP HOUSE	03/25/2018	126.44	126.44	04/18/2018
3420	VISA	6684 0418	POOR RICHARDS	03/25/2018	55.01	55.01	04/18/2018
3420	VISA	6684 0418	HAMPTON INN	03/25/2018	465.00	465.00	04/18/2018
3420	VISA	6817 0418	TETON TAILS	03/25/2018	176.95	176.95	04/18/2018
3420	VISA	6825 0418	HOTEL DLETA	03/25/2018	110.40	110.40	04/18/2018
3420	VISA	6825 0418	DELTA	03/25/2018	794.00	794.00	04/18/2018
3420	VISA	6825 0418	TIRELOCK	03/25/2018	755.35	755.35	04/18/2018
3420	VISA	6825 0418	ALBERTSONS	03/25/2018	20.98	20.98	04/18/2018
3420	VISA	6825 0418	FEDEX	03/25/2018	13.75	13.75	04/18/2018
3420	VISA	6825 0418	ALBERTSONS	03/25/2018	16.91	16.91	04/18/2018
3420	VISA	6908 0418	ACTIONTEC ELECTRONICS	03/25/2018	4,819.93	4,819.93	04/18/2018
3420	VISA	6908 0418	ALLEGIANT AIR	03/25/2018	166.00	166.00	04/18/2018
3420	VISA	6908 0418	INTUIT ONLINE	03/25/2018	15.00	15.00	04/18/2018
3420	VISA	6908 0418	DISH NETWORK	03/25/2018	111.66	111.66	04/18/2018
3420	VISA	6908 0418	CONCRETE 5	03/25/2018	150.00	150.00	04/18/2018
3420	VISA	6908 0418	GARAMIN	03/25/2018	404.99	404.99	04/18/2018
3420	VISA	6908 0418	CONCRETE 5	03/25/2018	90.00	90.00	04/18/2018
3420	VISA	6908 0418	IPHONE PAYMENT	03/25/2018	112.32	112.32	04/18/2018
3420	VISA	6908 0418	AMAZON WEB SERVICES	03/25/2018	78.88	78.88	04/18/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3420	VISA	6908 0418	ACTIONTEC ELECTRONICS	03/25/2018	679.99	679.99	04/18/2018
3420	VISA	6908 0418	AMAZON BRAND ITEMS	03/25/2018	45.00	45.00	04/18/2018
3420	VISA	6908 0418	HERMS INN	03/25/2018	28.40	28.40	04/18/2018
3420	VISA	6908 0418	SERVER SUPPLU	03/25/2018	143.04	143.04	04/18/2018
3420	VISA	6908 0418	MAVERICK	03/25/2018	25.30	25.30	04/18/2018
3420	VISA	6908 0418	KEYSMART	03/25/2018	70.80	70.80	04/18/2018
3420	VISA	6908 0418	DISH NETWORK	03/25/2018	111.66	111.66	04/18/2018
3420	VISA	7294 0418	ANIMAL SHELTER SUPPLIES	03/25/2018	4.20	4.20	04/18/2018
3420	VISA	7294 0418	ANIMAL SHELTER SUPPLIES	03/25/2018	50.00	50.00	04/18/2018
3420	VISA	7294 0418	ANIMAL SHELTER SUPPLIES	03/25/2018	554.32	554.32	04/18/2018
3420	VISA	7294 0418	ANIMAL SHELTER SUPPLIES	03/25/2018	31.99	31.99	04/18/2018
3420	VISA	7294 0418	ANIMAL SHELTER SUPPLIES	03/25/2018	487.92	487.92	04/18/2018
3420	VISA	7294 0418	ANIMAL SHELTER SUPPLIES	03/25/2018	26.98	26.98	04/18/2018
3420	VISA	8144 0418	AMERICAN FILTRATION	03/25/2018	1,557.79	1,557.79	04/18/2018
3420	VISA	8144 0418	LOAG N JUG	03/25/2018	39.48	39.48	04/18/2018
3420	VISA	8144 0418	YSI	03/25/2018	761.00	761.00	04/18/2018
3420	VISA	8144 0418	MINE AND INDUSTRAIL GROUP	03/25/2018	813.42	813.42	04/18/2018
3420	VISA	8144 0418	CHEWY.COM	03/25/2018	37.93	37.93	04/18/2018
3420	VISA	8144 0418	FOUR SEASONS DENVER	03/25/2018	1,274.44	1,274.44	04/18/2018
3420	VISA	8144 0418	CREDIT	03/25/2018	162.25-	162.25-	04/18/2018
3420	VISA	8144 0418	PILOT ROCK SPRINGS	03/25/2018	21.70	21.70	04/18/2018
3420	VISA	8144 0418	CHEVRON	03/25/2018	19.01	19.01	04/18/2018
3420	VISA	8185 0418	ALBERTSONS	03/25/2018	10.55	10.55	04/18/2018
3420	VISA	8185 0418	AMAZON CLEANING SUPPLIES	03/25/2018	123.48	123.48	04/18/2018
3420	VISA	8185 0418	STAPLES	03/25/2018	41.33	41.33	04/18/2018
3420	VISA	8185 0418	STAPLES	03/25/2018	22.47-	22.47-	04/18/2018
3420	VISA	8185 0418	CREEKSIDE	03/25/2018	64.00	64.00	04/18/2018
3420	VISA	8185 0418	AMERICAN AIRLINES	03/25/2018	795.00	795.00	04/18/2018
3420	VISA	8185 0418	BIG BEAR TOWING	03/25/2018	950.00	950.00	04/18/2018
Total 3420:					24,187.86	24,187.86	
3487	ARCHITECTURAL BUILDING SU	7814299	4040 ALUM BODY	04/20/2018	190.00	190.00	05/03/2018
Total 3487:					190.00	190.00	
3527	UPS	0000129VW41	SHIPPING CHARGE-POLICE	04/07/2018	89.77	89.77	05/03/2018
3527	UPS	0000129VW41	SHIPPING CHARGE-POLICE	04/14/2018	39.38	39.38	05/03/2018
Total 3527:					129.15	129.15	
3530	AMSOIL INC	17763884 RI	SYNTHETIC 15W40 SS DIESEL	04/17/2018	8,841.62	8,841.62	05/03/2018
Total 3530:					8,841.62	8,841.62	
3550	EXPOSURE SIGNS INC	5860	DECALS	04/16/2018	68.00	68.00	05/03/2018
Total 3550:					68.00	68.00	
3619	WY CHILD SUPPORT ENFORCE	042618	case #209790 GALLEGHER	04/26/2018	146.76	146.76	04/26/2018
3619	WY CHILD SUPPORT ENFORCE	042618	case#230073 CORONA	04/26/2018	745.50	745.50	04/26/2018
Total 3619:					892.26	892.26	
3661	JOHNSON, ROBERTS & ASSOC	135455	PHQ REPORT	04/09/2018	17.50	17.50	05/03/2018
Total 3661:					17.50	17.50	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3704	WYOMING TITLE & ESCROW	92003	W-18460 301 HIDDEN HOLLOW	04/23/2018	250.00	250.00	05/03/2018
Total 3704:					250.00	250.00	
3713	COHEN-DAVIS, AUDREY	040918	TRAVEL EXPENSES TO CHEYE	04/09/2018	600.00	600.00	05/03/2018
3713	COHEN-DAVIS, AUDREY	041718	TRAVEL EXPENSES TO CHEYE	04/17/2018	640.00	640.00	05/03/2018
Total 3713:					1,240.00	1,240.00	
3876	FITZGERALD, TODD	1128	RAISE PRUNE 4 CONIFER TRE	04/06/2018	1,048.00	1,048.00	05/03/2018
3876	FITZGERALD, TODD	1128	RAISE PRUNE 4 CONIFER TRE	04/06/2018	524.00	524.00	05/03/2018
3876	FITZGERALD, TODD	1128	RAISE PRUNE 4 CONIFER TRE	04/06/2018	524.00	524.00	05/03/2018
3876	FITZGERALD, TODD	1128	RAISE PRUNE 4 CONIFER TRE	04/06/2018	524.00	524.00	05/03/2018
3876	FITZGERALD, TODD	1135	CUT DOWN 2 LARGE WILLOW T	04/21/2018	4,429.00	4,429.00	05/03/2018
3876	FITZGERALD, TODD	1136	CUT DOEN COTTONWOOD TRE	04/21/2018	1,078.80	1,078.80	05/03/2018
3876	FITZGERALD, TODD	1136	CUT DOEN COTTONWOOD TRE	04/21/2018	1,078.80	1,078.80	05/03/2018
3876	FITZGERALD, TODD	1136	CUT DOEN COTTONWOOD TRE	04/21/2018	1,078.80	1,078.80	05/03/2018
3876	FITZGERALD, TODD	1136	CUT DOEN COTTONWOOD TRE	04/21/2018	2,157.60	2,157.60	05/03/2018
3876	FITZGERALD, TODD	1140	CLIMB AND CUT DOWN IN SEC	04/28/2018	1,152.00	1,152.00	05/03/2018
Total 3876:					13,595.00	13,595.00	
3932	MILLER SANITATION	11557	CITY CANS 74/DAY EXTRA 1 DA	04/12/2018	7,570.20	7,570.20	05/03/2018
3932	MILLER SANITATION	11558	START ROUTE 10 CANS- MAY 2	04/12/2018	1,085.00	1,085.00	05/03/2018
Total 3932:					8,655.20	8,655.20	
3955	THOMSON WEST	837953831	WEST INFORMATION CHARGE	04/01/2018	700.90	700.90	05/03/2018
3955	THOMSON WEST	837953831	WEST INFORMATION CHARGE	04/01/2018	350.45	350.45	05/03/2018
3955	THOMSON WEST	838034893	LIBRARY PLAN CHANGES	04/04/2018	42.06	42.06	05/03/2018
Total 3955:					1,093.41	1,093.41	
3961	CHARTER	002091803281	150 EAST PEARL	03/28/2018	1,612.26	1,612.26	04/19/2018
Total 3961:					1,612.26	1,612.26	
4044	IDAHO FALLS PETERBILT	474433	4' LINE NEWSTK	04/09/2018	34.00	34.00	05/03/2018
Total 4044:					34.00	34.00	
4078	AQUASHIELD, INC	0297-2	PROJ: SMITH FOOD & DRUG: 3	04/19/2018	1,150.00	1,150.00	04/25/2018
Total 4078:					1,150.00	1,150.00	
4102	LACAL EQUIPMENT, INC	0274368-IN	COMPLETE CONVEYOR WITH	03/26/2018	7,800.00	7,800.00	05/03/2018
Total 4102:					7,800.00	7,800.00	
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	375.91	375.91	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	29.85	29.85	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	310.32	310.32	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	63.82	63.82	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	64.29	64.29	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	541.27	541.27	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	69.33	69.33	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	13.12	13.12	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	425.82	425.82	04/27/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	424.14	424.14	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	87.24	87.24	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	2,825.04	2,825.04	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	197.67	197.67	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	69.33	69.33	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	312.71	312.71	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	157.91	157.91	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	332.42	332.42	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	603.44	603.44	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	183.85	183.85	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	802.28	802.28	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	617.51	617.51	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	262.27	262.27	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	409.30	409.30	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	383.35	383.35	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	219.25	219.25	04/27/2018
4139	WY WORKERS' SAFETY & COM	042718	MAY PREMIUM	04/27/2018	2,446.21	2,446.21	04/27/2018
Total 4139:					12,227.65	12,227.65	
4198	RESPOND FIRST AID SYSTEMS	192927	FIRST AID KIT SUPPLIES	04/20/2018	48.83	48.83	05/03/2018
Total 4198:					48.83	48.83	
4212	GILLIG LLC	40440546	DRAGLINK ASM, HOSE ASM, H	03/23/2018	4,564.72	4,564.72	05/03/2018
4212	GILLIG LLC	40441530	HOSE ASM	03/27/2018	316.64	316.64	05/03/2018
4212	GILLIG LLC	40441969	RED POINTER W/FUNCTION SY	03/28/2018	57.62	57.62	05/03/2018
4212	GILLIG LLC	40442446	AIR SPRING	03/29/2018	1,043.34	1,043.34	05/03/2018
4212	GILLIG LLC	40443250	HEATER COIL	04/02/2018	442.42	442.42	05/03/2018
4212	GILLIG LLC	40443816	SUSP HGHT CNTRL VALVE	04/03/2018	354.40	354.40	05/03/2018
4212	GILLIG LLC	40447211	2807 HOSE ASM	04/12/2018	389.43	389.43	05/03/2018
4212	GILLIG LLC	40447212	SHOCJ LF FRONT ABSORBER	04/12/2018	2,138.08	2,138.08	05/03/2018
4212	GILLIG LLC	40447213	DORR SAFETY GREEN GLAZIN	04/12/2018	30.93	30.93	05/03/2018
4212	GILLIG LLC	40448590	39' WHEEL SENSOR CORD, 16.	04/17/2018	134.79	134.79	05/03/2018
4212	GILLIG LLC	40448591	STARTER CABLE	04/17/2018	96.48	96.48	05/03/2018
4212	GILLIG LLC	40449619	HOSE ASM #8, FRT BRAKE CHA	04/19/2018	544.11	544.11	05/03/2018
4212	GILLIG LLC	40450204	AUTO W/B BRAKE SLACK ADJ,	04/20/2018	1,882.10	1,882.10	05/03/2018
4212	GILLIG LLC	40450205	AUTO W/B BRAKE SLACK ADJ,	04/20/2018	1,059.73	1,059.73	05/03/2018
Total 4212:					13,054.79	13,054.79	
4311	ELEAVEN FOOD COMPANY	12658	FOOD FOR TRAINING	04/26/2018	882.63	882.63	05/03/2018
Total 4311:					882.63	882.63	
4320	WARNER TRUCK CENTER	X101161591:0	RCN COOLER KIT, FREIGHT	03/28/2018	1,346.24	1,346.24	05/03/2018
4320	WARNER TRUCK CENTER	X101164534:0	ETR FUEL CONTROL ACTUATO	04/04/2018	419.28	419.28	05/03/2018
4320	WARNER TRUCK CENTER	X101167138:0	CREDIT: RETURN CORE	04/13/2018	107.07-	107.07-	05/03/2018
4320	WARNER TRUCK CENTER	X101167139:0	CREDIT- RETURN EXH RCN CO	04/13/2018	76.48-	76.48-	05/03/2018
4320	WARNER TRUCK CENTER	X101167140:0	CREDIT: RETURN INJECTOR	04/13/2018	458.88-	458.88-	05/03/2018
4320	WARNER TRUCK CENTER	X101167726:0	PRESSURE RELIEF VALVE, SE	04/16/2018	125.53	125.53	05/03/2018
4320	WARNER TRUCK CENTER	X101168435:0	PRESSURE RELIEF VALVE	04/18/2018	109.11	109.11	05/03/2018
4320	WARNER TRUCK CENTER	X101170190:0	SENSOR NITROGEN OXIDE	04/24/2018	500.94	500.94	05/03/2018
4320	WARNER TRUCK CENTER	X101170326:0	SENSOR NITROGEN OXIDE	04/25/2018	500.94	500.94	05/03/2018
Total 4320:					2,359.61	2,359.61	
4357	JACKSON HOLE COURT REPO	2633	SERVICES PROVIDED FOR DE	04/04/2018	1,960.15	1,960.15	05/03/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4357:					1,960.15	1,960.15	
4371	PROFORCE LAW ENFORCEME	342467	LH BLADE TECH	04/11/2018	61.80	61.80	05/03/2018
4371	PROFORCE LAW ENFORCEME	342487	TSR SMART WEAPON	04/11/2018	1,547.60	1,547.60	05/03/2018
Total 4371:					1,609.40	1,609.40	
4380	LONG BUILDING TECHNOLOGI	SCPAY004029	MAINTENANCE CONTRACT	04/05/2018	10,322.00	10,322.00	05/03/2018
Total 4380:					10,322.00	10,322.00	
4401	MEYRING & ASSOCIATES, INC	I8448	WORK ODER #1017- LABOR AN	04/05/2018	183.93	183.93	05/03/2018
Total 4401:					183.93	183.93	
4412	TOTALFUNDS BY HASLER	9029 0418	POSTAGE	04/11/2018	1,691.35	1,691.35	05/03/2018
Total 4412:					1,691.35	1,691.35	
4485	BLISS CARGO	11852	DELIVERY OF PACKAGE, 1 HO	04/01/2018	51.50	51.50	05/03/2018
Total 4485:					51.50	51.50	
4602	SHERWIN, BRENDA	041718	TEAM TRAINING	04/17/2018	100.00	100.00	05/03/2018
Total 4602:					100.00	100.00	
4614	C & A PROFESSIONAL CLEANI	043018- GYM	CLEANING SERVICE APRIL 201	04/30/2018	861.44	861.44	05/03/2018
4614	C & A PROFESSIONAL CLEANI	043018- P.P.G	CLEANING SERVICE APRIL 201	04/30/2018	286.44	286.44	05/03/2018
4614	C & A PROFESSIONAL CLEANI	043018- T.H	CLEANING SERVICE APRIL 201	04/30/2018	3,662.44	3,662.44	05/03/2018
4614	C & A PROFESSIONAL CLEANI	043018-P.W	CLEANING SERVICE APRIL 201	04/30/2018	2,068.82	2,068.82	05/03/2018
4614	C & A PROFESSIONAL CLEANI	043018S	CLEAN START OFFICE APRIL	04/30/2018	1,532.21	1,532.21	05/03/2018
Total 4614:					8,411.35	8,411.35	
4623	MSC INDUSTRIAL SUPPLY CO	1610368001	8HXCAP SCREW, GR 8 HEX NU	10/20/2017	223.76	223.76	05/03/2018
4623	MSC INDUSTRIAL SUPPLY CO	1995018001	PLUG HX HD BRASS PIPE, BRA	03/23/2018	163.00	163.00	05/03/2018
4623	MSC INDUSTRIAL SUPPLY CO	2030335001	MINI BULD, SS CLAMP HOSE T	04/06/2018	187.74	187.74	05/03/2018
4623	MSC INDUSTRIAL SUPPLY CO	2044994001	CONTACT CLNR AROSL	04/13/2018	138.03	138.03	05/03/2018
Total 4623:					712.53	712.53	
4646	CORSI, JIM	782120	ALPINE SNOW REMOVAL LOT	04/03/2018	60.00	60.00	05/03/2018
Total 4646:					60.00	60.00	
4665	CTA INC	135685	PROFESSION SERVICE FROM	02/28/2018	674.29	674.29	05/03/2018
Total 4665:					674.29	674.29	
4691	SCHOW'S TRUCK CENTER	C005038307:0	KIT BK REP MNR, SHOE	04/12/2018	3,201.00	3,201.00	05/03/2018
4691	SCHOW'S TRUCK CENTER	C005039141:0	CAM KIT, POC Q+, ROC W RET	04/23/2018	546.16	546.16	05/03/2018
Total 4691:					3,747.16	3,747.16	
4692	PRO EQUIPMENT SALES LLC	21-855308	WHEEL BOLT, LUG NUT, FRT	02/14/2018	36.50	36.50	05/03/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4692:					36.50	36.50	
4699	SNAKE RIVER ROASTING	559830	COFFEE: PUBLIC WORKS SHO	04/12/2018	48.45	48.45	05/03/2018
4699	SNAKE RIVER ROASTING	559957	COFFEE	04/19/2018	48.45	48.45	05/03/2018
4699	SNAKE RIVER ROASTING	559958	COFFEE: PUBLIC WORKS- KIRB	04/19/2018	48.45	48.45	05/03/2018
4699	SNAKE RIVER ROASTING	559967	COFFEE	04/19/2018	48.45	48.45	05/03/2018
4699	SNAKE RIVER ROASTING	560075	COFFEE	04/26/2018	96.90	96.90	05/03/2018
Total 4699:					290.70	290.70	
4709	FLEETPRIDE	93212719	CHARGE AIR BELLOWS HOT H	03/28/2018	59.42	59.42	05/03/2018
4709	FLEETPRIDE	93336705	KIT SPARES	04/03/2018	196.16	196.16	05/03/2018
4709	FLEETPRIDE	93562511	30/30 COMBO SPRING BRAKE	04/12/2018	429.45	429.45	05/03/2018
4709	FLEETPRIDE	93587335	STUD, IN-BOUND FREIGHT	04/13/2018	154.80	154.80	05/03/2018
4709	FLEETPRIDE	93622522	REPLACEMENT DESICCANT CA	04/16/2018	1,025.57	1,025.57	05/03/2018
4709	FLEETPRIDE	93630696	TR3636 SPRING BRAKE	04/16/2018	1,092.42	1,092.42	05/03/2018
4709	FLEETPRIDE	93719034	30/30 COMBO SPRING BRAKE	04/19/2018	85.89	85.89	05/03/2018
4709	FLEETPRIDE	93721355	FORGED CLEVIS - 1/2" PIN	04/19/2018	69.60	69.60	05/03/2018
Total 4709:					3,113.31	3,113.31	
4720	SILVERSTAR	2005594	data	04/01/2018	2,371.63	2,371.63	04/19/2018
Total 4720:					2,371.63	2,371.63	
4732	EVCO HOUSE OF HOSE	IF102393	DBL JACKET FIRE HOSE 2 1/2"X	04/19/2018	134.38	134.38	05/03/2018
Total 4732:					134.38	134.38	
4736	IDAHO CHILD SUPPORT RECEI	042618	CASE #236965 CHRISTENSEN	04/26/2018	350.50	350.50	04/26/2018
Total 4736:					350.50	350.50	
4768	GLOBAL EQUIPMENT COMPAN	112558897	160 DEGREE ECONOMY OUTD	04/30/2018	855.99	855.99	05/03/2018
Total 4768:					855.99	855.99	
4774	BIG R RANCH & HOME	1310093	CREDIT: PRO ALUM SNGL- LID	02/22/2018	479.95	.00	
4774	BIG R RANCH & HOME	1316160	SWEATSHIRT HV CLASS 3	04/18/2018	69.99	69.99	05/03/2018
Total 4774:					549.94	69.99	
4869	RIDGELINE EXCAVATION INC	18-11 #1	PROJ #: 18-11- SMITH-SIMON S	04/16/2018	13,106.94	13,106.94	05/03/2018
4869	RIDGELINE EXCAVATION INC	18-11 #1	PROJ #: 18-11- SMITH-SIMON S	04/16/2018	36,765.52	36,765.52	05/03/2018
Total 4869:					49,872.46	49,872.46	
4887	CONTROL SYSTEM TECHNOLO	8943	DATA ACCESS- VERIZON SERV	04/09/2018	100.00	100.00	05/03/2018
4887	CONTROL SYSTEM TECHNOLO	8946	CONTROL SERVICE @ SNOW K	04/17/2018	500.00	500.00	05/03/2018
4887	CONTROL SYSTEM TECHNOLO	8947	CONTROL SERVICE @ WELL #5	04/17/2018	2,567.50	2,567.50	05/03/2018
Total 4887:					3,167.50	3,167.50	
4931	SNOW KING HOTEL	173000T	SALES TAX CREDIT	03/29/2018	316.12-	.00	
4931	SNOW KING HOTEL	174284	CATERING EVENT	03/16/2018	278.03	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4931:					38.09-	.00	
4943	CODE STUDIO	1768	DISTRICTS 3-6	04/08/2018	13,279.46	13,279.46	05/03/2018
Total 4943:					13,279.46	13,279.46	
4964	BIG BEAR TOWING & REPAIR	40	TOW START BUS #206	04/03/2018	1,425.00	1,425.00	05/03/2018
Total 4964:					1,425.00	1,425.00	
4988	HD FOWLER COMPANY	I4794956	6" MJ X FLG RESILIENT WEDE	04/16/2018	700.42	700.42	05/03/2018
4988	HD FOWLER COMPANY	I4794958	12"X4" TAPPING SLEEVE STAIN	04/16/2018	1,738.56	1,738.56	05/03/2018
4988	HD FOWLER COMPANY	I4796244	4" MJ X FLG RESILIENT WEDGE	04/17/2018	323.88	323.88	05/03/2018
Total 4988:					2,762.86	2,762.86	
4990	Swagit Productions, LLC	10688	VIDEO STREAMING SERVICES	03/31/2018	920.00	920.00	05/03/2018
Total 4990:					920.00	920.00	
5008	KNIGHT, BILL	050218	DOT REIMBURSE	05/02/2018	155.00	155.00	05/03/2018
Total 5008:					155.00	155.00	
5038	TREFONAS LAW, P.C.	042518	LEGAL SERVICES	04/25/2018	786.60	786.60	05/03/2018
Total 5038:					786.60	786.60	
5067	TITAN MACHINERY	10668232 GP	UPPER ROLLER BEARING, FRE	03/27/2018	425.29	425.29	05/03/2018
Total 5067:					425.29	425.29	
5098	JACKSON ANIMAL HOSPITAL	14670	MEDS	04/16/2018	41.96	41.96	05/03/2018
5098	JACKSON ANIMAL HOSPITAL	14673	MEDS	03/14/2018	34.73	34.73	05/03/2018
Total 5098:					76.69	76.69	
5155	JELLY DONUT, LLC	900	WINDSHIELD REPAIRS	04/06/2018	680.00	680.00	05/03/2018
Total 5155:					680.00	680.00	
5280	ROUTEMATCH SOFTWARE, INC	33292	annual hosting fees	12/01/2017	3,120.00	3,120.00	05/03/2018
Total 5280:					3,120.00	3,120.00	
5366	THE RADAR SHOP	11232	RECERTIFICATIONS	03/30/2018	756.00	756.00	05/03/2018
Total 5366:					756.00	756.00	
5373	Rzeka LLC	042418	REFUND 15919391	04/24/2018	400.55	400.55	05/03/2018
Total 5373:					400.55	400.55	
5473	KELLERSTRASS ENTERPRISES	945315	DRUM DEPOSIT, CHEV ATF DE	03/16/2018	267.52	267.52	05/03/2018
5473	KELLERSTRASS ENTERPRISES	945931	DRUM DEPOSIT, DRUM RETUR	03/21/2018	518.00	518.00	05/03/2018
5473	KELLERSTRASS ENTERPRISES	949602	DEF/BULK GALLONS	04/12/2018	360.25	360.25	05/03/2018
5473	KELLERSTRASS ENTERPRISES	949954	DF#2 DYED ULTRA LOW SULFU	04/16/2018	11,559.10	11,559.10	05/03/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
5473	KELLERSTRASS ENTERPRISES	949954-1	MIDGRADE 87 E-10	04/16/2018	11,222.12	11,222.12	05/03/2018
Total 5473:					23,926.99	23,926.99	
5543	RUSH TRUCK CENTER, IDAHO	3010134040	CARTRIDGE ASM CORS, RX PR	04/10/2018	2,026.80	2,026.80	05/03/2018
Total 5543:					2,026.80	2,026.80	
5665	LUBING LAW GROUP, LLC	14396	ON CALL MUNICIPAL COURT	04/12/2018	1,100.00	1,100.00	05/03/2018
Total 5665:					1,100.00	1,100.00	
5707	PERFORM PRINTING INC	P 916	BUSINESS CARDS	04/18/2018	63.85	63.85	05/03/2018
Total 5707:					63.85	63.85	
5726	AMAZON	17QG-F93L-3G	GLASS SCREEN FOR IPHONE	04/25/2018	83.19	83.19	05/03/2018
5726	AMAZON	1GVT-6FP6-D	TONER	04/20/2018	1,343.51	1,343.51	05/03/2018
5726	AMAZON	1H3Q-H7RG-M	TONER	04/22/2018	327.50	327.50	05/03/2018
5726	AMAZON	1HYF-N1MT-L	KEYBOARD CASE	03/23/2018	149.99	149.99	05/03/2018
5726	AMAZON	1RC6-CFMT-G	MOBILE MOUSE	03/28/2018	149.00	149.00	05/03/2018
5726	AMAZON	1THJ-NYTM-G	TONER	04/20/2018	449.98	449.98	05/03/2018
5726	AMAZON	1XF3-1CVP-H	CHARGE CABLE	03/28/2018	97.99	97.99	05/03/2018
Total 5726:					2,601.16	2,601.16	
5738	CASPER STAR TRIBUNE	40024	START ADS	04/20/2018	96.00	96.00	05/03/2018
Total 5738:					96.00	96.00	
5777	CURTIS BLUE LINE	INV175516	CONCEALABLE CARRIER	04/12/2018	4,838.41	4,838.41	05/03/2018
Total 5777:					4,838.41	4,838.41	
5778	PREMIER POWDER COATING &	19301	W.O.#: 19301- ELK ANTLER RE	04/09/2018	14,357.50	14,357.50	05/03/2018
Total 5778:					14,357.50	14,357.50	
5808	AMERICAN FILTRATION	7399560	AIR FILTERS @ HOME RANCH-	04/20/2018	648.96	648.96	05/03/2018
Total 5808:					648.96	648.96	
5810	RICH BROADCASTING (SV/JX)	MC-118021293	ADVERTS	02/28/2018	1,120.00	1,120.00	05/03/2018
Total 5810:					1,120.00	1,120.00	
5846	TETON TOOLS LLC	04101810308	3" SN/RNG IMP EXT, 6PT LUGN	04/10/2018	84.25	84.25	05/03/2018
Total 5846:					84.25	84.25	
5937	HURST, RON	041418	SAFETY GLASS	04/14/2018	250.00	250.00	05/03/2018
Total 5937:					250.00	250.00	
5941	PETHEALTH SERVICES INC	SIUN11536834	REGISTRATIONS ADOPTION	03/31/2018	24.25	24.25	05/03/2018
Total 5941:					24.25	24.25	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
5956	Peak Facilitation Group	1038	SNOW KING STAKEHOLDER PL	03/29/2018	6,376.04	6,376.04	05/03/2018
5956	Peak Facilitation Group	1039	ENGAGE 2017 #20	03/29/2018	600.00	600.00	05/03/2018
5956	Peak Facilitation Group	1051	STAKEHOLDER MEETING	04/26/2018	11,761.41	11,761.41	05/03/2018
	Total 5956:				18,737.45	18,737.45	
5967	CITY OF DRIGGS	BBSTART2018	BUS BARN RENT MAY	04/30/2018	828.00	828.00	05/03/2018
5967	CITY OF DRIGGS	BBSTART2018	FALL RIVER ELECTRIC	04/30/2018	404.35	404.35	05/03/2018
5967	CITY OF DRIGGS	BBSTART2018	BUS BAR CLEANING	04/30/2018	201.75	201.75	05/03/2018
	Total 5967:				1,434.10	1,434.10	
5984	SUPERION	203199	TRAK IT LICENSE FEE	01/22/2018	8,000.00	8,000.00	05/03/2018
	Total 5984:				8,000.00	8,000.00	
6044	WESTERN MUNICIPAL CONST	17-26 #7 REV	PROJ#: 17-26- SPRING GULCH	05/02/2018	162,327.07	162,327.07	05/03/2018
	Total 6044:				162,327.07	162,327.07	
6051	CARPETS PLUS COLORTILE	1771	UPTOWN CHCI, FREIGHT UPTO	03/27/2018	5,984.00	5,984.00	05/03/2018
	Total 6051:				5,984.00	5,984.00	
6100	PRINT SHOP 22, LLC.	3606	ECLIPSE SOUVENIR POSTERS	04/16/2018	327.25	327.25	05/03/2018
	Total 6100:				327.25	327.25	
6144	MORIARITY, DAN	042518	BAIL REFUND 17-07-0002	04/25/2018	2,000.00	2,000.00	04/26/2018
	Total 6144:				2,000.00	2,000.00	
6145	STRAND, DANIEL	042518	BAIL REFUND 18-03-0365	04/25/2018	250.00	250.00	04/26/2018
	Total 6145:				250.00	250.00	
6146	FRONTIER FENCE INC	910	PROJ: SMITH/SIMMON SEWER:	04/12/2018	2,840.00	2,840.00	05/03/2018
	Total 6146:				2,840.00	2,840.00	
6147	OUTLAW BROTHERS CONSTR	11	WO# 1063 PART 1: PRIME WOR	04/25/2018	1,197.18	1,197.18	05/03/2018
	Total 6147:				1,197.18	1,197.18	
6149	LASER TECHNOLOGY INC	161539	REPAIR CHARGES	04/20/2018	373.00	373.00	05/03/2018
	Total 6149:				373.00	373.00	
6150	THE DRIVER PROVIDER	041918	PRIVATE DAY TOUR LIENZ	04/19/2018	1,397.30	1,397.30	05/03/2018
	Total 6150:				1,397.30	1,397.30	
6151	HERNANDEZ, LEODAN	041918	DOT REIMBURSE	04/19/2018	155.00	155.00	05/03/2018
	Total 6151:				155.00	155.00	
6152	BRACKIN, CAL	041718	ILLUSTRATIONS	04/17/2018	6,000.00	6,000.00	05/03/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6152:					6,000.00	6,000.00	
6153	JACKSON HOLE NANNIES	041618	SNOW KING 04/12/18	04/16/2018	60.00	60.00	05/03/2018
Total 6153:					60.00	60.00	
6155	WY BRAND INDUSTRIES	8764	BRAILLE TRANSCRIPTION	03/26/2018	21.85	21.85	05/03/2018
Total 6155:					21.85	21.85	
6156	BUCKRAIL, LLC	042618	ADS	04/26/2018	375.00	375.00	05/03/2018
6156	BUCKRAIL, LLC	1115	ADS	04/17/2018	375.00	375.00	05/03/2018
Total 6156:					750.00	750.00	
6157	INTELLICHOICE, INC	1228995	LICENSE FEES	04/02/2018	34,311.00	34,311.00	05/03/2018
Total 6157:					34,311.00	34,311.00	
6158	STOLTE, TIFFANY	050118	REIMBURSE FOR FED EX SHIP	05/01/2018	79.90	79.90	05/03/2018
Total 6158:					79.90	79.90	
6159	CECIL'S COLLISION CENTER	2239	WORK ON 2007 CHEVY TAHOE	01/03/2018	2,875.15	2,875.15	05/03/2018
Total 6159:					2,875.15	2,875.15	
6160	WEST FORK CONSTRUCTION	1008	JOB #: BROADWAY PUMP HOU	04/22/2018	3,267.00	3,267.00	05/03/2018
Total 6160:					3,267.00	3,267.00	
6161	K.R SWERDFEGER CONSTRUC	18090-06-01	JOB: SPRING GULCH LIFT STA	04/11/2018	18,000.00	18,000.00	05/03/2018
Total 6161:					18,000.00	18,000.00	
Grand Totals:					1,868,198.12	1,867,756.26	

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

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above $0 included.

Paid and unpaid invoices included.

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: May 3, 2018
MEETING DATE: May 7th, 2018

SUBMITTING DEPARTMENT: Public Works
DEPARTMENT DIRECTOR: Larry Pardee
PRESENTER: Johnny Ziem

SUBJECT: To award Bid # 18-19 for the purchase of two new All-Wheel Drive Police Utility Interceptor's

STATEMENT/PURPOSE

The Purpose of this item is to accept and award Bid #18-19 for the purchase of two Police Utility Interceptor's for the Jackson Police Department: one for Patrol and one for Investigations.

BACKGROUND/ALTERNATIVES

The Public Works Department annually prepares and submits the Town's vehicle and equipment replacement list for Town Council review and approval during budget season in May and June. The reason for bidding these vehicles now has to do with the length of time it takes to receive the vehicles from the factory. The factory stops taking orders on all 2018 models on June 8th, 2018, which allows time for retrofitting their factory for production of 2019 models. If the Fleet Division can place the order prior to June 8th, 2018, the lead time will be fourteen to sixteen weeks for delivery of the 2018 Utility Interceptor models. If the Fleet Division places the order after June 8th, 2018, the vehicles would not arrive until January of 2019. Though these vehicles are ordered in FY18, payment will be come out of the FY19 budget.

Further, when the Town purchases a new vehicle for a department, the older vehicle is traded in and the traded in value is applied to the purchase of the new vehicle. What Public Works is recommending is that there will be no trade in's for the purchase of these new PD vehicles, which would allow each officer to operate in their current vehicle until the new patrol unit is built. This would give the PD department some spare vehicles to maintain their patrol operations in while waiting for the new vehicle to be built. The Fleet Division will continue trading in PD vehicles again in FY20. The Public Works Department sent out advertisements for bid for two weeks both locally and regionally. We received four bids on Thursday, May 3rd, 2018 at 3:00 PM, please see under Fiscal Impacts.

ATTACHMENTS

Year	Type of Vehicle	Capital Costs	City MPG	Average Annual Miles	Est. Annual Gallons Used	Annual $ per/gal $3.00	7yr life Cycle Cost
2018	2018 Utility Interceptor	$29,637	18	8,200	443	$1,329.00	$71,996

FISCAL IMPACT

The four bids are listed in order from bid opening below. For FY19, we show a budgeted value of $48,500 for Patrol and $45,970 for Investigations.

	Vendor	Vehicle Type	Unit Cost	Net Purchase Cost
1)	Fremont Motors, Lander	2017 Utility Interceptor	$31,693.00	$63,386.00
2)	Fremont Motors, Lander	2018 Utility Interceptor	$30,142.00	$60,284.00
3)	**Spradley Barr Motors, Cheyenne**	**2018 Utility Interceptor**	**$29,637.00**	**$59,274.00**
4)	Jackson Hole Ford, Jackson	2018 Utility Interceptor	$31,195.00	$62,390.00

The complete cost of the Police Utility Interceptors per vehicle, including specialized equipment and labor:

Police Utility Interceptor	$ 29,637.00	Police Utility Interceptor	$ 29,637.00
Specialized Equip	$ 9,131.15	Specialized Equipment	$ 8,131.00
Labor to install	$ 9,731.85	Labor to install	$ 8,202.00
Estimated Total:	$ 48,500.00 Patrol		$ 45,970 Investigations

STAFF IMPACT

One mechanic estimated 69-hrs of service per Police Utility Interceptor and 10-hrs per tear down on the Chevy Tahoe's for a total of 79-hrs of service per vehicle.

LEGAL REVIEW

Town attorney review is required before final transaction to purchase new vehicle

RECOMMENDATION

Staff recommends Town Council accept and approve Bid #18-19 for the purchase of two Police Department 2018 Ford Utility Interceptor's and award to Spradley Bar Motors in the amount of $59,274.00.

SUGGESTED MOTION

I move to accept and approve Bid #18-19 for the purchase of two Police Department 2018 Ford Utility Interceptor's and award to Spradley Bar Motors in the amount of $59,274.00.

Synopsis for PowerPoint (120 words max):
Background:

Purpose:
The purpose of this item is to accept and award Bid #18-19 for the purchase of three Police Utility Interceptor's for the Jackson Police Department.

Background:

The Public Works Department annually prepares and submits the Town's vehicle and equipment replacement list for Town Council review and approval during budget season in May and June.

Fiscal Impacts:

The four bids are listed in order from bid opening below. For FY19, we show a budgeted value of $48,500 for Patrol and $45,970 for Investigations.

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: May 3, 2018
MEETING DATE: May 7th, 2018

SUBMITTING DEPARTMENT: Public Works
DEPARTMENT DIRECTOR: Larry Pardee
PRESENTER: Johnny Ziem

SUBJECT: To award Bid # 18-20 for the purchase of two new All-Wheel Drive Police Sedan Interceptor's

STATEMENT/PURPOSE

The Purpose of this item is to accept and award Bid #18-20 for the purchase of two All-Wheel Drive Sedan Interceptor's for the Jackson Police Department.

BACKGROUND/ALTERNATIVES

The Public Works Department annually prepares and submits the Town's vehicle and equipment replacement list for Town Council review and approval during budget season in May and June. The reason for bidding these vehicles now has to do with the length of time it takes to receive the vehicles from the factory. The factory closes production on all 2018 models on June 8th, 2018, and starts retrofitting their factory for production of 2019 models. If the Fleet Division can place the order prior to June 8th, 2018, the lead time will be ten to twelve weeks for delivery of the 2018 Interceptor models. If the Fleet Division places the order after June 8th, 2018, the vehicles would not arrive until January of 2019. Though these vehicles are ordered in FY18, payment will be come out of the FY19 budget.

Further, when the Town purchases a new vehicle for a department, the older vehicle is traded in and the traded in value is applied to the purchase of the new vehicle. What Public Works is recommending is that there will be no trade in's for the purchase of these new PD vehicles, which would allow each officer to operate is their current vehicle until the new patrol unit is built. This would give the PD department some spare vehicles to maintain their patrol operations in while waiting for the new vehicle to be built. The Fleet Division will continue trading in PD vehicles again in FY20. The Public Works Department sent out advertisements for bid for two weeks both locally and regionally. We received five bids on Thursday, May 3rd, 2018 at 3:00 PM, please see under Fiscal Impacts.

ATTACHMENTS

Year	Type of Vehicle	Capital Costs	City MPG	Average Annual Miles	Est. Annual Gallons Used	Annual $ per/gal $3.00	7yr life Cycle Cost
2018	2018 Sedan Interceptor	$27,166	18	8,200	456	$1,368.00	$71,723

FISCAL IMPACT

The five bids are listed in order from bid opening below. For FY19, we show a budgeted value of $48,500 per vehicle for the Police Department.

	Vendor	Vehicle Type	Unit Cost	Net Purchase Cost
1)	Fremont Motors, Lander	2018 Sedan Interceptor	$27,420.00	$54,840.00
2)	Fremont Motors, Lander	(1) 2017 Sedan Interceptor	$26,879.00	$26,879.00
3)	Rocky Mt. Yeti, Jackson	2018 Dodge Charger	$24,829.00	$49,658.00
4)	Jackson Hole Ford, Jackson	2018 Sedan Interceptor	$27,773.00	$55,546.00
5)	**Spradley Barr Motors, Cheyenne**	**2018 Sedan Interceptor**	**$27,166.00**	**$54,332.00**

The complete cost of the Police Utility Interceptors per vehicle, including specialized equipment and labor:

Police Utility Interceptor	$ 27,166.00
Specialized Equip	$ 9,131.15
Labor to install	$ 10,503.85
Estimated Total:	$ 46,801.00 per vehicle

STAFF IMPACT

One mechanic estimated 69-hrs of service per Police Utility Interceptor and 10-hrs per tear down on the Chevy Tahoe's for a total of 79-hrs of service per vehicle.

LEGAL REVIEW

Town attorney review is required before final transaction to purchase new vehicle

RECOMMENDATION

Staff recommends Town Council accept and approve Bid #18-19 for the purchase of two Police Department 2018 Ford Utility Interceptor's and award to Spradley Bar Motors in the amount of $54,332.00.

SUGGESTED MOTION

I move to accept and approve Bid #18-20 for the purchase of two Police Department 2018 Ford Sedan Interceptor's and award to Spradley Bar Motors in the amount of $54,332.00.

Synopsis for PowerPoint (120 words max):
Background:

Purpose:
The purpose of this item is to accept and award Bid #18-20 for the purchase of two Police Sedan Interceptor's for the Jackson Police Department.

Background:
The Public Works Department annually prepares and submits the Town's vehicle and equipment replacement list for Town Council review and approval during budget season in May and June.

Fiscal Impacts:

The five bids are listed in order from bid opening below. For FY19, we show a budgeted value of $48,500 per vehicle for the Police Department.

JACKSON HOLE COMMUNITY PATHWAYS

2018 GARAMAN TRAIL FLOOD PROTECTION IMPROVEMENTS

JACKSON, WYOMING

MARCH 2018

PREPARED BY:

MERIDIAN ENGINEERING, P.C.

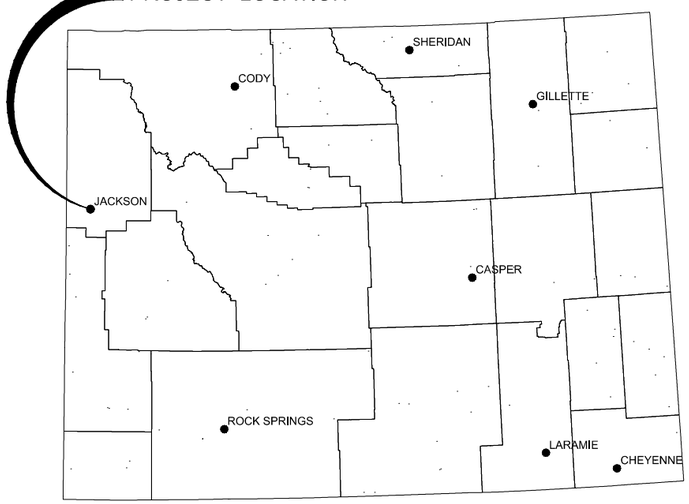
AND:

Morrison Maierle

engineers ▪ surveyors ▪ planners ▪ scientists

1 Engineering Place, Helena, MT 59602
406.442.3050 www.m-m.net

PROJECT LOCATION

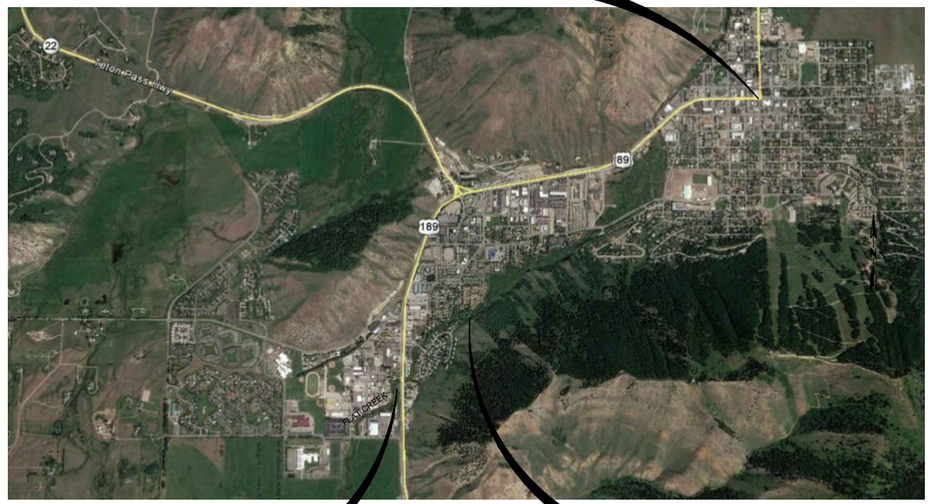


LOCATION MAP

NOT TO SCALE

SHEET INDEX	
SHEET NO.	TITLE
1	COVER AND SHEET INDEX
VERTICAL ALIGNMENT ADJUSTMENT NEAR GARAMAN PARK	
2	SITE PLAN
3	PROFILE
4	CROSS SECTIONS
5	GENERAL NOTES AND DETAILS
FLOOD WALL WEST OF STATE HWY 89	
6	OVERALL SITE PLAN
7	PLAN AND PROFILE
8	GENERAL NOTES AND DETAILS

CITY OF JACKSON



PROJECT LOCATION:
GARAMAN TRAIL FLOOD WALL
WEST OF STATE HWY 89

VICINITY MAP

NOT TO SCALE

PROJECT LOCATION:
VERTICAL ALIGNMENT
ADJUSTMENT NEAR
GARAMAN PARK

811 Know what's below. Call before you dig.

Professional Engineer (Civil) KURT STOUT 6562 Date: 3/20/18 WYOMING

APPROVED BY: _____

KURT STOUT
Project Manager

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R:\5889\002\ACAD\SHEETS\PATHWAY & FLOODWALL\1-COVER.DWG PLOTTED BY:DAVID A. HALLSTEN ON Mar/21/2018

Creekside Village
Fourth Filing
Plat 791

Flat Creek
Condominiums Addition
Plat 834

FLAT CREEK

INSTALL SILT FENCE OR STRAW WATTLE AT LIMITS OF DISTURBANCE (LIMIT FILL PLACEMENT TO WITHIN 6' OF THE EDGE OF PAVEMENT ON NORTH SIDE OF PATHWAY FROM STA 0+90 THRU 1+30 TO AVOID ENCROACHMENT INTO THE FLAT CREEK FLOODWAY.

STA 0+50
INSTALL 23'–12"ø HDPE CULVERT
WITH FLARED END SECTIONS

END STA 1+60.20
SAW CUT EXISTING
PAVEMENT

APPROXIMATE LIMITS
OF DISTURBANCE
(AREA=3,230 SQ. FT.)

REMOVE TWO TREES

INSTALL ROCK SPLASH PAD

Town Of Jackson
772P1074-1140

START STA 0+03.07
SAW CUT EXISTING
PAVEMENT

PT = 1+60.20
PC = 1+53.51
1+84.89
1+50
1+00
0+50
0+03.29
PT = 0+03.07
PC = 0+00
S=7.4%
SF
6140
6141
6139

North

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

LEGEND

- EXISTING CONDITIONS INDEX CONTOUR (INTERVAL=10')
- EXISTING CONDITIONS INTERMEDIATE CONTOUR (INTERVAL=2')
- FINAL CONDITIONS INDEX CONTOUR (INTERVAL=10')
- FINAL CONDITIONS INTERMEDIATE CONTOUR (INTERVAL=2')
- SF — SILT FENCE OR STRAW WATTLE
- APPROXIMATE DISTURBANCE LIMITS
- PROPERTY BOUNDARY
- SECTIONAL SUBDIVISION LINE
- NEW PAVEMENT
- FEMA REGULATORY FLOODWAY
- FEMA AE ZONE
- FEMA X (SHADED) ZONE

NOTES:

1. EXISTING CONDITIONS TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN WERE DERIVED FROM FIELD SURVEYS PERFORMED BY JORGENSEN ASSOCIATES. ALL ELEVATIONS ARE REFERENCED TO NAVD88.

2. THE NEW CULVERT SHOWN ON THIS PLAN SHALL BE COMPRISED OF A 12"ø CIRCULAR CORRUGATED POLYETHYLENE CULVERT (HDPE). A MINIMUM OF 12" OF STRUCTURAL FILL SHALL BE PLACED ABOVE THE CULVERT CROWN PER MANUFACTURER'S RECOMMENDATIONS.

3. REMOVE UNSTABLE MATERIAL BENEATH CULVERT PRIOR TO PLACEMENT OF BEDDING MATERIAL. BEDDING MATERIAL SHALL HAVE A MINIMUM THICKNESS OF 6" AND BE COMPRISED OF MEDIUM GRANULAR MATERIAL TO PROVIDE UNIFORM SUPPORT FOR THE FULL CULVERT LENGTH.

4. IF WATER CONDITIONS ARE PRESENT DURING CONSTRUCTION, THE TRENCH AREA FOR CULVERT PLACEMENT SHALL BE DE–WATERED DURING CULVERT INSTALLATION TO ASSURE PROPER BEDDING AND BACKFILL COMPACTION IS ACHIEVED.

5. THE TOTAL ESTIMATED AREA OF DISTURBANCE TO PREVIOUSLY UNDISTURBED GROUND SURFACE EQUALS 1,000 SQ. FT. BASED ON INFORMATION GIVEN IN DIVISION 5.7.1.D.4, OF THE LAND DEVELOPMENT REGULATIONS FOR THE TOWN OF JACKSON, WYOMING, THIS PROJECT REQUIRES A GRADING AND EROSION CONTROL PERMIT. NO INCREASE IN IMPERVIOUS SURFACE AREA WILL RESULT FROM THIS PROJECT. THEREFORE, NO STORMWATER RUNOFF ANALYSIS HAS BEEN PERFORMED. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING THE WORK SITE BY INSTALLING EROSION AND SEDIMENT CONTROL STRUCTURES, WHERE SHOWN.

6. NO WETLANDS WERE IDENTIFIED IN THIS WORK AREA. HOWEVER, THE CULVERT INSTALLATION SHOWN ON THIS PLAN IS BEING PROVIDED TO ALLOW CONTINUED HYDRAULIC CONNECTIVITY THAT WOULD BE JEOPARDIZED AS A RESULT OF ELEVATING THE PATHWAY.

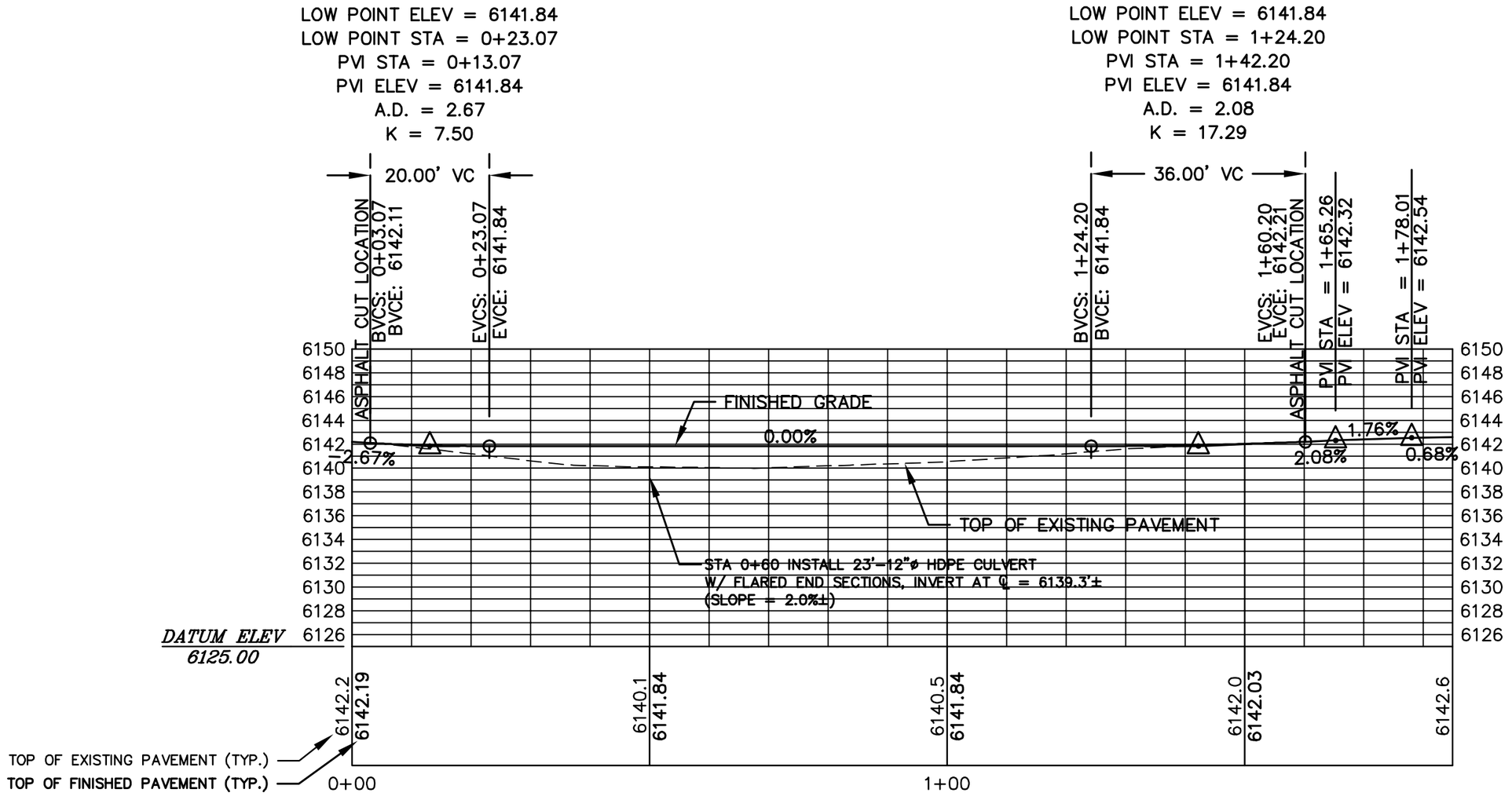
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DESIGNED BY:	DKS
DATE:	9–10–17
APPROVED BY:	
DATE:	

MERIDIAN ENGINEERING, P.C.

Jackson Hole Community Pathways
320 S. King Street
Jackson, Wyoming

Site Plan
Garaman Trail Vertical Alignment
Adjustment near Garaman Park
Sheet 2 of 8

Path\Filename: C:\Land Projects 2009\16–540\dwg\Mer Pathways Design Plans 091017.dwg\Garamon Trail Plan



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MERIDIAN ENGINEERING, P.C.

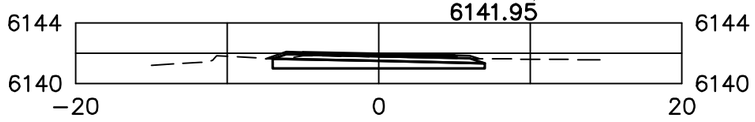
Jackson Hole Community Pathways
320 S. King Street
Jackson, Wyoming

Profile
Garaman Trail Vertical Alignment
Adjustment near Garaman Park
Sheet 3 of 8

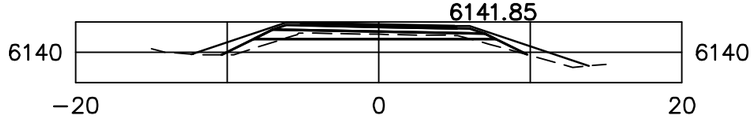
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TOP OF EXISTING PAVEMENT AT ℄ (TYP.)
TOP OF FINISHED PAVEMENT AT ℄ (TYP.)

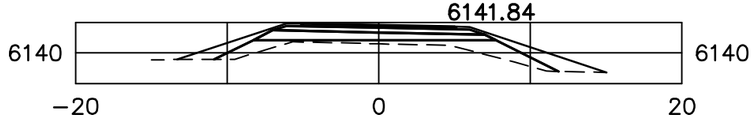
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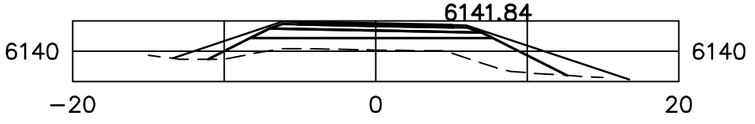
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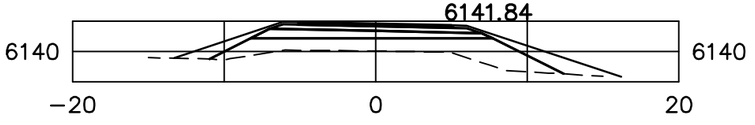
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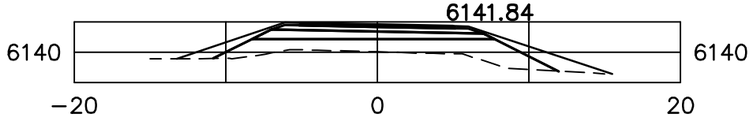
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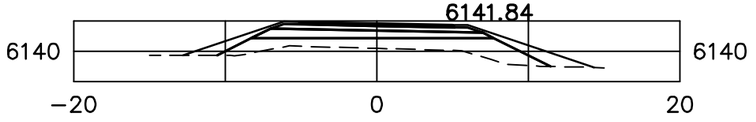
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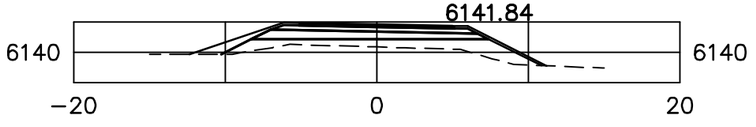
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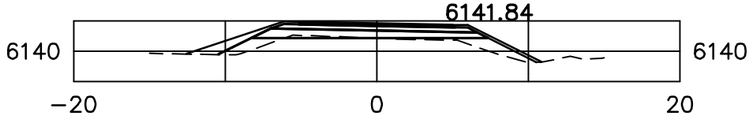
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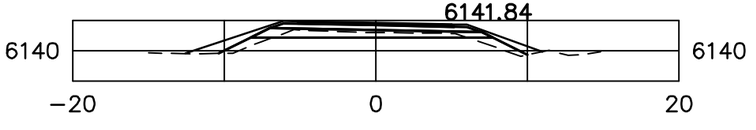
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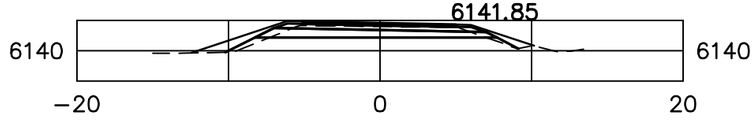
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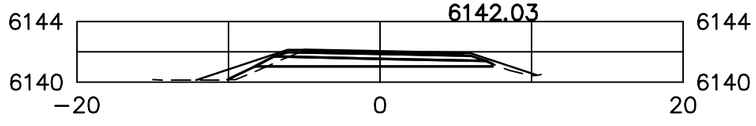
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6142.03



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DATE:	9−10−17
APPROVED BY:	
DATE:	

MERIDIAN ENGINEERING, P.C.

Jackson Hole Community Pathways
320 S. King Street
Jackson, Wyoming

Cross Sections
Garaman Trail Vertical Alignment
Adjustment near Garaman Park
Sheet 4 of 8

Path\Filename: C:\Land Projects 2009\16-540\dwg\Mer Pathways Design Plans 091017.dwg\Garamon Trail X-Sectns

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS OR IN THE SPECIAL PROVISIONS AND SUPPLEMENTARY SPECIFICATIONS.

2. CONTRACTOR SHALL INCLUDE ALL MATERIALS, TOOLS, EQUIPMENT, LABOR AND APPURTENANT ITEMS TO COMPLETE WORK WITHIN THE BID PRICE.

3. ALL QUANTITIES GENERATED DURING THE DESIGN OF THIS PROJECT SHALL BE CONSIDERED APPROXIMATE.

4. ALL NECESSARY CONSTRUCTION WARNING SIGNS SHALL BE IN PLACE AND APPROVED BY THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES REQUIRING SUCH DEVICES.

5. ALL AREAS OF DISTURBANCE SHALL BE RECLAIMED TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION PRIOR TO CONSTRUCTION ACTIVITIES. UNSUITABLE OR EXCESS EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR.

6. DESTRUCTION OF EXISTING VEGETATION SHALL BE MINIMIZED. JACKSON HOLE COMMUNITY PATHWAYS SHALL BE RESPONSIBLE FOR SEEDING OR SODDING AREAS TO BE REVEGETATED FOLLOWING COMPLETION OF CONTRACTOR'S WORK.

7. EXISTING CONDITIONS PHYSICAL FEATURES HAVE BEEN PREPARED FROM FIELD SURVEY DATA. CONTRACTOR SHOULD PERFORM FIELD INVESTIGATIONS TO ASSURE HIMSELF/HERSELF OF ACTUAL PHYSICAL FEATURES.

8. ANY DISTURBANCE TO PROPERTY OR SECTION CORNER MONUMENTS RESULTING FROM CONTRACTOR'S WORK EFFORTS SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING, AT THE CONTRACTOR'S EXPENSE.

9. CONTRACTOR SHALL OBTAIN UNDERGROUND UTILITY LOCATES PRIOR TO BEGINNING WORK AT THE SITE, AND SHALL BE RESPONSIBLE FOR ASSOCIATED DAMAGE TO LOCATED UTILITIES RESULTING FROM HIS/HER WORK.

10. FINAL CUT AND FILL SLOPES SHALL NOT EXCEED 2:1.

11. CULVERT LOCATION IS REFERENCED TO ROAD STATIONING. PAYMENT FOR ROCK SPLASH PAD MATERIALS AND LABOR SHALL BE COVERED UNDER FORCE ACCOUNT.

12. ENGINEERED FILL AREAS SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D698 (AASHTO T99) IN LIFTS OF LESS THAN 8" AND MOISTURE CONDITIONED TO 2%± OF OPTIMUM MOISTURE CONTENT. IN FILL AREAS, SURFACE VEGETATION SHALL BE REMOVED AND THE EXISTING GROUND SCARIFIED TO ASSURE BONDING OF THE FILL MATERIAL.

13. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE COORDINATED WITH INITIAL GRADING OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SILT FENCE OR STRAW WATTLES SHALL BE INSTALLED WHERE INDICATED TO MINIMIZE TRANSPORT OF SEDIMENT LADEN RUNOFF.

14. SUBGRADE PREPARATION SHALL CONSIST OF STRIPPING THE EXISTING TOPSOIL, VEGETATION, AND LOOSE SURFICIAL MATERIALS FROM THE AREAS BENEATH THE PATHWAY. ALL EXPOSED SUBGRADE SURFACES SHALL BE FREE OF MOUNDS AND DEPRESSIONS WHICH COULD PREVENT UNIFORM COMPACTION.

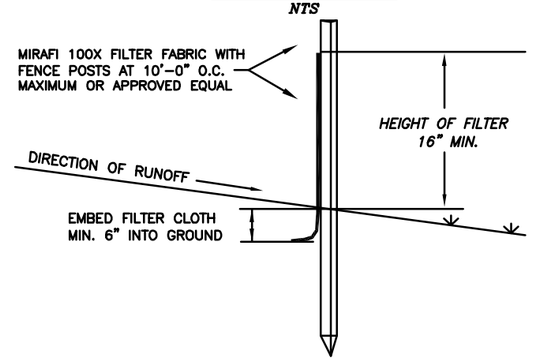
15. CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTING STABLE TEMPORARY EXCAVATIONS AND SHOULD SHORE, SLOPE, OR BENCH THE SIDES OF EXCAVATIONS AS REQUIRED TO MAINTAIN STABILITY OF BOTH THE EXCAVATION SIDES AND BOTTOM. ALL EXCAVATIONS SHOULD COMPLY WITH APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE CURRENT OSHA STANDARDS. CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR MEANS, METHODS, SEQUENCES, AND PROCEDURES OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THIS INFORMATION BE INTERPRETED TO MEAN THAT THE ENGINEER/OWNER IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES. SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHALL NOT BE INFERRED.

16. CONTRACTOR SHALL MEET AND COMPLY WITH THE REQUIREMENTS OF THE GENERAL PERMIT TO DISCHARGE STORM WATER ASSOCIATED WITH SMALL CONSTRUCTION ACTIVITY UNDER THE WYOMING POLLUTANT DISCHARGE ELIMINATION SYSTEM.

17. APPLICATION OF ASPHALT MILLINGS IS DISCOURAGED DUE TO PATHWAY'S PROXIMITY TO FLAT CREEK AND EXPOSURE THE ROUTINE FLOODING.

SILT FENCE DETAIL

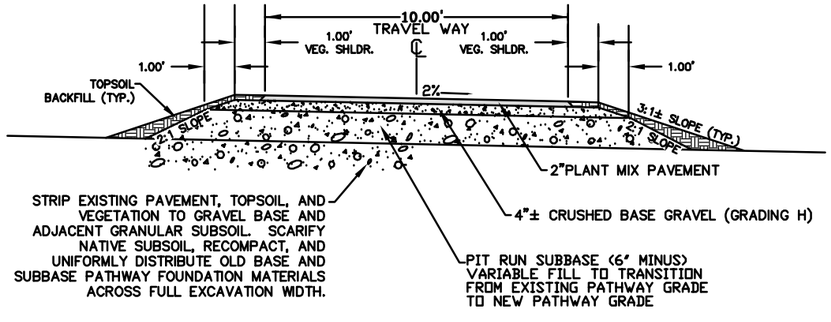
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TYPICAL PATHWAY CROSS SECTION DETAIL

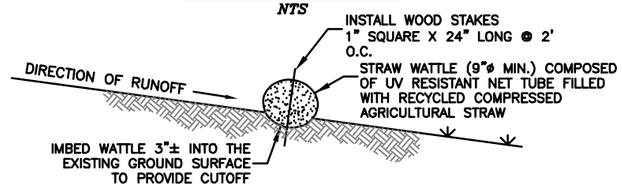
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STRAW WATTLE DETAIL

NTS



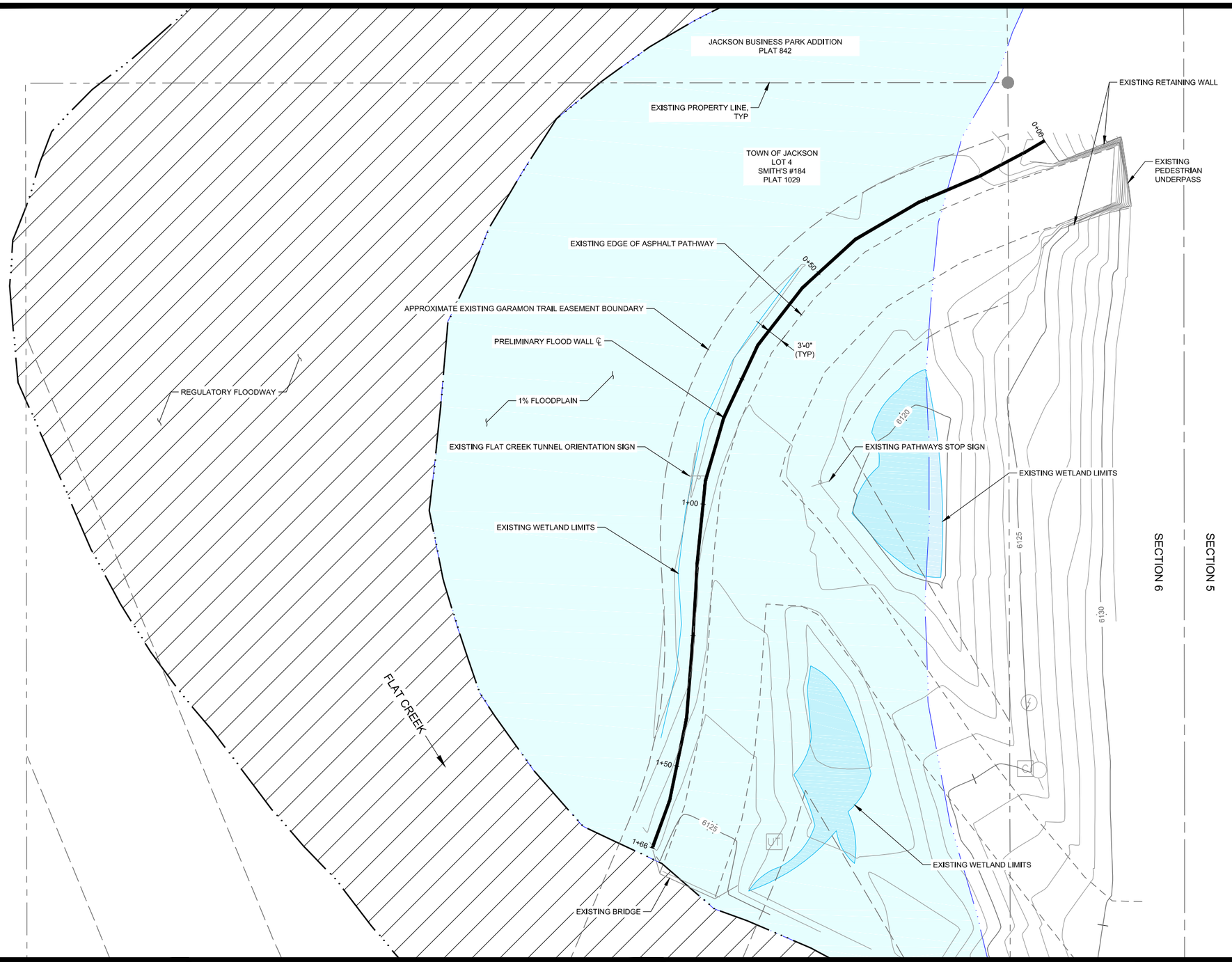
DRAWN BY:	DKS
DATE:	8-28-17
DESIGNED BY:	DKS
DATE:	8-28-17
APPROVED BY:	
DATE:	

MERIDIAN ENGINEERING, P.C.

Jackson Hole Community Pathways
320 S. King Street
Jackson, Wyoming

General Notes & Details
Garaman Trail Vertical Alignment
Adjustment near Garaman Park
Sheet 5 of 8

Path\Filename: C:\Land Projects 2009\16-540\dwg\Mer Pathways Design Plans 091017.dwg\Notes & Details



NOTES:

1. EXISTING CONDITIONS TOPOGRAPHIC FEATURES SHOWN ON THIS PLAN WERE DERIVED FROM FIELD SURVEYS PERFORMED BY JORGENSEN ASSOCIATES. ALL ELEVATIONS ARE REFERENCED TO NAVD88.
2. ACCORDING TO PANEL 2908E OF THE FLOOD INSURANCE RATE MAP FOR TETON COUNTY, WYOMING AND INCORPORATED AREAS, DATED SEPTEMBER 16, 2015, THE NEW FLOOD WALL SHOWN ON THIS PLAN IS LOCATED OUTSIDE OF THE FLAT CREEK REGULATORY FLOODWAY, BUT WITHIN THE "AE" FLOOD RISK ZONE.
3. THE TOTAL AREA OF LAND DISTURBANCE ASSOCIATED WITH THE INSTALLATION OF THIS SHEET PILE FLOOD WALL IS ANTICIPATED TO BE LESS THAN 600 SQ. FT. BASED ON INFORMATION GIVEN IN DIVISION 5.7.1.D.4, OF THE LAND DEVELOPMENT REGULATIONS FOR THE TOWN OF JACKSON, WYOMING, THIS PROJECT IS EXEMPT FROM A GRADING AND EROSION CONTROL PERMIT. NO EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN SPECIFIED DUE TO THE NATURE OF THIS PROJECT. IN ADDITION, NEGLIGIBLE INCREASE IN IMPERVIOUS SURFACE AREA WILL RESULT FROM THIS PROJECT. THEREFORE, NO STORMWATER RUNOFF ANALYSIS HAS BEEN PERFORMED.
4. WETLANDS ARE PRESENT NEAR THE WORK AREA AND ARE ILLUSTRATED ON THIS SITE PLAN. ALL CONSTRUCTION ACTIVITIES SHOULD AVOID WETLAND IMPACTS. ANY POTENTIAL TEMPORARY IMPACTS DURING CONSTRUCTION ACTIVITY SHALL BE RECLAIMED TO THE PREVIOUS UNDISTURBED STATE.
5. THE PREDOMINANT SOIL TYPE ACCORDING TO THE SOIL SURVEY OF TETON COUNTY, WYOMING, GRAND TETON NATIONAL PARK AREA, ISSUED APRIL 1982, IS NEWFORK FINE SANDY LOAM. THE SLOPE RANGE IS 0 TO 3 PERCENT. IN A TYPICAL PROFILE, THE SURFACE LAYER IS VERY DARK GRAY AND DARK GRAY FINE SANDY LOAM ABOUT 10 INCHES THICK. THE SUBSTRATUM IS LIGHT GRAY EXTREMELY GRAVELLY LOAMY SAND TO 60 INCHES OR MORE.

LEGEND

- EXISTING CONDITIONS INDEX CONTOUR (INTERVAL=5')
- EXISTING CONDITIONS INTERMEDIATE CONTOUR (INTERVAL=1')
- PROPERTY BOUNDARY
- EXISTING SECTIONAL SUBDIVISION LINE
- EXISTING EASEMENT BOUNDARY
- EXISTING EDGE OF PAVEMENT
- FLOOD WALL ℄
- FEMA REGULATORY FLOODWAY
- FEMA 1% FLOODPLAIN
- EXISTING WETLAND LIMITS

GRAPHIC SCALE

20 0 5 10 20

(IN FEET)
1 inch = 10 ft.

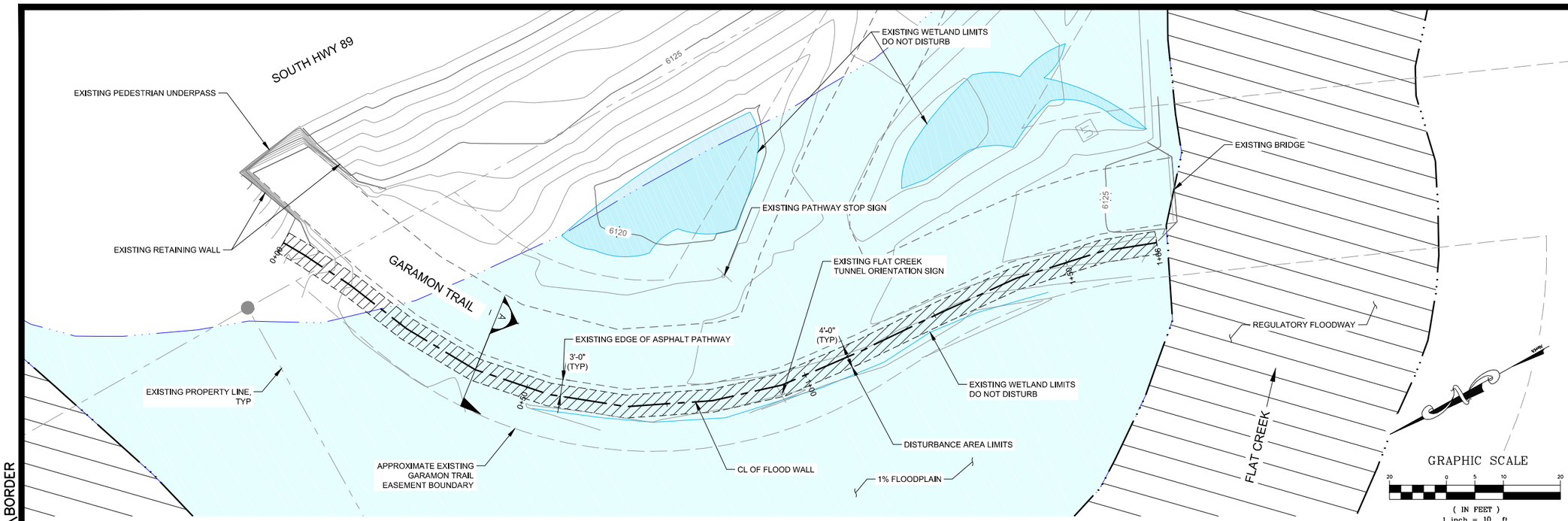
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DRAWN BY:	DAH
DATE:	10-24-2017
DESIGNED BY:	DKS
DATE:	10-24-2017
APPROVED BY:	
DATE:	

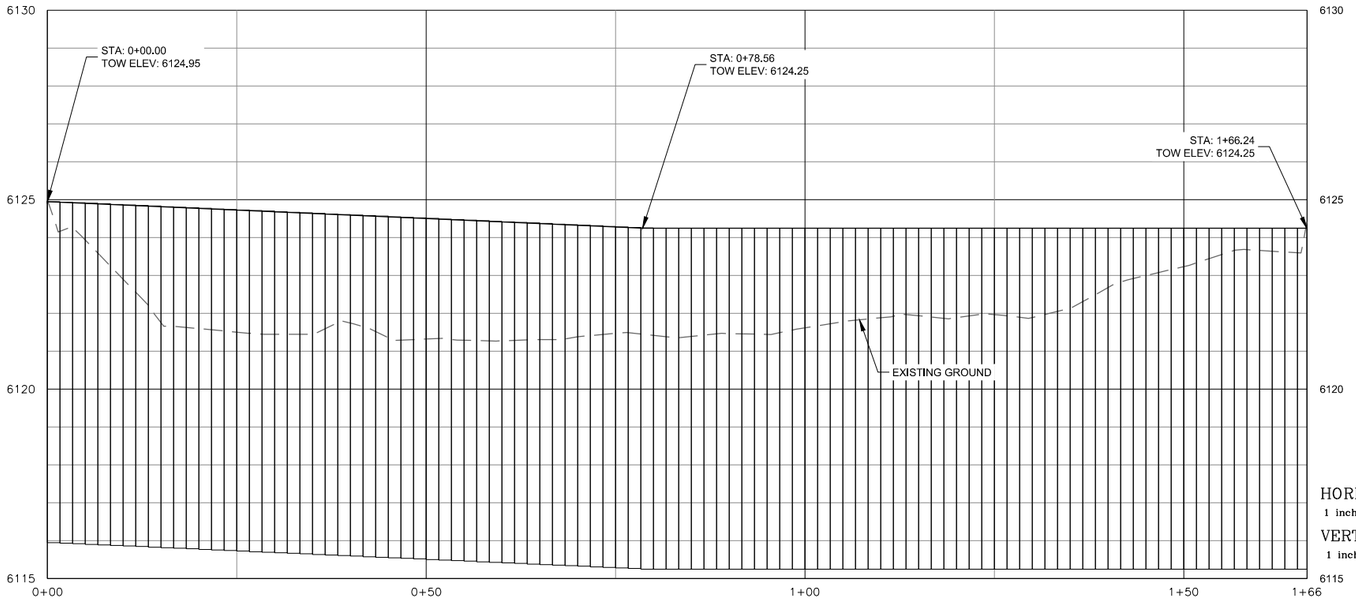
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Jackson Hole Community Pathways
320 S. King Street
Jackson, Wyoming

Overall Site Plan
Garaman Trail Flood Wall
West of State HWY 89
Sheet 6 of 8



FLOOD WALL PLAN



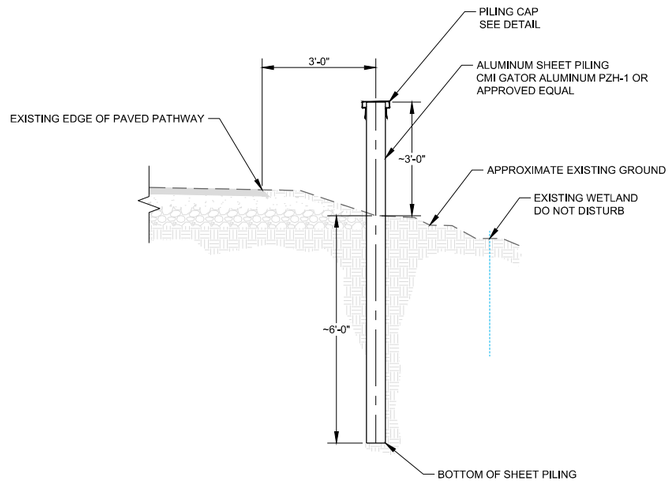
FLOOD WALL CL PROFILE

HORIZONTAL SCALE:
1 inch = 10 ft.

VERTICAL SCALE:
1 inch = 2 ft.

GENERAL NOTES:

1. PROVIDE NINE FOOT LONG SHEET PILING AND INSTALL TO ELEVATIONS SHOWN IN PROFILE. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.



SECTION A
SCALE: ½"=1'-0"

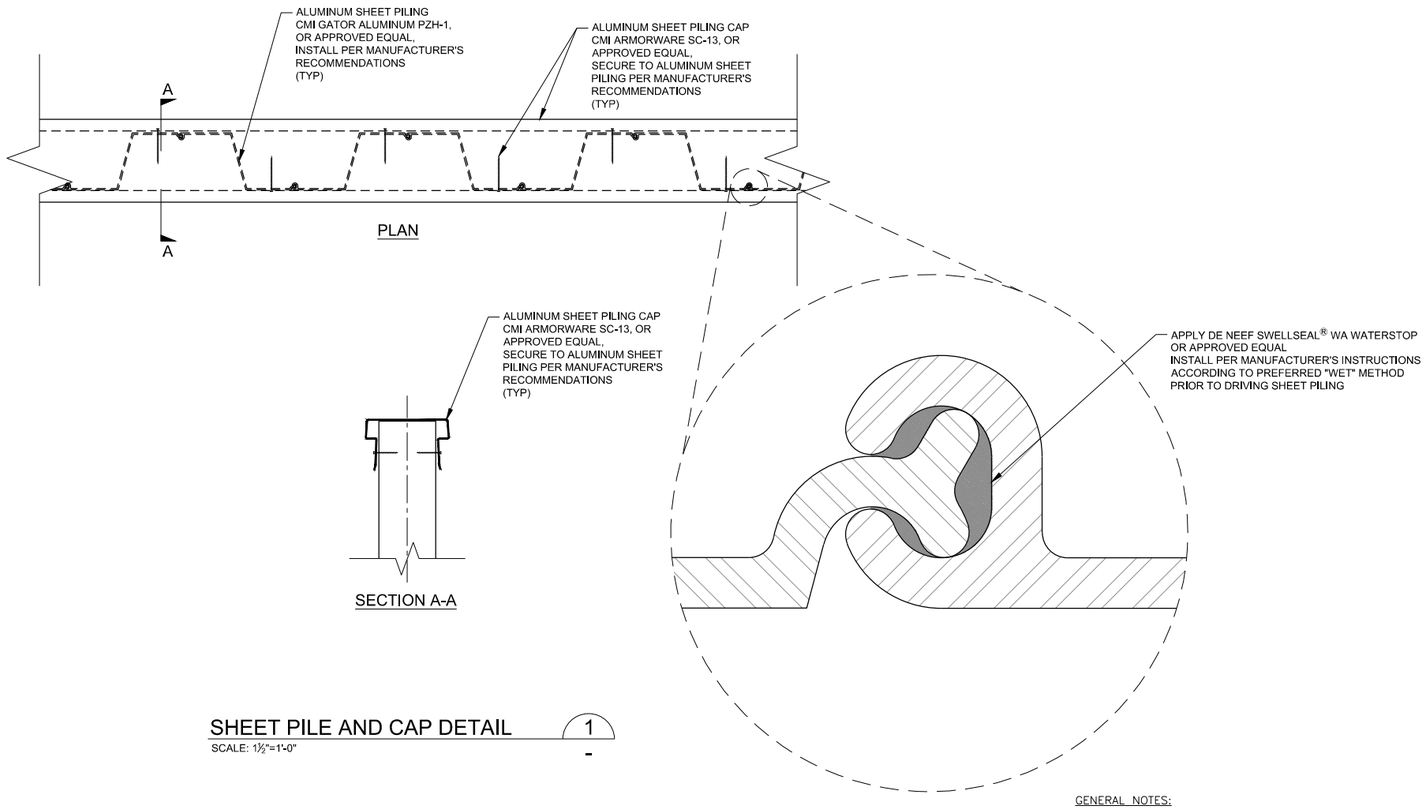
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DRAWN BY:	DAH
DATE:	10-24-2017
DESIGNED BY:	DKS
DATE:	10-24-2017
APPROVED BY:	
DATE:	

MERIDIAN ENGINEERING, P.C.

Jackson Hole Community Pathways
320 S. King Street
Jackson, Wyoming

Flood Wall Plan & Profile
Garaman Trail Flood Wall
West of State HWY 89
Sheet 7 of 8



SHEET PILE AND CAP DETAIL 1

SCALE: 1½"=1'-0"

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CURRENT EDITION OF THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED ON THE PLANS.

2. CONTRACTOR SHALL INCLUDE ALL MATERIALS, TOOLS, EQUIPMENT, LABOR AND APPURTENANT ITEMS TO COMPLETE WORK WITHIN THE BID PRICE.

3. ALL QUANTITIES GENERATED DURING THE DESIGN OF THIS PROJECT SHALL BE CONSIDERED APPROXIMATE.

4. ALL NECESSARY CONSTRUCTION WARNING SIGNS SHALL BE IN PLACE AND APPROVED BY THE ENGINEER PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES REQUIRING SUCH DEVICES.

5. ALL AREAS OF DISTURBANCE SHALL BE RECLAIMED TO A CONDITION EQUAL TO OR BETTER THAN THE CONDITION PRIOR TO CONSTRUCTION ACTIVITIES.

6. DESTRUCTION OF EXISTING VEGETATION SHALL BE MINIMIZED. JACKSON HOLE COMMUNITY PATHWAYS SHALL BE RESPONSIBLE FOR SEEDING OR SODDING ANY DISTURBED AREAS FOLLOWING COMPLETION OF CONTRACTOR'S WORK.

7. EXISTING CONDITIONS PHYSICAL FEATURES HAVE BEEN PREPARED FROM FIELD SURVEY DATA. CONTRACTOR SHOULD PERFORM FIELD INVESTIGATIONS TO ASSURE HIMSELF/HERSELF OF ACTUAL PHYSICAL FEATURES.

8. ANY DISTURBANCE TO PROPERTY OR SECTION CORNER MONUMENTS RESULTING FROM CONTRACTOR'S WORK EFFORTS SHALL BE RESET BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF WYOMING, AT THE CONTRACTOR'S EXPENSE.

9. CONTRACTOR SHALL OBTAIN UNDERGROUND UTILITY LOCATES PRIOR TO BEGINNING WORK AT THE SITE, AND SHALL BE RESPONSIBLE FOR ASSOCIATED DAMAGE TO LOCATED UTILITIES RESULTING FROM HIS/HER WORK.

10. CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, WHO SHALL ALSO BE SOLELY RESPONSIBLE FOR MEANS, METHODS, SEQUENCES, AND PROCEDURES OF CONSTRUCTION OPERATIONS. UNDER NO CIRCUMSTANCES SHOULD THIS INFORMATION BE INTERPRETED TO MEAN THAT THE ENGINEER/OWNER IS ASSUMING RESPONSIBILITY FOR CONSTRUCTION SITE SAFETY OR THE CONTRACTOR'S ACTIVITIES. SUCH RESPONSIBILITY IS NOT BEING IMPLIED AND SHALL NOT BE INFERRED.

Path\Filename: R:\5889\002\ACAD\Sheets\PATHWAY & FLOODWALL\8-General Notes and Details.dwg\BORDER

DRAWN BY:	DAH
DATE:	10-24-2017
DESIGNED BY:	DKS
DATE:	10-24-2017
APPROVED BY:	
DATE:	

MERIDIAN ENGINEERING, P.C.

Jackson Hole Community Pathways
320 S. King Street
Jackson, Wyoming

General Notes & Details
Garaman Trail Flood Wall
West of State HWY 89
Sheet 8 of 8

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: May 2, 2018
MEETING DATE: May 7, 2018

SUBMITTING DEPARTMENT: TC Engineering – Pathways
DEPARTMENT DIRECTOR: Sean O'Malley
PRESENTER: Brian Schilling

SUBJECT: Notice of Award for Garaman Pathway Flood Protection Project Construction

STATEMENT/PURPOSE

Issue Notice of Award to Evans Construction for the Garaman Pathway Flood Protection Project construction.

BACKGROUND/ALTERNATIVES

The Garaman Pathway (along Flat Creek between the Maple Way Post Office and Gregory Lane) has several areas that flood seasonally. The worst flooding occurs during the winter when frazil ice dams form in Flat Creek and cause the water level to breach the creek banks and overtop the pathway. The water then ponds and freezes, resulting in hazardous, often impassable conditions on the pathway in two areas in particular: the west entrance to the Hwy. 89 tunnel by Smith's, and a 160'-long stretch just east of Garaman Park. The flooding at the tunnel effectively shuts down the pathway for much of the winter, as it renders the underpass unusable and most people will not opt to cross the highway at grade.

Staff has worked with Meridian Engineering and Alder Environmental to develop solutions for each location to prevent the regular wintertime flooding. It should be noted that, while these two areas are the most frequent problem areas, there are other areas such as Garaman Park itself and the stretch between Berger Ln. and Eagle Village that have flooded and may still flood in the future. Due to the cost/scale of fixes for those areas and the relative frequency of flooding, those other areas are not being addressed at this time.

At the Hwy. 89 Tunnel, the plan is to install a sheet-pile flood wall along 166' of the pathway between the path and Flat Creek. The sheet pile will be 3 feet above existing grade. This will keep flood water from frazil ice (and any spring runoff flooding) off the pathway itself. At the Garaman Park location, the pathway will be raised a maximum of 1.84 feet above existing elevation for a length of 160 linear feet. This elevation adjustment is expected to mitigate everything up to a Base Flood Elevation 100-year event. There are no wetlands in the construction zone. GEC and Floodplain Development permits have been approved.

Bids for construction were advertised for three weeks starting March 21st. On April 16th, the following two bids were received:

1. Evans Construction $107,127.40
2. Ridgeline Excavation $134,457.00

Evans Construction is the apparent low-bidder. Work will start after July 1 and be completed by September 26, 2018. Staff recommends awarding the contract to Evans Construction.

ATTACHMENTS

1. Plan Set Link
2. Notice of Award
3. Contract and Bid Schedule

FISCAL IMPACT

The cost for the construction contract is $107,127.40. There will also be additional costs for construction staking and administration (construction observation, pay application review, final advertising, etc.). Staff has worked with Public Works and Town Finance departments to request funding in the FY2019 budget to cover the project costs.

STAFF IMPACT

Staff impact will be relatively low. Pathways staff will perform routine project administration (some construction observation, pay app review, coordination with the contractor and engineer) as well as additional tasks such as public outreach, pathway closure and detour coordination, and other project management. Some coordination with Town Public Works is likely, but there is not a significant impact expected for staff other than the Pathways Coordinator.

LEGAL REVIEW

The Town Attorney has reviewed and approved the contract documents.

RECOMMENDATION

Staff recommends awarding the contract to Evans Construction for construction in summer 2018.

SUGGESTED MOTION

I move to approve the Notice of Award for the Garaman Flood Protection Project to Evans Construction in the amount of one hundred seven thousand, one hundred twenty seven dollars, and forty cents ($107,127.40).

NOTICE OF AWARD

Dated: 5/7/18

TO: Evans Construction Company .

ADDRESS: P.O. Box 4309 Jackson, WY 83001

PROJECT: JACKSON HOLE COMMUNITY PATHWAYS – 2018 GARAMAN TRAIL FLOOD PROTECTION IMPROVEMENTS

You are notified that your Bid dated 4/13/18 for the above Contract has been considered. You are the apparent Successful Bidder and have been awarded a Contract for the Jackson Hole Community Pathways – 2018 Garaman Trail Flood Protection Improvements.

The Contract Price of your Contract is $107,127.40 per the attached Bid Schedule.

Two copies each of the proposed Contract Documents and Drawings accompany this Notice of Award.

You must comply with the following conditions precedent within 15 days of the date you receive this Notice of Award.

1. Deliver to the OWNER **two (2)** fully executed counterparts of the Owner-Contractor Agreement.
2. Deliver with the executed Agreement the 100% Performance/Payment Bonds and the other items listed in Paragraph 3) below.
3. In addition to the Performance and Payment Bonds, the Contractor shall deliver the following items:
    a. Equipment List and Hourly Rates
    b. List of Suppliers and Subcontractors
    c. Current Certificate of Insurance
    d. Current Workmen's Compensation Certificate
    e. Current Certificate of Incorporation
    f. Projected Construction Schedule

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

Within ten days after you comply with the above conditions, the Owner will return to you one fully executed counterpart of the Contract Documents.

Town of Jackson, WY

By: _____
Brian Schilling
Pathways Coordinator

Enclosed: Owner – Contractor Agreement (3 pages) dated _____
Bid Schedule (1 page)

CONTRACT AGREEMENT

THIS AGREEMENT, made in triplicate and entered into this _____day of _____, 2018, between the TOWN OF JACKSON, WY, hereinafter called the Town and EVANS CONSTRUCTION COMPANY in the State of Wyoming, hereinafter called the Contractor.

WITNESSETH: That for and in consideration of the payments, covenants, and agreements hereinafter mentioned to be kept and performed by the parties hereto, the said parties hereby covenant and agree as follows:

I. The Contractor shall perform the work located in the Town of Jackson, State of WY, known as the **Jackson Hole Community Pathways 2018 Garaman Trail Flood Protection Improvements**, in a good, workmanlike and substantial manner and to the full satisfaction of and under the supervision of the Town. In the prosecution of the work the Contractor shall, at his own cost and expense, furnish all labor, machinery, tools, equipment, materials, and supplies and shall perform the work in strict conformity with the Project Manual attached hereto, and the plans on file in the office of the Jackson Hole Community Pathways, all of which plans and specifications are hereby made a part hereof with the same force and effect as if attached hereto or spread at length herein.

II. In consideration of the covenants and agreements to be kept and performed by the Contractor and for the faithful performance of this contract and the completion of the work as set forth in the plans and Project Manual herein referred to and made a part of this contract, the Town shall pay and the Contractor shall receive and accept as full consideration for all materials (except materials furnished by the Town) machinery, supplies, tools, and equipment furnished and labor done by the Contractor under this contract at prices stipulated in the proposal.

III. No work shall commence until receipt of a written "Notice to Proceed" signed by the Pathways Coordinator on or about May 1, 2018. All work shall be completed on or before September 26, 2018.

PROVIDED, however, that should the Contractor be delayed in the completion of the work from causes arising beyond the control and without the fault or negligence of the Contractor, including but not restricted to acts of God, acts of the State of WY, acts of another Contractor in the performance of a contract with the Town, fires, floods, strikes or unusually severe weather, and provided further that the Contractor provide written notification, within seven (7) calendar days of said delay, and describes the cause of said delay, then the completion date shall be extended accordingly. The Town hereby reserves the right to accept and make use of any portion of said work before the completion of the entire work without invalidating the contract, or binding said Town to accept the remainder of the work or any portion thereof whether completed or not, and without in any way thereby releasing the surety on the bond of the said Contractor.

IV. All payments, including final payments, will be based upon work completed and as computed by the Engineer in the manner required by the laws of the State of WY.

V. Time shall be the essence of this contract on the part of the Contractor, and it is hereby agreed by the parties hereto that in case all the work called for under said contract, in all parts and requirements, is not completed by and at the time herein mentioned or by and at such other time to which the period of completion may be extended, damage will be sustained by the Town, and that it is and will be difficult or impossible to ascertain and determine the actual damage which the Town will sustain in the event of and by reason of such delay. It is therefore agreed that said Contractor shall pay to the Town, as liquidated damages and not as penalty, $100.00 (one hundred and no/100 dollars) per day for each and every calendar day of the additional time in excess of the contract time limit and any granted extension thereof, which said amount is hereby

agreed upon as the damage that will be suffered by the Town. Failure to complete the work within the time named shall cause the liquidated damages to be deducted from the amount due or to become due to the Contractor. Such payments or deductions shall not in any degree release the Contractor from further obligations and penalties in respect to the fulfillment of the entire contract, nor any right which the Town may have to claim, sue for and recover as compensation and damages for non-performance of this contract.

VI. Any dispute concerning a question of fact or law arising under this contract that is not disposed of by agreement shall be governed by the laws of the State of Wyoming. Venue under this agreement shall be the Ninth Judicial District, Teton County, Wyoming.

VII. It is specifically agreed between the parties executing this contract that it is not intended by any of the provisions of any part of the contract to create in the public or any member thereof a third party beneficiary hereunder, or to authorize anyone not a party to this contract to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this contract.

VIII. The Contractor shall indemnify and save harmless the Town, its officers, Consultants, and employees from all suits, actions, or claims of any character brought because of any injuries or damage received or sustained by any person, persons, or property; on account of the operations of said Contractor; or on account of or as a consequence of any neglect in safeguarding the work, or through use of unacceptable materials in constructing the work; or because of any act or omission, neglect, or misconduct of said Contractor; or because of any claims or amounts recovered from any infringements of patent, trademark, or copyright; or from any claims or amounts arising or recovered under the Workmen's Compensation Act, or any other law, ordinance, order, or decree. So much of the money due the said Contractor under and by virtue of his contract as may be considered necessary by the Town for such purpose may be retained for the use of the Town; or, in case no money is due, the Contractors surety may be held until such suit or suits, action or actions, claim or claims for injuries or damages as aforesaid shall have been settled and suitable evidence to that effect furnished to the Town, except that money due the Contractor will not be withheld when the Contractor produces satisfactory evidence that he is adequately protected by public liability and property damage insurance.

IX. Any and all Exhibits to this Contract as set forth below are incorporated by reference as if fully set forth herein.

X. The Town does not waive its sovereign immunity by entering into this Contract and fully retains all immunities and defenses provided by law with respect to any action based on or arising from this Contract.

IN WITNESS WHEREOF, the Town has caused this agreement to be executed by the Mayor of the Town of Jackson, and its official seal affixed, and the Contractor has executed the same on the date above written.

(SEAL)

Witness: _____

_____
Contractor

_____
Title

TOWN OF JACKSON, WY

_____
Pete Muldoon, Mayor

Attest: _____
Sandy Birdyshaw / Town of Jackson Clerk

Exhibits to Contract:	100% Performance Bonds and		
	Power of Attorney dated _____	(	pages)
	Insurance Certificate dated _____	(	pages)
	Workmen's Compensation Certificate	(	pages)
	Bid Form dated _____	(	pages)
	Notice of Award dated _____	(	pages)
	Notice to Proceed dated _____	(	pages)
	Equipment/Rate List	(	pages)
	Projected Construction Schedule	(	pages)
	Project Manual dated March 21, 2018	(	pages)
	Plan Sheets dated March 2018	(	pages)

BID FORM

JACKSON HOLE COMMUNITY PATHWAYS
GARAMAN TRAIL FLOOD PROTECTION IMPROVEMENTS
JACKSON, WY
PROPOSAL FOR CONSTRUCTION CONTRACT

Proposal of Evans Construction Company
(Bidder)

PO Box 4309
(Address)

Jackson WY 83001
(City) (State) (Zip)

For the installation of an aluminum sheet pile flood wall and pathway vertical alignment adjustment.

OWNER:	Town of Jackson, WY P.O. Box 1687 Jackson, WY 83001
BID OPENING DATE:	Monday, April 16, 2018 at 3:00PM MDT
BID OPENING LOCATION:	Jackson Hole Community Pathways Temporary Office Location Teton County Admin Building (Basement) 200 S. Willow St. Jackson, WY 83001

This proposal is for the installation of 1494 sq. ft. of aluminum sheet pile flood wall and a vertical alignment adjustment of approximately 160 linear feet of 10-foot wide pathway on the Garaman Trail in the Town of Jackson. Principal components of work include the following:

1) Clearing and grubbing
2) Demolition of asphalt
3) Unclassified excavation
4) Pit run sub-base and gravel base course placement
5) Culvert installation with flared end sections
6) Erosion and sediment control structure placement, monitoring, and removal
7) Sheet pile flood wall installation

8) Incidental work which may be reasonably inferred to be required or useful for completion of the work in accordance with the requirements of the Project Manual and all applicable codes, laws, and professional standards.

The undersigned, hereinafter referred to as bidder, hereby proposes to furnish all materials machinery, tools, equipment, and supplies, and perform all labor necessary to complete the work described below, in accordance with the plans and specifications for the prices set forth in the following schedule.

BID PROPOSAL: Bidder agrees to perform all of the work described in the Project Manual as follows:

BID SCHEDULE

ITEM NO.	SPEC. SECTION	ITEM DESCRIPTION	UNIT	EST. QUANTITY	UNIT PRICE	EXTENSION
1	01000	Mobilization	LS	1	$12,090.00	$12,090.00
2	02025	Miscellaneous Force Account	LS	1	$7,500.00	$7,500.00
3	02210	Unclassified Excavation	CY	58	$90.20	$5,231.60
4	02231	Pit Run Sub-base	TON	237	$57.00	$13,509.00
5	02231	Base Course – Gradation H	TON	47	$107.00	$5,029.00
6	02280	Topsoil	CY	30	$147.60	$4,428.00
7	02512	Plant Mix Bituminous Pavement (2" thickness)	TON	20	$247.00	$4,940.00
8	02725	12" Dia. HDPE Culvert	LF	23	$104.00	$2,392.00
9	02725	12" HDPE Flared End Sections	EA	2	$210.50	$421.00
10	02820	Erosion Control – Silt Fence or Straw Wattle	LF	160	$17.60	$2,816.00
11	09995	Sheet Pile Flood Wall	SQ FT	1494	$28.70	$42,877.80
12	09995	Flood Wall Cap	LF	166	$35.50	$5,893.00

TOTAL BID PRICE / ITEM NOS. 1-12 $ 107,127.40

One hundred seven thousand one hundred twenty seven dollars & forty cents
(Use Words)

The Bidder hereby covenants and agrees as follows:

1) That the Bidder is the only person or party interested in this Proposal, and that this Proposal is made without collusion with any person, firm or corporation. That the Bidder has carefully examined the plans and Project Manual governing the work included in this Proposal, and has inspected the site of the work and fully understands the physical conditions under which the work must be performed.

2) That the Bidder will perform all extra work that may be required subject to the provisions set forth in the Project Manual.

3) To execute a contract covering the work and to furnish a Performance Bond for 100% of the Total Bid Price (or equivalent security) subject to the review and approval of the Town Attorney.

4) To commence contract time in accordance with the Notice to Proceed to be issued on or about May 1, 2018 and to complete all of the work on or before September 26, 2018. That as evidence of good faith and as a guaranty that the Bidder will enter into the contract and furnish 100% Performance and Payment Bonds mentioned above, there is enclosed herewith a cashier's check, irrevocable letter of credit, or bid bond payable to Town of Jackson, WY in the amount of 10% of the Bid Proposal. In case of failure of the Bidder to execute the Contract and furnish the performance and payment bonds, the Bidder shall pay to Town of Jackson, WY the difference between the low bid and such larger amount not to exceed the ten percent penalty for which the Town of Jackson, WY may in good faith contract with another party to perform the work covered by said bid.

5) That the proposal guaranty shall remain in the possession of the Town of Jackson, WY until delivered to the Bidder in person or to his agent, or until the Town of Jackson, WY is granted a special power-of-attorney by the Bidder to return such proposal guaranty by registered U.S. Mail.

6) That the Town of Jackson reserves the right to reject any or all proposals, and to waive informalities and irregularities in proposals.

Katie Bertsch/Katie Bertsch	Estimator	4/13/18
Authorized Official of Bidder	Title	Date

Having been first duly sworn on oath deposes and says that statements made on the CERTIFICATION FOR FREE COMPETITIVE BIDDING are true, and I also hereby certify that I have the authority to submit this bid.

Evans Construction Company
Name of Person, Firm, Association, or Corporation

Subscribed in my presence and sworn to before me this 13th day of April, 2018.

H SINCLAIR
State of Wyoming-Notary Public
County of Lincoln
My Commission Expires
January 12, 2022

(SEAL)

H. Sinclair

Notary Public

My commission expires: 1/12/22

TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: May 2, 2018
MEETING DATE: May 7, 2018

SUBMITTING DEPARTMENT: Legal
DEPARTMENT DIRECTOR: Audrey Cohen-Davis
PRESENTER: Audrey Cohen-Davis, Town Attorney

SUBJECT: Easements with Kudar Enterprises, Inc.

STATEMENT/PURPOSE

For the Town Council to consider approval of the attached Sidewalk Easement and Permanent Road and Utility Easement between Kudar Enterprises, Inc. and the Town.

BACKGROUND

The Town has been working with the developers of the Hidden Hollow project and Kudar Enterprises, Inc. in conjunction with sidewalk, utility and roadway easements necessary on Mercill Avenue and on North Cache adjacent to the existing Kudar hotel located at 260 and 262 North Cache Street.

The attached Sidewalk Easement is necessary in order for the public to have sidewalk access and a right of way on Mercill Avenue in front of the above Kudar Enterprises, Inc. properties.

The attached Permanent Road and Utility Easement is necessary for the Town to have the ability to lay out, construct, maintain, and use a roadway and appurtenant sidewalk for public access, ingress, and egress, together with the right to install, operate, and maintain public utilities and appurtenances thereto, including but not limited to sanitary sewer, water, drainage, gas, electricity, telephone, fiber optics, cable television, and other communications, together with the right to remove trees, bushes, undergrowth, and other obstructions interfering with the installation, construction, and maintenance of said utilities, water systems, sewer systems, storm drainage systems and appurtenances thereto, and the further right of access, ingress and egress to and from the said described property over and across reasonable routes approved by Grantor in order that the Grantee might exercise the rights granted by this Easement on the Burdened Property

FISCAL IMPACT

None at this time.

ALIGNMENT WITH COUNCIL'S STRATEGIC INTENT

The Mission of the Town of Jackson is to provide municipal services necessary to support the residential, business, environmental, and historical interests that define our community and support economic development.

STAFF IMPACT

The Staff impact has been in the Public Works Department (including the Town Engineer), the Planning Department and the Legal Department in negotiating and finalizing these easements.

LEGAL ISSUES

Complete.

ATTACHMENTS

1) Sidewalk Easement from Kudar Enterprises, Inc. to the Town.
2) Permanent Road and Utility Easement from Kudar Enterprises, Inc. to the Town.

RECOMMENDATION

Staff recommends approval of the attached Sidewalk Easement from Kudar Enterprises, Inc. to the Town and the Permanent Road and Utility Easement from Kudar Enterprises, Inc. to the Town, subject to any minor changes deemed necessary by Staff.

SUGGESTED MOTIONS

I move to approve of the attached Sidewalk Easement from Kudar Enterprises, Inc. to the Town and the Permanent Road and Utility Easement from Kudar Enterprises, Inc. to the Town, and authorize the Mayor to execute the Easements subject to any minor changes deemed necessary by Staff.

SIDEWALK EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that for Ten Dollars ($10) and other good and valuable consideration, receipt whereof being hereby acknowledged by Kudar Enterprises, Inc. a Wyoming Corporation, hereinafter called the "GRANTOR", hereby grants and conveys to the TOWN OF JACKSON, a Wyoming municipal corporation, whose address is Box 1687, Jackson, Wyoming, hereinafter called the "GRANTEE", a non-exclusive easement in, on, over, under, across, and through that property described on the Legal Description, Exhibit A, and shown on the Easement Sketch, Exhibit B, attached hereto and by this reference made a part hereof for the right to construct, maintain, and use a sidewalk for public access, ingress and egress.

Representation by Grantee. Grantee represents, acknowledges and agrees that the Easement granted herein shall not have the effect of reducing the development potential of the Property, whether by reducing the base site area or by increasing setback requirements from the Property boundary or the Easement boundary.

Easement In Gross. The Easement granted herein is a commercial easement "in gross." Grantee shall not have the right to lease or otherwise permit the use of the Easement for any other purposes than a public sidewalk.

Warranties. Grantor makes no representations or warranties, express or implied, in connection with the Easement or the Property, whether of title, fitness of use, condition, purpose, or of any other nature. Notwithstanding the foregoing, Grantor represents and warrants that Grantor has the authority to grant the Easement contained herein.

Indemnity. Grantee agrees to indemnify, defend and hold harmless Grantor, its officers, board, shareholders beneficiaries, employees, successors and assigns (the "Grantor Indemnities") from and against any and all liability, loss, claims, demands, liens, damages, penalty, fines, interest, costs and expenses, and for any and all damage to property, personal injury claims, or death, arising out of, or attributable to the use, construction, maintenance, restoration or repair within the Easement by Grantee and its employees, agents, contractors, representatives, and the public. This indemnity shall include the costs and expenses of reasonable attorney's fees in defending any such actions or lawsuits, and reimbursement for any and all damages suffered by Grantor. All indemnification provided for herein shall not include

indemnification for negligence of Grantor and its employees, agents, contractors and representatives or for actions of Grantor and its employees, agents, contractors and representatives, which would otherwise make the indemnification void pursuant to Wyoming State Statutes, Wyoming law or any other applicable law.

Perpetual Easement. The within grant is an easement running with the land and shall be perpetual so long as it is used for the above-described purposes.

IN WITNESS WHEREOF, we have hereunto set our hands this ___ day of _____, 2018,

KUDAR ENTERPRISES, INC. a Wyoming corporation:

_____
By: Joseph H. Kudar
Its: President/Director

TOWN OF JACKSON

_____
By: Pete Muldoon
Its: Mayor

ATTEST: _____
Town Clerk

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by Joseph H. Kudar, President, Director of Kudar Enterprises, Inc. who does verify that the foregoing instrument is signed in the name of, on behalf of, and by authority of said corporation.

WITNESS my hand and official seal.

_____
Notary Public
My Commission Expires: _____

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this _____ day of _____ _____, 2018 by Pete Muldoon, Mayor of the Town of Jackson.

WITNESS my hand and official seal.

_____
Notary Public
My Commission Expires: _____

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this _____ day of _____ _____, 2018 by Sandy Birdyshaw, Town Clerk of the Town of Jackson.

WITNESS my hand and official seal.

_____
Notary Public
My Commission Expires: _____

EXHIBIT A

DESCRIPTION FOR
SIDEWALK EASEMENT
FROM KUDAR ENTRERPRISES, INC.
TO THE TOWN OF JACKSON

A strip of land located in the SW ¼ SW ¼, Section 27, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, being a part of Kudar Enterprises, Incorporated, a parcel of land as shown on Map T-20F and described in Book 100 of Photo, page 744, records of the Office of the Teton County Clerk, and being described as follows:

Commencing at the northwest corner of Said Parcel, thence along the west boundary line of said Parcel, S00°07'50"E, a distance of 10.00 feet, to the southwest corner of a Roadway and Utility easement to the Town of Jackson, and the Point of Beginning;

Thence continuing along the west boundary line of Said Parcel, S00°07'50"E, a distance of 18.00 feet;

Thence N89°54'04"W, parallel with the north boundary line of said Parcel, a distance of 4.00 feet;

Thence parallel with the west boundary line of Said Parcel, N00°07'50"W, a distance of 18.00 feet to the south line of Said Roadway and Utility easement;

Thence N89°54'04"W, along the south line of Said Roadway and Utility easement and parallel with the north line of Said Parcel, 4.00 feet, to the point of beginning.

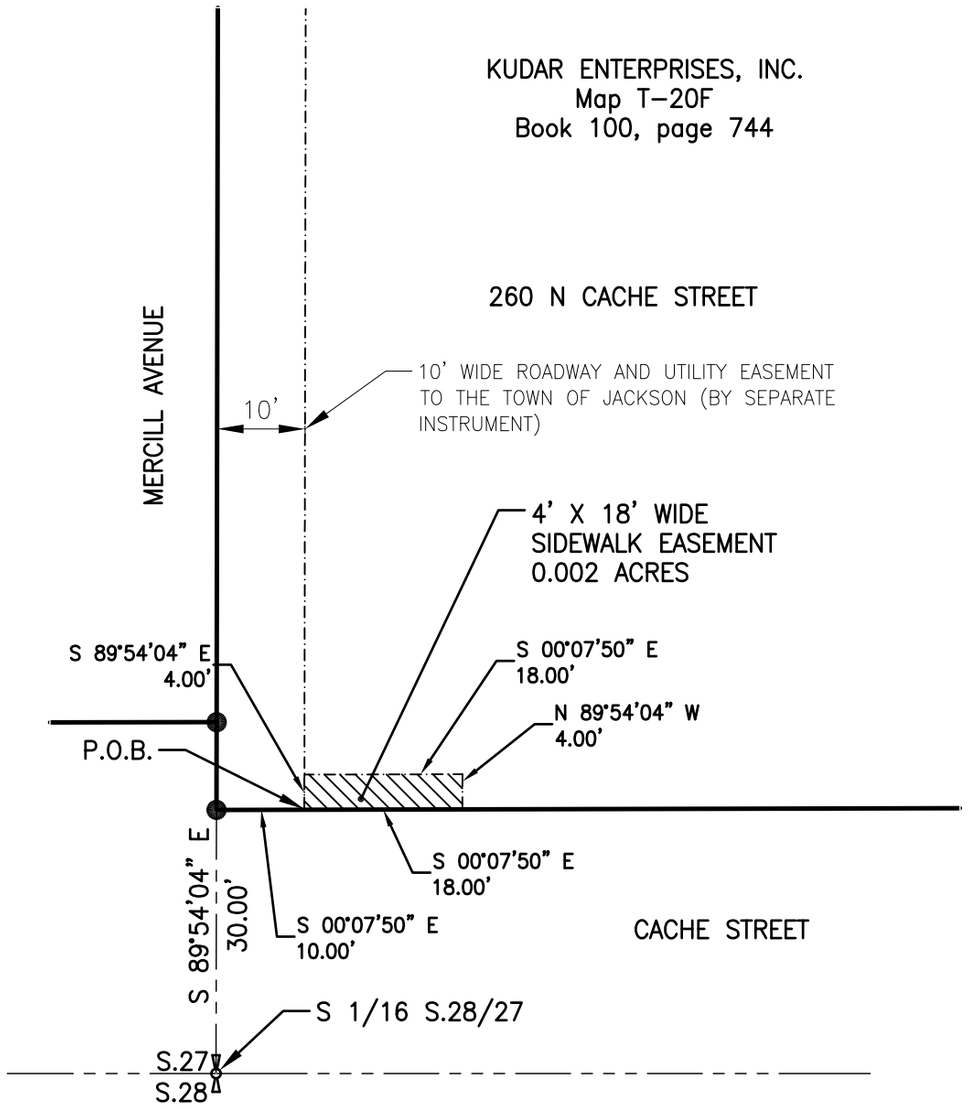
Said strip of land contains 0.001 acres, more or less, and is subject to any easements, rights-of-way, reservations or restrictions of sight and/or of record.

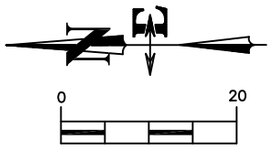
As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Robert Norton
Wyoming PE&LS 2910
Nelson Engineering
Project 18-021-01
April, 19, 2018

EXHIBIT B

SIDEWALK EASEMENT
FROM KUDAR ENTERPRISES, INC.
TO THE TOWN OF JACKSON





SCALE 1" = 20'

PART OF SW 1/4, SW 1/4,
SEC. 27, T41N, R116W,
TOWN OF JACKSON
TETON COUNTY, WYOMING

DRAWING NO: EXHIBIT B	DRAWING TITLE: KUDAR ENTERPRISES, INC. SIDEWALK EASEMENT TO THE TOWN OF JACKSON	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE: 4/19/18
JOB NO: 18-021-01			ENGINEERED:
			DRAWN: SK
			CHECKED: RRN
			APPROVED: RRN

PERMANENT ROAD AND UTILITY EASEMENT

This **PERMANENT ROAD AND UTILITY EASEMENT** (this "Agreement") is made and entered into by and between Kudar Enterprises, Inc. a Wyoming Corporation, whose address is P.O. Box 1785 Jackson, WY 83001 (hereinafter referred to as "GRANTOR"), and the Town of Jackson, a Wyoming municipal corporation, whose address is P.O. Box 1687, Jackson, Wyoming 83001 (hereafter referred to as "GRANTEE").

RECITALS

WHEREAS, Grantor owns and desires to declare and establish in, under, over, across, and through that certain real property in Teton County, Wyoming, generally known as 260 and 262 North Cache Street, that being as described in Teton County Clerk Land Records on BK100P744 hereto (the "Burdened Property") an express and exclusive permanent construction, utility, access and maintenance easement in gross to and for the benefit of Grantee and the public, subject to existing easements as of the date this document is executed, according to the terms and conditions set forth herein; and,

WHEREAS, the Town of Jackson Land Development Regulations (LDRs) stipulate minimum design standards for development including those pertaining to right-of-way, sidewalk and buffer widths; and,

WHEREAS, current LDRs require a 60-foot wide right-of-way, 5-feet wide buffer, and 6-feet wide sidewalk; and,

WHEREAS, Hansen and Hansen LLP, developers of the Hidden Hollow development located at 60 Rosencrans ("HH Developers"), are developing East Mercill Avenue for acceptance as a public street within their 40-foot wide strip of land and including a 10-foot wide Special Use Permit from the United States Forest Service to the north, 50-foot total width, with improvements to satisfy current LDRs; and,

WHEREAS, the HH Developers cannot completely build the LDRs stipulated improvements within the said 50-foot width; and,

WHEREAS, the Easement provides Grantee a 55-foot wide and 60-foot wide road and utility strip of land for road, sidewalk, utility, etc. improvements; and,

WHEREAS, the Grantor, Grantee, and HH Developers have agreed that burying the overhead power and cable utilities along East Mercill is beneficial to all parties and the public as well as necessary to reconstruct the intersection of East Mercill Ave. and North Cache St. in accordance with the LDRs and Wyoming Department of Transportation standards; and,

WHEREAS, the Grantor, Grantee, and the HH Developer have agreed to share in the costs to bury the power lines and relocate appurtenances along East Mercill Avenue; and,

WHEREAS, the Grantor and Lower Valley Energy shall execute an easement for the burial of power lines and installation of surface appurtenances that shall be executed prior to this Easement; and,

WHEREAS, the Grantor, Grantee, and the HH Developers have agreed work together to construct the improvements to East Mercill Avenue to the current LDR standards; and,

WHEREAS, the Grantor has existing lodging structures and infrastructure within the Easement area that are to remain in service until they are demolished, moved, or redeveloped.

AGREEMENTS

NOW, THEREFORE, IT IS HEREBY AGREED that for and in consideration of the aforesaid Burdened Property and the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, paid by each of the said parties, Grantors on their own behalf or any successor in interest or assign, and the Town do mutually covenant and agree as follows:

1. **Grant of Exclusive Easement.** Grantor hereby declares and establishes for the benefit of Grantee and Grantee's employees, agents, contractors and licensees; and the public, a

permanent exclusive road and utility easement in gross in, under, over, across, and through that portion of the Burdened Property described on the Easement Legal Description **Exhibit A** and Easement Sketch **Exhibit B** attached hereto and by this reference made a part hereof (the "Easement") for the right to: lay out, construct, maintain, and use a roadway and appurtenant sidewalk for public access, ingress, and egress, together with the right to install, operate, and maintain public utilities and appurtenances thereto, including but not limited to sanitary sewer, water, drainage, gas, electricity, telephone, fiber optics, cable television, and other communications, together with the right to remove trees, bushes, undergrowth, and other obstructions interfering with the installation, construction, and maintenance of said utilities, water systems, sewer systems, storm drainage systems and appurtenances thereto, and the further right of access, ingress and egress to and from the said described property over and across reasonable routes approved by Grantor in order that the Grantee might exercise the rights granted by this Easement on the Burdened Property (collectively, the "Access and Utility Improvements"), subject to any existing easements as of the date this document is executed.

2. **Engineering, Installation, Operation and Maintenance.** The construction of and/or any improvements to the Access and Utility Improvements shall be completed by Grantee at Grantee's sole cost and expense, except as otherwise agreed to in this Easement. All underground public water mains, sewer mains, storm water mains, and necessary appurtenances constructed or installed by the Grantee within the Easement shall be and shall at all times remain the property of Grantee. Grantee shall not permit any mechanic's or materialmen's lien to be placed upon or remain upon the Burdened Property. The construction of or improvements to the Road and Utility Improvements shall be performed in a good and workman-like manner by persons qualified to perform such work and in accordance with all applicable approvals and permits, and in a manner to minimize interference to the Burdened Property. Grantee shall be permitted to operate and temporarily park all reasonably necessary equipment, including all reasonably necessary trucks and grading equipment, within the Easement during the term of the Easement. After substantial completion of construction and/or additional improvements to the Road and Utility Improvements, Grantee or its agents shall promptly restore the Easement area affected thereby to the reasonably same condition it was prior to such operations, including but not limited to restoring the surface grade, replacing landscaping such as, grass, bushes and other similar undergrowth, if removed or damaged. Mature trees and shrubs greater than twelve (12) feet in height and/or width shall be replaced with trees or shrubs at or near twelve (12) feet in height and/or width. Smaller trees will be replaced by similar sized trees or shrubs.

3. **Reservation.** Grantor hereby reserves unto itself, its guests, invitees, and legal representatives, the right to use the surface and subsurface of the Easement, including but not limited to buildings, landscaping, planting and associated irrigation, water and sewer services, and storm water systems, pursuant to any future approved development plan, building or grading permits, provided such use does not unreasonably impair, interfere with or obstruct the use of the Easement by Grantee.

   Grantor also hereby reserves unto itself, its guests, invitees, and legal representatives, the right to all existing uses of the Easement including but not limited to, lodging, boiler building, water and sewer services, storm drainage, and access including repairs and maintenance.

4. **Restrictions.** The grant of the Easement shall be subject to the following restrictions:

   4.1. Grantee shall use the rights granted above, with due regard to the rights of others and their use thereof, and shall not use the Easement in any way that would impair the rights of Grantor or others to the use of the same;

   4.2. Grantor shall not construct any building, structure, or improvement within the Easement, without the express written approval of Grantee. Grantee shall not unreasonably deny approval of structure foundation extending less than two (2) feet into the Easement and roof overhangs extending less than two (2) feet into the Easement;

   4.3. Grantor shall not construct required storm water detention or grading within the northern five (5) foot wide strip of the Easement;

4.4. Grantor shall not construct any landscaping that impairs, interferes with, or obstructs the use of the Easement by Grantee;

4.5. Grantor shall not replace existing development or uses within the Easement without the express written approval of Grantee;

4.6. Grantor shall at its sole cost and expense pay for improvements required by the Town of Jackson Land Development Regulations, any approved development plan, building or grading permit, unless a cost share agreement is executed; and,

4.7. Grantor shall not temporarily park vehicles or equipment on the Easement in a manner that obstructs the passage by Grantee or others.

5. **Declaration.** The Grantor and Grantee hereby declare that the Easement shall inure to the benefit of the Grantee and its legal representatives. Grantor hereby declares that the Burdened Property hereto shall be owned, sold, conveyed, encumbered, leased, used, occupied and developed subject to the Easement and the terms and conditions set forth herein, which shall run with the land and shall be binding on all parties having or acquiring legal title or an equitable interest in the Burdened Property.

6. **No Merger**. This Agreement and the Easement and rights declared and established herein are intended to remain separate from the Grantor's fee simple interest in the Burdened Property and shall not merge therewith.

7. **Construction.** Any recitals in this Agreement are represented by the parties to be accurate and constitute a part of the substantive agreement. This Agreement shall be construed in accordance with the laws of the State of Wyoming. Venue is in Teton County, Wyoming.

8. **Enforcement.** If any party hereto fails to perform any of its obligations under this Agreement or if a dispute arises concerning the meaning or interpretation of any provision of this Agreement, the defaulting party or the party not prevailing in such dispute, as the case may be, shall pay any and all costs and expenses incurred by the other party in enforcing or establishing its rights hereunder, including, without limitation, all court costs and all reasonable attorneys' fees (including the costs of in-house counsel) regardless of whether litigation is commenced.

9. **Term.** The easements, covenants, conditions and restrictions contained in this Agreement shall be effective commencing on the date of recordation of this Agreement in the Office of the Clerk of Teton County, Wyoming and shall be perpetual so long as it is used for the above described purposes; unless this Agreement is modified, amended, canceled or terminated by an instrument in writing signed by the Grantor and the Grantee.

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

11. **Easement In Gross.** The Easement granted herein is a commercial easement "in gross." Grantee shall not have the right to lease or otherwise permit the use of the Easement by any other person or entity other than to Grantee's employees, agents, contractors and licensees, nor shall Grantee assign any of the rights, privileges, duties or obligations of Grantee hereunder except as provided for herein, without the prior written consent of Grantor.

12. **Warranties.** Grantor makes no representations or warranties, express or implied, in connection with the Easement, whether of title, fitness of use, condition, purpose, or of any other nature. Notwithstanding the foregoing, Grantor represents and warrants that Grantor has the authority to grant the Easement contained herein.

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

14. **Entire Agreement; Modification.** This Agreement embodies and constitutes the entire agreement with respect to the subject matters hereof and all prior or contemporaneous agreements, understandings, representations, statements are merged into this Agreement.

Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged, or terminated in whole or in part, except by an instrument in writing signed by the Grantor and the Grantee.

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

16. **Binding Effect.** This Agreement shall be binding on the parties hereto, their heirs, successors and assigns.

17. **Indemnification.** Grantee agrees to indemnify, defend and hold harmless Grantor, its beneficiaries, employees, successors and assigns (the "Grantor Indemnities") from and against any and all liability, loss, claims, demands, liens, damages, penalty, fines, interest, costs and expenses, and for any and all damage to property, arising out of, or attributable to the use, construction, maintenance, restoration or repair of Access and Utility Improvements within the Easement by Grantee and its employees, agents, contractors and representatives. All indemnification provided for herein shall not include indemnification for negligence of Grantor and its employees, agents, contractors and representatives or for actions of Grantor and its employees, agents, contractors and representatives, which would otherwise make the indemnification void pursuant to Wyoming State Statutes, Wyoming law or any other applicable law.

IN WITNESS WHEREOF, my hand this _____ day of _____, 2018.

KUDAR ENTERPRISES, INC

_____

By: Joseph H. Kudar
Its: President/ Director

TOWN OF JACKSON

_____

By: Pete Muldoon
Its: Mayor

ATTEST: _____
Town Clerk

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by Joseph H. Kudar who does verify that the foregoing instrument is signed in the name of, on behalf of, and by authority of Kudar Enterprises, Inc., a Wyoming limited liability company.

WITNESS my hand and official seal.

_____
Notary Public
My Commission Expires: _____

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this _____ day of _____ _____, 2018 by Pete Muldoon, Mayor of the Town of Jackson.

WITNESS my hand and official seal.

_____
Notary Public
My Commission Expires: _____

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this _____ day of _____ _____, 2018 by Sandy Birdyshaw, Town Clerk of the Town of Jackson.

WITNESS my hand and official seal.

_____
Notary Public
My Commission Expires: _____

EXHIBIT A

DESCRIPTION FOR
A PERMANENT ROADWAY AND UTILITY EASEMENT
FROM KUDAR ENTRERPRISES, INC.
TO THE TOWN OF JACKSON

Two strips of land located in the SW ¼ SW ¼, Section 27, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, being a part of Kudar Enterprises, Incorporated, parcel of land as shown on Map T-20F and described in Book 100 of Photo, page 744, records of the Office of the Teton County Clerk, and being described as follows:

Easement 1

A 10 foot wide strip of land beginning at the northwest corner of Said Parcel,
Thence along the north boundary line of said Parcel S89°54'04"E, a distance of 304.76 feet;
Thence S00°05'56"W, a distance of 10.00 feet;
Thence N89°54'04"W, parallel with the north boundary line a distance of 304.72 feet, to the west boundary of said Parcel;
Thence N00°07'50"W, along the east boundary line, a distance of 10.00 feet, to the point of beginning.

Said strip of land contains 0.07 acres, more or less, and is subject to any easements, rights-of-way, reservations or restrictions of sight and/or of record

Easement 2

A 5 foot wide strip of land beginning at the northeast corner of Easement 1 on the north boundary line of said Parcel, which point lies S89°54'04"E, a distance of 304.76 feet from the northwest corner of said Parcel;
Thence S89°54'04"E, a distance of 255.63 feet to the east boundary line of said Parcel;
Thence S00°00'24"W, along the east boundary line of said Parcel, a distance of 5.00 feet;
Thence N89°54'04"W, parallel with the north boundary line a distance of 255.64 feet, to the east boundary of Easement 1;
Thence N00°05'56"W, along the east boundary of Easement 1, a distance of 5.00 feet to the point of beginning.

Said strip of land contains 0.03 acres, more or less, and is subject to any easements, rights-of-way, reservations or restrictions of sight and/or of record

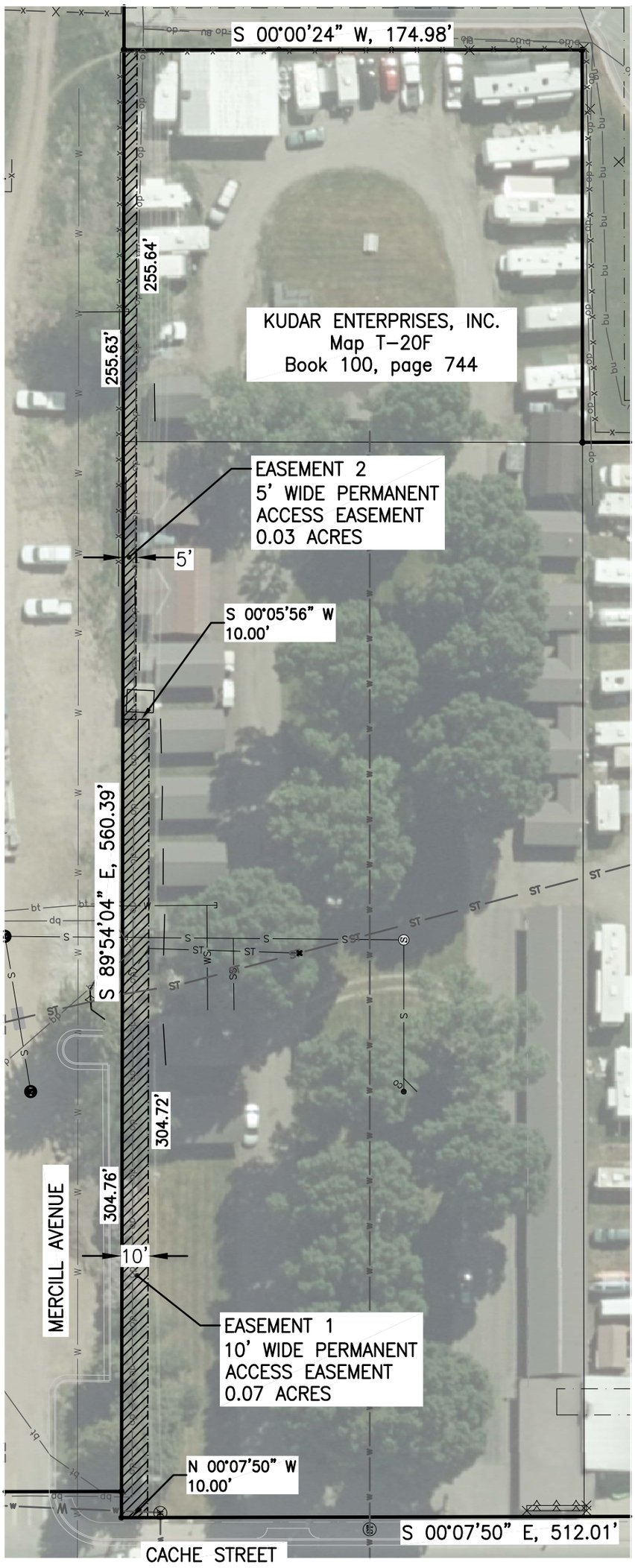
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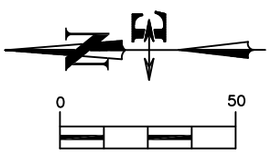
As shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Robert Norton
Wyoming PE&LS 2910
Nelson Engineering
Project 18-021-01
March 19, 2018

EXHIBIT B

A PERMANENT ROADWAY
AND UTILITY EASEMENT
FROM KUDAR ENTERPRISES, INC.
TO THE TOWN OF JACKSON





SCALE 1" = 50'

PART OF SW 1/4, SW 1/4,
SEC. 27, T41N, R116W,
TOWN OF JACKSON
TETON COUNTY, WYOMING

DRAWING NO: 1	DRAWING TITLE: KUDAR ENTERPRISES, INC. PERM. ROADWAY & UTILITY EAS. TO THE TOWN OF JACKSON	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE: 3/19/18
JOB NO: 18-021-01			ENGINEERED:
			DRAWN: SK
			CHECKED: RRN
			APPROVED: RRN

PERMANENT ROAD AND UTILITY EASEMENT

This **PERMANENT ROAD AND UTILITY EASEMENT** (this "Agreement") is made and entered into by and between Kudar Enterprises, Inc. a Wyoming Corporation, whose address is P.O. Box 1785 Jackson, WY 83001 (hereinafter referred to as "GRANTOR"), and the Town of Jackson, a Wyoming municipal corporation, whose address is P.O. Box 1687, Jackson, Wyoming 83001 (hereafter referred to as "GRANTEE").

RECITALS

WHEREAS, Grantor owns and desires to declare and establish in, under, over, across, and through that certain real property in Teton County, Wyoming, generally known as 260 and 262 North Cache Street, that being as described in Teton County Clerk Land Records on BK100P744 hereto (the "Burdened Property") an express and exclusive permanent and perpetual exclusive construction, utility, access and maintenance easement in gross to and for the benefit of Grantee and the public, subject to existing easements as of the date this document is executed, according to the terms and conditions set forth herein; and,

WHEREAS, the Town of Jackson Land Development Regulations (LDRs) stipulate minimum design standards for development including those pertaining to right-of-way widths, sidewalk and buffer widths; and,

WHEREAS, current LDRs require a 60-foot wide right-of-way, 5-feet wide buffer, and 6-feet wide sidewalk; and,

WHEREAS, Hansen and Hansen LLP, developers of the Hidden Hollow development located at 60 Rosencrans ("HH Developers"), are developing East Mercill Avenue for acceptance as a public street within their 40-foot wide strip of land and including a 10-foot wide Special Use Permit from the United States Forest Service to the north, 50-foot total width, with improvements to satisfy current LDRs; and,

WHEREAS, the HH Developers cannot completely build the LDRs stipulated improvements within the said 50-foot width; and,

WHEREAS, the Easement provides Grantee a 55-foot wide and 60-foot wide road and utility strip of land for road, sidewalk, utility, etc. improvements; and,

WHEREAS, the Grantor, Grantee, and HH Developers have agreed that burying the overhead power and cable utilities along East Mercill is beneficial to all parties and the public as well as necessary to reconstruct the intersection of East Mercill Ave. and North Cache St. in accordance with the LDRs and Wyoming Department of Transportation standards; and,

WHEREAS, the Grantor and Lower Valley Energy shall execute an easement for the burial of power and surface appurtenances that shall be executed prior to this Easement; and,

WHEREAS, the above ground appurtenances associated with the power and cable utility bury shall be located within the easement to not encumber or compromise the buffer and sidewalk; and,

WHEREAS, the Grantor, Grantee, and the HH Developers have agreed to share in the costs of improvements to East Mercill Avenue; and,

WHEREAS, the Grantor has existing lodging structures and infrastructure within the Easement area that are to remain in service until they are demolished, moved, or redeveloped.

AGREEMENTS

NOW, THEREFORE, IT IS HEREBY AGREED that for and in consideration of the aforesaid Burdened Property and the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, paid by each of the said parties, Grantors on their own behalf or any successor in interest or assign, and the Town do mutually covenant and agree as follows:

1. **Grant of Exclusive Easement.** Grantor hereby declares and establishes for the benefit of Grantee and Grantee's employees, agents, contractors and licensees; and the public, a

permanent and perpetual exclusive road and utility easement in gross in, under, over, across, and through that portion of the Burdened Property described on the Easement Legal Description **Exhibit A** and Easement Sketch **Exhibit B** attached hereto and by this reference made a part hereof (the "Easement") for the right to: lay out, construct, maintain, and use a roadway and appurtenant sidewalk for public access, ingress, and egress, together with the right to install, operate, and maintain public utilities and appurtenances thereto, including but not limited to sanitary sewer, water, drainage, gas, electricity, telephone, fiber optics, cable television, and other communications, together with the right to remove trees, bushes, undergrowth, and other obstructions interfering with the installation, construction, and maintenance of said utilities, water systems, sewer systems, storm drainage systems and appurtenances thereto, and the further right of access, ingress and egress to and from the said described property over and across reasonable routes approved by Grantor in order that the Grantee might exercise the rights granted by this Easement on the Burdened Property (collectively, the "Access and Utility Improvements"), subject to any existing easements as of the date this document is executed.

2. **Engineering, Installation, Operation and Maintenance.** The construction of and/or any improvements to the Access and Utility Improvements shall be completed by Grantee at Grantee's sole cost and expense, except as otherwise agreed to in this Easement. All underground public water mains, sewer mains, storm water mains, and necessary appurtenances constructed or installed by the Grantee within the Easement shall be and shall at all times remain the property of Grantee. Grantee shall not permit any mechanic's or materialmen's lien to be placed upon or remain upon the Burdened Property. The construction of or improvements to the Road and Utility Improvements shall be performed in a good and workman-like manner by persons qualified to perform such work and in accordance with all applicable approvals and permits, and in a manner to minimize interference to the Burdened Property. Grantee shall be permitted to operate and temporarily park all reasonably necessary equipment, including all reasonably necessary trucks and grading equipment, within the Easement during the term of the Easement. After substantial completion of construction and/or additional improvements to the Road and Utility Improvements, Grantee or its agents shall promptly restore the Easement area affected thereby to the reasonably same condition it was prior to such operations, including but not limited to restoring the surface grade, replacing landscaping such as, grass, bushes and other similar undergrowth, if removed or damaged. Mature trees and shrubs greater than twelve (12) feet in height and/or width shall be replaced with trees or shrubs at or near twelve (12) feet in height and/or width. Smaller trees will be replaced by similar sized trees or shrubs.

3. **Reservation.** Grantor hereby reserves unto itself, its guests, invitees, and legal representatives, the right to use the surface and subsurface of the Easement, including but not limited to buildings, landscaping, future ingress and egress driveways to Grantor's property, planting and associated irrigation, water and sewer services, and storm water systems, pursuant to any future approved development plan, building or grading permits, provided such use does not unreasonably impair, interfere with or obstruct the use of the Easement by Grantee.

   Grantor also hereby reserves unto itself, its guests, invitees, and legal representatives, the right to all existing uses of the Easement including but not limited to, lodging, boiler building, water and sewer services, storm drainage, and access including ~~minor~~ repairs and maintenance.

4. **Restrictions.** The grant of the Easement shall be subject to the following restrictions:

   4.1. Grantee shall use the rights granted above, with due regard to the rights of others and their use thereof, and shall not use the Easement in any way that would impair the rights of Grantor or others to the use of the same;

   4.2. Grantor shall not construct any building, structure, or improvement within the Easement, without the express written approval of Grantee. Grantee shall not unreasonably deny approval of structure foundation extending less than two (2) feet into the Easement and roof overhangs extending less than two (2) feet into the Easement;

4.3. Grantor shall not construct required storm water detention or grading within the northern five (5) foot wide strip of the Easement;

4.4. Grantor shall not construct any landscaping that impairs, interferes with, or obstructs the use of the Easement by Grantee;

4.5. Grantor shall not replace or perform major repair of existing development or uses within the Easement without Grantee's consent whose consent shall not unreasonably withheld;

4.6. Grantor shall at its sole cost and expense pay for improvements required by the Town of Jackson Land Development Regulations, any approved development plan, building or grading permit, unless a cost share agreement is executed; and,

4.7. Grantor shall not temporarily park vehicles or equipment on the Easement in a manner that obstructs the passage by Grantee or others.

5. **Declaration.** The Grantor and Grantee hereby declare that the Easement shall inure to the benefit of the Grantee and its legal representatives. Grantor hereby declares that the Burdened Property hereto shall be owned, sold, conveyed, encumbered, leased, used, occupied and developed subject to the Easement and the terms and conditions set forth herein, which shall run with the land and shall be binding on all parties having or acquiring legal title or an equitable interest in the Burdened Property.

6. **No Merger**. This Agreement and the Easement and rights declared and established herein are intended to remain separate from the Grantor's fee simple interest in the Burdened Property and shall not merge therewith.

7. **Construction.** Any recitals in this Agreement are represented by the parties to be accurate and constitute a part of the substantive agreement. This Agreement shall be construed in accordance with the laws of the State of Wyoming. Venue is in Teton County, Wyoming.

8. **Enforcement.** If any party hereto fails to perform any of its obligations under this Agreement or if a dispute arises concerning the meaning or interpretation of any provision of this Agreement, the defaulting party or the party not prevailing in such dispute, as the case may be, shall pay any and all costs and expenses incurred by the other party in enforcing or establishing its rights hereunder, including, without limitation, all court costs and all reasonable attorneys' fees (including the costs of in-house counsel) regardless of whether litigation is commenced.

9. **Term.** The easements, covenants, conditions and restrictions contained in this Agreement shall be effective commencing on the date of recordation of this Agreement in the Office of the Clerk of Teton County, Wyoming and shall be perpetual so long as it is used for the above described purposes; unless this Agreement is modified, amended, canceled or terminated by an instrument in writing signed by the Grantor and the Grantee.

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

11. **Easement In Gross.** The Easement granted herein is a commercial easement "in gross." Grantee shall not have the right to lease or otherwise permit the use of the Easement by any other person or entity other than to Grantee's employees, agents, contractors and licensees, nor shall Grantee assign any of the rights, privileges, duties or obligations of Grantee hereunder except as provided for herein, without the prior written consent of Grantor.

12. **Warranties.** Grantor makes no representations or warranties, express or implied, in connection with the Easement, whether of title, fitness of use, condition, purpose, or of any other nature. Notwithstanding the foregoing, Grantor represents and warrants that Grantor has the authority to grant the Easement contained herein.

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

14. **Entire Agreement; Modification.** This Agreement embodies and constitutes the entire agreement with respect to the subject matters hereof and all prior or contemporaneous agreements, understandings, representations, statements are merged into this Agreement. Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged, or terminated in whole or in part, except by an instrument in writing signed by the Grantor and the Grantee.

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

16. **Binding Effect.** This Agreement shall be binding on the parties hereto, their heirs, successors and assigns.

17. **Indemnification.** Grantee agrees to indemnify, defend and hold harmless Grantor, its beneficiaries, employees, successors and assigns (the "Grantor Indemnities") from and against any and all liability, loss, claims, demands, liens, damages, penalty, fines, interest, costs and expenses, and for any and all damage to property, personal injury claims, or death, arising out of, or attributable to the use, construction, maintenance, restoration or repair of Access and Utility Improvements within the Easement by Grantee and its employees, agents, contractors, ~~and~~ representatives, and the public. This indemnity shall include the costs and expenses including reasonable attorney fees in defending any such actions or lawsuits, and reimbursement for any and all damages suffered by Grantor.All indemnification provided for herein shall not include indemnification for negligence of Grantor and its employees, agents, contractors and representatives or for actions of Grantor and its employees, agents, contractors and representatives, which would otherwise make the indemnification void pursuant to Wyoming State Statutes, Wyoming law or any other applicable law.

IN WITNESS WHEREOF, my hand this _____ day of _____, 2018.

KUDAR ENTERPRISES, INC, a Wyoming corporation:

_____

By: Joseph H. Kudar
Its: President/ Director

TOWN OF JACKSON

_____

By: Pete Muldoon
Its: Mayor

ATTEST: _____
Town Clerk

STATE OF WYOMING)
~~_____~~) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this _____ day of _____, 2018 by ~~Terry Ray~~Joseph H. Kudar, President, Director of Kudar Enterpirses, Inc. who does verify that the foregoing instrument is signed in the name of, on behalf of, and by authority of ~~Kudar Enterprises, Inc., a Wyoming limited liability company~~said corporation.

WITNESS my hand and official seal.

_____
Notary Public
My Commission Expires: _____

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this _____ day of _____ _____, 2018 by Pete Muldoon, Mayor of the Town of Jackson.

WITNESS my hand and official seal.

_____
Notary Public
My Commission Expires: _____

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me this _____ day of _____ _____, 2018 by Sandy Birdyshaw, Town Clerk of the Town of Jackson.

WITNESS my hand and official seal.

_____
Notary Public
My Commission Expires: _____

TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: May 2, 2018
MEETING DATE: May 7, 2018

SUBMITTING DEPARTMENT: Legal
DEPARTMENT DIRECTOR: Audrey Cohen-Davis
PRESENTER: Audrey Cohen-Davis, Town Attorney

SUBJECT: Electric Distribution Easement from Town to Lower Valley Energy

STATEMENT/PURPOSE
For the Town Council to consider approval of the attached Electric Distribution Easement from the Town to Lower Valley Energy ("LVE").

BACKGROUND
The Town has partnered with the developers of the Hidden Hollow project, Kudar Enterprises, Inc. and LVE to bury the overhead utilities along East Mercill and to the south between the home ranch and recreation center parking lots.

The attached Electric Distribution Easement from the Town to Lower Valley Energy is necessary for LVE to bury the existing overhead power lines in this area and be able to maintain, repair, upgrade or alter and replace electric distribution circuits, lines and equipment in the easement area.

FISCAL IMPACT
None at this time.

ALIGNMENT WITH COUNCIL'S STRATEGIC INTENT
The Mission of the Town of Jackson is to provide municipal services necessary to support the residential, business, environmental, and historical interests that define our community and support economic development.

STAFF IMPACT
The Staff impact has been in the Public Works Department (including the Town Engineer) and the Legal Department in negotiating and finalizing these easements.

LEGAL ISSUES
Complete.

ATTACHMENTS
Electric Distribution Easement

RECOMMENDATION
Staff recommends approval of the attached Electric Distribution Easement from the Town to Lower Valley Energy.

SUGGESTED MOTIONS
I move to approve of the attached Electric Distribution Easement from the Town to Lower Valley Energy and authorize the Mayor to execute the Easement.

PARCEL IDENTIFICATION #22-41-16-27-3-00-025
WORK ORDER #71291
SEC.27, T41N, R116W

ELECTRIC DISTRIBUTION EASEMENT

KNOW ALL MEN BY THESE PRESENT:

That the undersigned, TOWN OF JACKSON, a Municipal Corporation, ("Grantor") for a good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, convey and warrant unto Lower Valley Energy, a Cooperative Utility Corporation, of Afton and Jackson, Wyoming and to its successors and assigns, ("Grantees"), a perpetual easement and right of way for the construction and continued maintenance, repair, technological upgrades or alteration and replacement of the electric distribution circuits, lines and equipment of the Grantee to be constructed and maintained under, upon and across the premises of Grantor in Teton County, State of Wyoming, along a line described as follows, to wit:

As described in Exhibit "A' and as shown on Exhibit "B" attached hereto and by this reference made a part of.

Together with all necessary and reasonable rights of ingress and egress and to excavate and refill ditches and trenches for the location and repair of said facilities and to cut, trim, spray herbicides, or remove trees, shrubbery, undergrowth or other obstructions interfering with the repair and maintenance of the facilities.

The Grantor acknowledges that Electric and Magnetic Fields (EMF) are naturally occurring in the transmission or distribution of electricity, and that the Grantee has here notified Grantor that EMF testing and information is available upon request from the Grantee. This Easement by Grantor is intended to include so much space as is necessary or appropriate to the presence of EMF and reasonable operation of the Grantee's distribution lines.

Grantor agrees that all poles, wires and other facilities, installed on or under the described lands shall remain the property of the Grantee removable in the sole discretion of the Grantee at the Grantee's expense. The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the parties, their heirs, executors, administrators, successors and assigns. Grantor shall compensate Grantee for any damages to Grantee's facilities caused by Grantor, including payment of Grantee's attorney fees if action is undertaken by Grantee to enforce the commitments described in this easement. Grantor reserves the right to improve, occupy and use this easement for all purposes not inconsistent with the easement grant. Each party shall have the remedy of specific performance regarding this easement. The rights and obligations described in this easement shall run with the land. This easement is not exclusive, and Grantor retains all rights not specifically granted by this easement. This is the entire agreement of the parties regarding this easement, except as may be set forth in writing after the date of this easement and signed by the parties. Grantor hereby releases and waives all rights by virtue of the Homestead Exemption Laws of Wyoming.

WITNESS the Hand of the Grantor, this ___ day of _____, 20__.

TOWN OF JACKSON

By: _____

Its: _____

STATE OF }

COUNTY OF }

The foregoing instrument was acknowledged before me by _____, affirming proper authority as the _____ of Town of Jackson, this _____day of _____, 20__.

Witness my hand and official seal.

S
E
A
L

_____

Notary Public

My commission expires:

EXHIBIT A

DESCRIPTION FOR
PERMANENT UTILITY EASEMENT
FROM THE TOWN OF JACKSON
TO LOWER VALLEY ENERGY

A strip of land located in the SW ¼ of Section 27, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, located and described in Book 246 of Photo, page 568-569, records of the Office of the Teton County Clerk, and being described as follows;

A 15 foot wide strip of land being generally the westerly 15 feet of the described parcel, being more particularly described as follows;

Beginning at the Northwest corner of Said Parcel, thence S 00°00'24"W along the westerly boundary of Said Parcel, 174.98 feet, and said strip being 15 feet easterly of said describe line;

Thence S 89°56'20"W continuing along the westerly boundary of Said Parcel, 149.88 feet, said strip being 15 feet southerly of said described line;

Thence S 00°07'24"E along the westerly boundary, 334.97 feet, to the southwest corner of said parcel, said strip being 15 feet easterly of said described line;

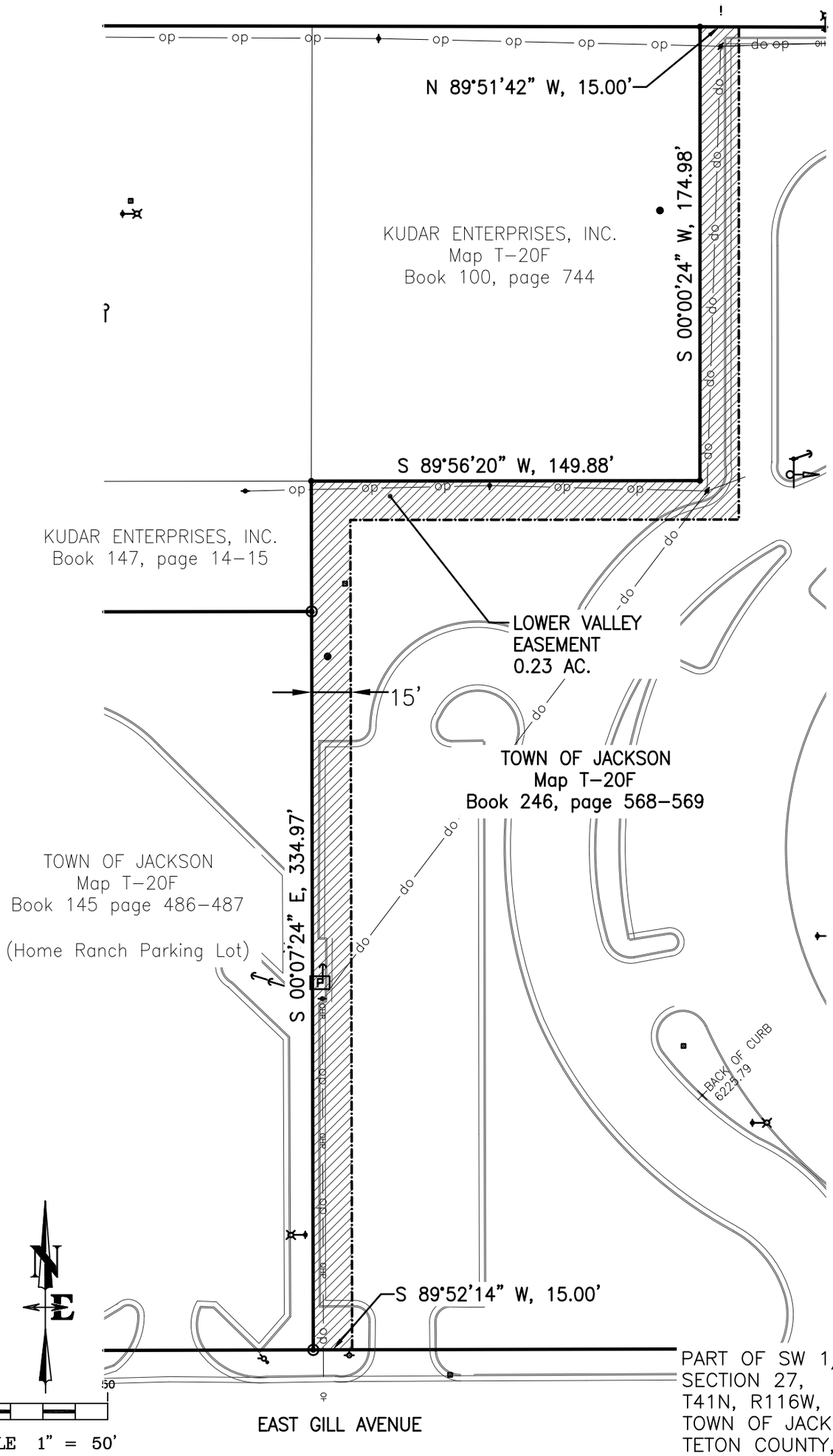
Said strip contains 0.23 acres, more or less, and is subject to any easements, rights-of-way, reservations or restrictions of sight and/or of record.

All as shown on Exhibit "B" attached hereto and by this reference made a part hereof.

Robert Norton
Wyoming PE&LS 2910
Nelson Engineering
Project 18-090-01
April 17, 2018

EXHIBIT B

A UTILITY EASEMENT
FROM THE TOWN OF JACKSON
TO LOWER VALLEY ENERGY



DRAWING NO: 1	DRAWING TITLE: TOWN OF JACKSON UTILITY EASEMENT TO LOWER VALLEY ENERGY	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE: 4/18/18
JOB NO: 18-090-01			ENGINEERED:
			DRAWN: SK
			CHECKED: RRN
			APPROVED: RRN

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: May 2, 2018
MEETING DATE: May 7, 2018

SUBMITTING DEPARTMENT: **Town Clerk**
DEPARTMENT DIRECTOR: Roxanne DeVries Robinson
PRESENTER: Sandy Birdyshaw

SUBJECT: Malt Beverage Permit Request – Jackson Hole Juggernauts

PURPOSE STATEMENT
The Town Council, as the local liquor licensing authority, approves the issuance of all malt beverage permits.

BACKGROUND/ALTERNATIVES
The Jackson Hole Juggernauts Roller Derby has applied for a malt beverage permit for roller derby bouts to be held at the Snow King Sports & Events Center on the following Saturday evenings, May 12, May 19, and June 16, 2018 from 6:00 P.M. to 10:00 P.M. Melvin Brewing is donating their product for this roller derby bout and this permit will allow the Juggernauts to sell the beer.

Section 12-4-502(a) of Wyoming Statutes provides:

> A malt beverage permit authorizing the sale of malt beverages only may be issued by the appropriate licensing authority to any responsible person or organization for sales at a picnic, bazaar, fair, rodeo, special holiday or similar public gathering. No person or organization holding the special permit shall sell any alcoholic liquor other than malt beverages on the premises described on the permit, nor shall any malt beverage be sold or consumed off the premises authorized by the permit.

The application has received the approval of the Police Department, subject to the conditions and restrictions listed in the recommendation section below.

ALIGNMENT WITH COUNCIL'S STRATEGIC INTENT
This event supports Town is Heart because the event will attract locals and guests.

ATTACHMENTS
Malt Beverage Permit Application.

FISCAL IMPACT
A malt beverage permit fee of $100.00 per event will be deposited to the general fund.

STAFF IMPACT
Minimal.

LEGAL REVIEW
N/A

RECOMMENDATION

Staff recommends approval of the requested malt beverage permit, subject to the following conditions and restrictions:

1. The applicant shall take all measures necessary to comply with all applicable alcohol dispensing laws and regulations, including the prevention of sales to minors and the prohibition of consumption off of the authorized premises.
2. Every sale will include an age verification by checking IDs.
3. Beer may only be sold in plastic cups, no more than 16 oz.
4. No more than 2 beers may be sold to any one person in a transaction.
5. There will be no serving of alcohol to obviously intoxicated people.
6. Permit holder shall be responsible to be alert and report any instances of underage drinking to the Jackson Police by calling 733-2331.
7. Beer sales will cease at the end of the roller derby bout, or at 10:00 p.m., whichever occurs first.

SUGGESTED MOTION

I move to approve the issuance of a malt beverage permit to the Jackson Hole Juggernauts for roller derby bouts on May 12, May 19, and June 16, 2018, from 6:00 P.M. to 10:00 P.M., subject to the conditions and restrictions listed in the staff report.

Town of Jackson

MALT BEVERAGE PERMIT APPLICATION

Permit # _____

Fee ($100.00 Per Day) _____

W.S. 12-4-502. Twenty-four hour malt beverage permit and catering permit; restrictions; application procedure; fees.

(a) A malt beverage permit authorizing the sale of malt beverages only may be issued by the appropriate licensing authority to any responsible person or organization for sales at a picnic, bazaar, fair, rodeo, special holiday or similar public gathering. No person or organization holding the special permit shall sell any alcoholic liquor other than malt beverages on the premises described on the permit, nor shall any malt beverage be sold or consumed off the premises authorized by the permit. W.S. 12-5-201 does not apply to this subsection.

All Malt Beverage Permit requests must be approved by the Jackson Town Council.
Please submit the completed application at least 21 days in advance of the date of the event.

Name of Organization Requesting Permit: JH Juggernauts

Event Contact Person and Phone Number: Jessica Moore 307 699 1694

Date(s) of Permit: May 12, 2018

Hours of Permitted Service and Consumption: 6pm - 10pm

Description of Premises where malt beverages are to be served (physical address):
Snow King Sports & Events Center, 100 E Snow King Ave.

Purpose of Event: Roller Derby

I will not serve to any Minors under 21 (Sign Here) Jessica Moore

Malt Beverage Permit will be processed and issued upon payment to the Town of Jackson.

Submit application to Town Hall or fax to 739-0919.

Town of Jackson

MALT BEVERAGE PERMIT APPLICATION

Permit # _____

Fee ($100.00 Per Day) _____

W.S. 12-4-502. Twenty-four hour malt beverage permit and catering permit; restrictions; application procedure; fees.

(a) A malt beverage permit authorizing the sale of malt beverages only may be issued by the appropriate licensing authority to any responsible person or organization for sales at a picnic, bazaar, fair, rodeo, special holiday or similar public gathering. No person or organization holding the special permit shall sell any alcoholic liquor other than malt beverages on the premises described on the permit, nor shall any malt beverage be sold or consumed off the premises authorized by the permit. W.S. 12-5-201 does not apply to this subsection.

All Malt Beverage Permit requests must be approved by the Jackson Town Council.
Please submit the completed application at least 21 days in advance of the date of the event.

Name of Organization Requesting Permit: JH Juggernauts

Event Contact Person and Phone Number: Jessica Moore 307 699 1694

Date(s) of Permit: May 19, 2018

Hours of Permitted Service and Consumption: 6pm - 10pm

Description of Premises where malt beverages are to be served (physical address):

Snow King Sports + Events Center. 100 E Snow King Ave

Purpose of Event: Roller Derby

I will not serve to any Minors under 21 (Sign Here) Jessica Moore

Malt Beverage Permit will be processed and issued upon payment to the Town of Jackson.

Submit application to Town Hall or fax to 739-0919.

Town of Jackson

MALT BEVERAGE PERMIT APPLICATION

Permit # _____

Fee ($100.00 Per Day) _____

W.S. 12-4-502. Twenty-four hour malt beverage permit and catering permit; restrictions; application procedure; fees.

(a) A malt beverage permit authorizing the sale of malt beverages only may be issued by the appropriate licensing authority to any responsible person or organization for sales at a picnic, bazaar, fair, rodeo, special holiday or similar public gathering. No person or organization holding the special permit shall sell any alcoholic liquor other than malt beverages on the premises described on the permit, nor shall any malt beverage be sold or consumed off the premises authorized by the permit. W.S. 12-5-201 does not apply to this subsection.

All Malt Beverage Permit requests must be approved by the Jackson Town Council.
Please submit the completed application at least 21 days in advance of the date of the event.

Name of Organization Requesting Permit: JH Juggernauts

Event Contact Person and Phone Number: Jessica Moore 307 699 1694

Date(s) of Permit: June 16, 2018

Hours of Permitted Service and Consumption: 6pm - 10pm

Description of Premises where malt beverages are to be served (physical address):
Snow King Sports + Events Center. 100 E Snow King Ave

Purpose of Event: Roller Derby

I will not serve to any Minors under 21 (Sign Here) _____

Malt Beverage Permit will be processed and issued upon payment to the Town of Jackson.

Submit application to Town Hall or fax to 739-0919.

Proclamation

Recognizing May 2018 as Mental Health Month

WHEREAS, mental health is essential to everyone's overall health and well-being; and

WHEREAS, all Americans experience times of difficulty and stress in their lives; and

WHEREAS, prevention and stigma reduction are effective ways to reduce the burden of mental health conditions; and

WHEREAS, there is a strong research that diet, exercise, sleep, and stress management can help all Americans protect their health and well-being; and

WHEREAS, mental health conditions are real and prevalent in our nation; and

WHEREAS, with effective treatment, those individuals with mental health conditions can recover and lead full, productive lives; and

WHEREAS, each business, school, government agency, healthcare provider, organization and citizen shares the burden of mental health problems and has a responsibility to promote mental wellness and support prevention efforts.

NOW THEREFORE, I, Pete Muldoon, Mayor of the Town of Jackson, do hereby proclaim May 2018 as **Mental Health Month** in Jackson, Wyoming; and call upon the citizens, government agencies, public and private institutions, businesses and schools in Jackson to recommit their efforts to our community to increase awareness and understanding of mental health, reduce the stigma of mental illness, provide steps for our citizens to protect their mental health, and the recognize the need for appropriate and accessible services for all people with mental health conditions.

DATED THIS 7TH DAY OF MAY, 2018.

TOWN OF JACKSON

_____

Pete Muldoon, Mayor

ATTEST:

_____

Sandra P. Birdyshaw, Town Clerk

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: May 3, 2018
MEETING DATE: May 7, 2018

SUBMITTING DEPARTMENT: Town Clerk
DEPARTMENT DIRECTOR: Roxanne DeVries Robinson
PRESENTER: Carl Pelletier

SUBJECT: Special Event- Jackson Hole People's Market

STATEMENT/PURPOSE

The Mayor and Council approve all special events, including parking closures, the use of Town equipment and services from Town Personnel.

BACKGROUND/ALTERNATIVES

The applicant, Slow Foods in the Tetons (a Wyoming non-profit), requests Council permission to host the Jackson Hole People's Market in Phil Baux / Snow King Ball Field parking lot each Wednesday from June 6th to September 19th, 2018. The market will be open to the public from 4:00 P.M. to 7:00 P.M. and will include food, beverage (alcoholic and non-alcoholic), and craft venders, live music, a cooking class for kids, and bike parking. Set-up time will begin at 2:00 P.M. Tear down will be concluded by 8:00 P.M.

The only significant changes from last year are:

1. The applicant is requesting to start the market 1 week earlier when compared to previous years of operation. In previous years the People's Market has typically started the 2nd week of June. This year the applicant is requesting to start the market the 1st week of June. The requested ending date remains the same.

2. The 4th of July falls upon a Wednesday this year and the applicant may team up with the Jackson Hole Rotary Lunch Club to offer a family-friendly venue for observing the fireworks. On the 4th of July several of the vendors may remain longer than the typical Wednesday night People's Market in order to serve food and beverages who come to the park to watch the fireworks. If such a request is made, a separate special event request will come before the Town Council at a later date.

The applicant has indicated that they will supply several large trash cans for each market. The applicant will be responsible for removing this trash at the end of each market. The applicant will be responsible for assuring the trash bins do not overflow during their event. Since event attendees utilize the trash containers in Phil Baux Park, the Parks and Recreation Department has requested that the applicant empty the trash containers in Phil Baux Park at the end of their event. The applicant has indicated that they will supply recycling receptacles that will be emptied following each event. The applicant will be responsible for assuring the recycling receptacle does not overflow during their event. Since event attendees utilize the recycle containers in Phil Baux Park, the Parks and Recreation Department has requested that the applicant empty the recycling containers in Phil Baux Park at the end of their event. The applicant has indicated that they will be supplying 2 portable toilets for each event. Similar to last year, the applicant has requested to keep these portable toilets on-site for the duration of the summer. They will be located in the southwest corner of the Snow King Ballfield parking lot. Macy's will clean and maintain the portable toilets throughout the summer. The portable toilets will be locked for the duration of the week and only utilized on Wednesdays for this event. Electricity will be accessed through the Parks and Recreation Department.

The applicant expects approximately 200 spectators to attend each market and requests the following in association with each market:

- Permission to close the north half of the Phil Baux Parking Lot from approximately 2:00 P.M. to 8:00 P.M. for the event including booth space located in the east parking lane facing towards the park so that purchases are made from the sidewalk. Where the sidewalk ends near the south end of Phil Baux Park, booths will be offset from the sidewalk so that purchases are made from the parking lot. The closure will also be used for bike parking, a pedestrian walkway during the event, the band, and for vendor set up and breakdown.
- Permission to use cones for the parking lot closure. The applicant will be responsible for the production, posting, and removal of the associated no parking signage. Posted signage cannot be on posts that are driven into the ground to avoid damage to the irrigation system. The Town is able to provide cones to use for posting the signage should the applicant wish to use them.
- Permission for amplified music associated with the band.
- Permission to display one banner per the sign permit application which is listed separately on the agenda. There will also be onsite vendor banners and/or logos on the booths.
- Permission for relief from the open container law so that alcohol consumption may occur within the parking lot closure and on the sidewalk along Phil Baux Park. (Alcohol consumption is currently permitted in Phil Baux Park). The applicant will post *no alcohol consumption beyond this point* signs with barricades at either end of the market.
- A catering permit from Town staff.
- An expo permit from Town staff.

Other Events: At the time of writing this report JH Live has not submitted an application or schedule for the summer of 2018. Rodeos are scheduled for each Wednesday and Saturday night over the summer. The Teton County Fair will be from July 25 (Wednesday) to July 29, 2018 at the fairgrounds. This year the 4th of July falls on a Wednesday. The People's Market and the JH Rotary Club have indicated that they might be working together to produce a family-friendly event for the 4th of July.

JH Live Concert Overlapping Dates: JH Live is expected to approach the Town Council in the near future with a request for their summer concert series. If the any of the dates selected by JH Live is a Wednesday then the People's Market, Parks and Recreation Department and JH Live would work together to determine a feasible set-up scenario to provide successful co-existence on such an evening. In the past JH Live and the People's Market have co-existed on a couple of occasions during the summer. The People's Market set-up on the grassy area of Phil Baux and in the lower Snow King Parking lots.

Please see Map A in the application for the set-up / layout in the case of a potential overlap date. In speaking with the Director of Parks and Recreation, this set-up seemed to work out well and the Parks and Recreation Department did not have any major concerns. The People's Market paid the Parks and Recreation Department for full rental use and the Parks and Recreation Department did not schedule pavilion events for these overlap evenings. If a date of overlap occurs, then the Parks and Recreation Department would require that the People's Market:

- Take steps to minimize impact on the park turf (using carpets in areas of high use)
- Cover all power cords throughout the park
- Keep an adequate area of the park accessible for the public to utilize the park's amenities
- Payment of the $200 Parks and Recreation special event fee on the dates of overlap
- Pay for irrigation locates if the People's Market plans to utilize stakes in the ground
- Ensure that vendors do not have dogs in the park and inform the public that dogs are not permitted in the park.

ATTACHMENTS
Special Event Application

FISCAL IMPACT

Fiscal impact is negligible due to the permitting fees that will be collected in association with each market including a catering permit ($20) and expo permit ($200) in addition to the Parks and Recreation Special Event fee of $200 in the event of a JH Live overlap date.

STAFF IMPACT

Staff impact is minimal but includes processing the catering permits and expo permits and proving barricades and access to electricity.

LEGAL REVIEW

N/A

This application has been distributed to various Town departments for review.

RECOMMENDATION

Should Council wish to approve this application, staff recommends that approval be subject to the following conditions and restrictions:

1. The applicant shall coordinate with the Parks and Recreation Department regarding any requests for power located near the Snow King Lifts and/or on the Snow King Ball Fields.
2. The applicant shall clean up immediately after each market and shall be responsible for the removal of recycled material generated by the event or any overflow trash. Should the trash cans overflow the applicant shall provide additional trash cans for all future markets.
3. Insurance: An insurance certificate that names the "Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers" and states that coverage is primary and non-contributory is required at least ten days prior to the event. Insurance limits must be at least $1,000,000/occurrence and $1,000,000 aggregate. The additional insured language on the certificate may not include any limitations or exclusions. Insurance certificates are subject to the review and approval of the Town Attorney.
4. A sales tax permit must be obtained from the Wyoming Department of Revenue. A vendor list with tax ID numbers must be submitted to both the Wyoming Department of Revenue and the Town of Jackson at least two weeks prior to the event to obtain a sales tax permit. Please contact the Wyoming Department of Revenue at (307) 734-9354 or brian.way@wyo.gov with any questions.
5. The applicant shall coordinate the use of electricity with the Parks & Recreation park manager at least three (3) business days prior to the event.
6. No exhibits, tables, chairs, or other equipment shall be placed on walkways along Snow King Avenue that will obstruct pedestrian traffic.
7. Any power cords that cross walkways or turf where event goers walk shall be taped and secured as to avoid a tripping hazard.
8. An adequate number of designated handicapped parking spaces shall be established in the vicinity of the market.
9. The applicant shall be responsible for the closure of the parking lot and for the production, posting, and removal of no parking signage and handicapped parking signage. Signage cannot be on posts that are driven into the ground to avoid damage to the irrigation system. The Town is able to provide cones to use for posting the no parking signage should the applicant wish to use them.
10. No trees or other forestry may be moved, modified, damaged or destroyed to set up booths, tents, or exhibits. No ropes, exhibits, signs, banners or booths may be secured to any live forestry.
11. The applicant shall obtain the necessary food service permits from Teton County Environmental Health.

12. The applicant shall take all measures necessary to comply with applicable alcohol dispensing laws and regulations, including the prevention of sales to and consumption by minors and the prohibition of consumption off the authorized premises. An ID bracelet system shall be utilized and all ID's checked.
13. The applicant may sell mugs for alcoholic beverages that are approved by the Police Department. Vendors may not sell more than 16 oz. in the mugs, regardless of mug size.
14. Only 16oz or smaller plastic cups are used for beer sales.
15. The applicant will post *no alcohol consumption beyond this point* signs with barricades at either end of the market.
16. The applicant shall apply and pay for all licenses and/or permits prior to each market.
17. Booths shall not be placed in a location such that they are on turf or purchases are made on turf, unless the applicant is permitted to utilize Phil Baux Park.
18. Tents, canopies or membrane structures shall not be located within 20 feet of lot lines, buildings, other tents, canopies or membrane structures, parked vehicles or internal combustion engines (IFC 3103.8.2)
19. Tents must meet the flame propagation performance criteria of NFPA 701 (IFC 3104.2).
20. Combustible materials shall not be located within any tent, canopy or membrane structure in use for public assembly (IFC 3104.5).
21. Smoking shall not be permitted in tents, canopies or membrane structures. Approved "No Smoking" signs shall be conspicuously posted (IFC 3104.6).
22. All open flame devices are strictly prohibited within tents unless approved by the fire code official (IFC 3104.7)
23. Portable 2A:10B-C fire extinguishers shall be provided, one minimum, for tents requiring permits with a 75 foot travel distance (IFC 3104.12).
24. Any cooking performed within tents shall require advance approval by the Fire Department (IFC 3104.15.3 – 3104.15.7).
25. Generators and other internal combustion power sources shall be separated from tents, canopies or membrane structures by a minimum of 20 feet and shall be isolated from contact with the public by fencing, enclosure or other approved means (IFC 3104.19).
26. All electrical/temporary power shall be in accordance with the 2011 National Electric Code and subject to inspection from this Department (IFC 605.9).
27. Public Safety Plan: Where the fire code official determines that an indoor or outdoor gathering of persons has an adverse impact on public safety through diminished access to buildings, structures, fire hydrants and fire apparatus access roads or where such gatherings adversely affect public safety services of any kind, the fire code official shall have the authority to order the development of, or prescribe a plan for, the provision of an approved level of public safety (IFC403.2).
28. Review and follow all of the guidelines listed on the Jackson Hole Fire/EMS website regarding Special Event Rules, based on the 2012 International Fire Code. These rules can be obtained from the Town of Jackson website.
29. The Fire Department recommends that the parking lot maintain and clear and unobstructed width of 20 feet to allow for emergency vehicle traffic along ALL areas of open and closed streets (IFC 503.2.1).
30. Closure of the parking lot shall not displace any scheduled ball games and the field shall be cleaned up prior to any scheduled ball games and the event organizers shall work with Snow King Mountain Resort in regards to visitor access to the summer chairlift rides.

SUGGESTED MOTION:

I move to approve the special event application made by Slow Foods of the Tetons for the People's Markets, including the use of Phil Baux Park in the case of an overlap date of a JH Live Concert, subject to the conditions and restrictions listed in the staff report.

Special Event Application

Submit Completed Document To:

Town Hall
Town of Jackson - Special Events
150 East Pearl Street
P.O. Box 1687
Jackson, Wyoming 83001

cpelletier@townofjackson.com
(307) 733-3932 ext. 1112 (phone)
(307) 739-0919 (fax)

A completed application must be submitted at least 21 days prior to your event.

Non-Profit Fee: $25
For-Profit Fee: $150

APPLICANT INFORMATION

Name of Event: The People's Market

Name of Organization: Slow Food in the Tetons

Type of Organization: ● Non-Profit ☐ Public Agency ☐ For-Profit Business

Mailing Address: Po Box 7290

City: Jackson State: WY Zip Code: 83002

Name of Person Completing Application: Scott Steen

Email Address: tetonslowfood@gmail.com

Work Phone: 406 579 7852 Cell Phone: 406 579 7852

EVENT INFORMATION

Type of Event: ☐ Run / Walk ☐ Concert ☐ Filming ☐ Assembly
☐ Parade ☐ Festival ☐ Biking ☐ Education
● Other: Farmers Market and kids cooking class (Phil Baux pavillion)

Description & Purpose of Event *(Attach additional sheets if necessary)*:

A farmers market that support local farmers, community, local commerce and the local

Location of Event: Snow King Parking Lot Alternative Location:

Date(s) of Event: Every Wednesday from 6/6- 9/19 Event Operating Hours: 4pm- 7pm

Event Set Up Begins Date: Time: 12pm

Event Clean Up Ends Date: Time: 8pm

Special Event Application

EVENT INFORMATION (Continued)

Estimated Event Attendance (Spectators and Participants) Per Day: 300 Total Event: 300 per market

Special Considerations (check all that apply):

- [x] Alcoholic Beverages
- [x] Cooking/Grilling
- [x] Electricity Requested
- [x] Food Sales
- [x] Merchandise Sales
- [x] Recurring Event
- [ ] Ticketed Admission
- [x] Sound Amplification
- [ ] Pets or Animals
- [x] Tents
- [ ] Street Closure
- [ ] Sidewalk Closure
- [ ] Overnight Parking
- [ ] Overnight RV Camping
- [ ] Use of Town Square

Event Co-Sponsor (s): _____

All for-profit organizations must submit a letter of event sponsorship from a non-profit organization if sales are requested on public property.

Will you be charging admission or a fee for your event? ☐ Yes ● No

Alternative Contact Information During the Event (someone besides applicant who will be on site and available for Town personnel or Police to contact during the event):
Name: Ashley Cassat Cell Phone: (619) 972-6904

EVENT SITE PLAN

On a separate sheet of paper, provide a Site Plan sketch of the event. Include maps or a diagram of the entire event including the names of streets or areas that are part of the venue and the surrounding area. The plan should include the following (if applicable):

- [x] Tents (X)
- [x] Beverage Vendors (BV)
- [x] Portable Toilets (T)
- [x] Stages or Amplified Sound (SO)
- [x] Garbage Receptacles (G)
- [x] Retail Merchants (RM)
- [x] Fire Lane (FL)
- [x] First Aid / EMS (FA)
- [x] Electricity / Generator (EL)
- [x] Food Vendors (FV)
- [x] Alcohol Vendors (A)
- [x] Hand Washing Sink (HWS)
- [x] Bleachers (BL)
- [x] Recycling Receptacles (RR)
- [x] Security (P)
- [x] Fire Extinguishers (EX)
- [x] Barricades (B)
- [x] Trailers, Vehicles, Storage (TR)

Fire hydrants or sidewalk curb breaks that are used for ADA accessibility may not be blocked at any time.

Special Event Application

STREET / SIDEWALK / PUBLIC PARKING LOT - CLOSURE REQUESTS

Will the event close any street, sidewalk, alley or public parking lot? ● Yes ☐ No

Area of Closure Request	Date(s)	Start Time	End Time
Snow King Ballfield Parking lot	Every Wednesday 6/6- 9/19	from 1pm	- 8pm

The applicant will be responsible for production, posting and removal of "No Parking" and "Handicap Parking" signs along Town streets where public parking spaces exist within the event site. If the event involves a closure this will be need to be coordinated with the Jackson Police Department at least 2 weeks prior to the requested closure date. Jackson Police Department: (307) 733-1430. All parking signs, road signs, cones and barricades must be taken down immediately following the event's ending time.

Will the event restrict / close access to any public parking spaces? ● Yes ☐ No

If "Yes", how many parking spaces will be unavailable due to the event: 30 parking spaces

Will the event closure requests impact any START Bus routes? ☐ Yes ● No

If "Yes", which routes will be impacted? Has START Bus been contacted about this impact?

Route Description: n/a START Bus contacted? ☐ Yes ☐ No

RESIDENT AND/OR BUSINESS NOTIFICATION

Events that require road closures, parking space closures, or sidewalk closures or may cause disruption for the Town of Jackson residents, businesses, churches, etc. may be required to mail or hand deliver notification to the affected parties within a two block radius at least one week prior to the event's Town Council consideration meeting. Notices must reflect the date(s), day(s), time(s) and location(s) of the event, types of activities taking place at the event, the event coordinator's contact information and the date and time of the Town Council meeting.

Have you provided a sample of the notice and a proposed list of recipients?

● Yes ☐ No

Special Event Application

TOWN EQUIPMENT REQUESTS

Indicate the type and the quantity of items that you are requesting:

_____	Large Street Barricades	_____	"Road Closed" Street Signs
4	Small Sidewalk Barricades	_____	"Local Traffic Only" Street Signs
35	28 Inch Street Cones	_____	"Detour" Street Signs
_____	Candlestick Cones	_____	32-Gallon Recycling Bins

- The equipment above can be arranged through the Public Works Department (307) 733-3079. A $500 deposit will be required at the time of pick-up for equipment. The applicant is responsible for arranging the pick up of equipment from the Public Works Department as well as returning equipment immediately following the event. The Town of Jackson will only deliver equipment to parades and Town sponsored events.

- The Town of Jackson has a very limited number of recycling bins that can be utilized as part of your event's recycle plan. The applicant will be responsible for emptying the recycle containers and cleaning the bins before they are returned to the Public Works Department.

- If you are uncertain of the exact number of equipment needed please feel free to contact either the special event coordinator or the Public Works Department for additional information.

- Additional equipment such as bleachers, electrical spiderboxes, etc., can be requested through the Parks and Recreation Department (307) 732-5753.

TOWN SERVICES REQUESTS

Indicate the Town services that you are requesting. *Please note: you will need to coordinate services with individual departments and a fee may be associated with your request.*

POLICE DEPARTMENT (307) 733-1430

☐ Event Security	☐ Mounted Horse Patrol	☐ Traffic Control
☐ Race Lead Vehicle	☐ Parade Lead Vehicle	☐ General Presence
☑ Towing / Ticketing	☐ Assistance with Parking Closures	☐ Assistance with Street Closures

Please describe in detail your request: If a car is parked in the market area, we would like to have them towed as a worst case

The Chief of Police determines if police services will be needed at the special event for public safety concerns. The Chief of Police will also determine the number of police officers to staff the event. Fees may be associated with the need for additional police services at the event.

Special Event Application

TOWN SERVICES REQUESTS (Continued)

PUBLIC WORKS DEPARTMENT (307) 733-3079

☐ Street Sweeping ☐ Snow Removal ☐ Street Marking

Please describe in detail your request

PARKS AND RECREATION DEPARTMENT (307) 732-5753

☐ Irrigation Locates - Any event placing stakes in turf must obtain irrigation locates.

☑ Electricity Access

☐ Turf / Tree Care - Any additional mowing, raking, trimming or spraying needs.

☐ Additional Public Restroom Cleaning

Please describe in detail your request: Power from the left-center field power pole via a spider

We also would like to access power from the Phil Baux pavillion for our kids cooking

**Please note: if you are requesting the use of a public park or public ball field you must confirm and reserve your space through the Parks and Recreation Department. The only exception is George Washington Memorial Park (Town Square), which does not require a reservation form.*

Is the requested event site a public park or ball field? ● Yes ☐ No

If "Yes", has the site been reserved with Parks and Recreation? ● Yes ☐ No

FIRE / EMS DEPARTMENT (307) 733-4732

☐ Foot Patrol ☐ Ambulance ☐ Fire Engine

☐ Rescue Truck ☐ Bicycle Patrol ☐ Event Site Inspection

Please describe in detail your request: n/a

Special Event Application

TOWN SERVICES REQUESTS (Continued)

START BUS **(307) 732-8651**

☐ Event Specific Shuttle(s)

Please describe in detail your request: n/a

VOICE / MUSIC AMPLIFICATION REQUESTS

Will your event have any amplified sound? ● Yes ☐ No

If "Yes", please indicate times: Start Time: 4pm Finish Time: 7pm

Will your event feature any musical entertainment? ● Yes ☐ No

If "Yes", please attach the schedule of any music or entertainment proposed to occur during event.

SIGN or BANNER REQUESTS

Are you requesting to hang signs or banners? ● Yes ☐ No

If "Yes", have you completed a sign permit application? ● Yes ☐ No

A Sign Permit Application will need to be submitted along with this application if signs are requested. This permit can be accessed on the Town of Jackson website or through the Planning Department.

INSURANCE REQUIREMENTS

An insurance certificate is required prior to the start of your event. This certificat must name the "Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers" and must also state that coverage is primary and non-contributory is required for every event. Insurance limits must be at least $1,000,000/occurrence and $1,000,000 aggregate. **The additional insured language on the certificate may not include any limitations or exclusions.** Insurance certificates are subject to the review and approval of the Town Attorney. Please be sure to include alcohol liability if there will be alcohol at the event. You must supply insurance before your event.

A certificate of insurance is attached: ● Yes ☐ No

Special Event Application

PORTABLE RESTROOMS AND SINKS

The Town of Jackson requires the applicant to provide additional chemical toilets or portable toilets for all events with an anticipated peak time attendance exceeding 75 people.

You are required to provide portable restroom facilities at your event unless you can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to the public during your event. The Town of Jackson may determine the total number of required restroom facilities required on a case-by-case basis based on the presence of food and drink at the event and the maximum number of attendees at your event during peak time. The Town of Jackson may determine that you need to coordinate with Parks and Recreation for additional public restroom cleanings if you intend on using a public restroom as part of your restroom facility plan.

Do you plan to provide portable restroom facilities? ● Yes ☐ No

If "Yes", please indicate the total number of portable toilets and number of ADA accessible toilets.

Total Number of Portable Toilets: 2 Number of ADA Accessible Portable Toilets: _____

If "No", please explain: _____

Portable restrooms may not be located within 50 feet of any food vendor.

Restroom Company: Macy's

Restroom Drop off / Pick Up Date for Drop Off: 6/6 Time for Drop Off: 12pm

Date for Pick Up: 9/19 Time for Pick Up: 8pm

ALCOHOL

Will there be alcoholic beverages at the event? ☐ Yes ☐ No

Will you be offering any alcoholic beverages besides beer? ☐ Yes ☐ No

If "Yes", what will be offered in addition to beer? JH Stillworks Spirits

If you are planning on serving alcoholic beverages at your event, then either a completed Malt Beverage Permit (beer only) or Catering Permit (beer, wine and/or spirits) must be submitted. You can access these applications on the Town of Jackson website.

Special Event Application

VENDORS / MERCHANTS / SALES

Will anything be sold at your event? ● Yes ☐ No

If you are planning on selling items at your event then you will need to complete either an Exposition Business License (for 2 or more vendors) or a Transient Merchant License (for 1 vendor). A complete list of vendors, including a vendor tax ID, must be submitted to the Town of Jackson and to the State of Wyoming's Department of Revenue prior to the event. Both the Exposition License and the Transient Merchant License are on the Town of Jackson's website.

Please describe any sales activity at your event:

List provided to Brian Way of WY Dept of Revenue before the first market.
Vendors will sell locally grown or raised food, packaged food, prepared food and non-food artisan ware. The People's Market has bi-laws that give propriety to local food vendors.

Will any food or beverages be sold at your event? ● Yes ☐ No

If "Yes", you will need to contact the Teton County's Department of Environmental Health prior to the event (307) 732-8490.

TRASH REMOVAL PLAN

All events are required to have a plan for the collection removal of trash during and after the event. The trash receptacles located in the Town parks, parking lots, ball fields, sidewalks and public restrooms should not be included in the waste removal plan. ***For assistance with formulating a Trash Removal Plan please contact Integrated Solid Waste and Recycling at (307) 732-5771.***

Will you be using a waste company for your waste removal plan? ☐ Yes ● No

If "Yes", which company will you be using? _____

How many trash receptacles will be supplied for your event? 2

When will the trash receptacles be delivered? We'll bring them to the venue at noon, day of

When will the trash receptacles be picked up and removed from site? 8pm, same day

Describe your plan for the collection and removal of trash during your special event:

We divert 80% of market waste from the landfill. Most vendors are helping us to reduce trash by using reusable sample-ware and selling food only on reusable plates and bowls with reusable silverware that the market provides and washed. We collect all food compost and Haderlie Farms (vendor) brings it home to feed his pigs. We recycle all materials that can be recycled. We remove trash privately. We actually cover up all public trash cans with

Applicants are responsible for cleaning and restoring the site immediately following the event. Please pick up all trash associated with your event including, but not limited to paper, bottles, cans, signs, course markings, etc. The cost of any employee overtime incurred because of an applicant's failure to clean / restore the site following the event will be borne by the applicant and will be considered in future application requests. If you believe that no litter will be generated during your event please state this in your plan.

Special Event Application

SUSTAINABLE EVENT PLANNING

The Town of Jackson encourages all special events to strive to be sustainable in our community and for our environment. We have partnered with the ***Teton County Integrated Solid Waste and Recycling (ISWR)*** *to offer opportunities to help your special event to be as "green" as possible. Opportunities available:*

- ☐ Rental / Use of Recycling Bins for Special Events
- ☐ Use of JH20 Water Bottle Refilling Station for Special Events
- ☐ Consultation on Conducting Green Special Events

Please contact the Waste Diversion and Outreach Coordinator at ISWR at 307-732-5771.

RECYCLING PLAN

All events are required to have a plan for the collection and removal of recyclable materials during and after the event. The recycling receptacles located in the Town parks, parking lots, ball fields, sidewalks and public restrooms should not be included in the recycling collection and removal plan. ***For assistance with formulating a Recycling Plan please contact Teton County Integrated Solid Waste and Recycling (ISWR) at (307) 732-5771.***

Will you be using a company for your recycling plan? ☐ Yes ● No

If "Yes" which company will you be using? n/a

How many recycling receptacles will they (or you) supply for your event? one- we sort it later

When will these recycling receptacles be delivered? We bring them. We have old ISWR Slim Jims

When will recycling receptacles be picked up and removed from site? After each market

Describe your plan for collection and removal of recyclable materials during your special event:
We have a Zero Waste station with four clearly marked bins (Landfill, Recycling, Compost, Reuse) and we station a "goalie", a person with Zero Waste knowledge, in the area to talk to market attendees about both Teton County and the Market's Zero Waste efforts and about what can and cannot be recycled. After every market, an employee takes the bin, sorts the contents and recycles them at the appropriate TC site. Slow Food is entering is 4th year running the Boardale Market as a Zero Waste pilot program in partnership with

Applicants are responsible for cleaning and restoring the site immediately following the event. If you believe that no recyclable materials will be generated during your event please state this in your plan. For a list of recyclables and how they need to be sorted, or for information about where the recycling bins are located call ISWR (307) 732-5771.

Special Event Application

SIGNIFICANT EVENT CHANGES

Has this event been approved in the Town of Jackson in previous years?

● Yes ☐ No

If "YES" please indicate any significant changes to the event request since its last approval:

None. We did begin teaching farm-to-table kids cooking classes under the Phil Baux Park Pavillion last year. We want to make sure that it is clear that we would like to repeat this program after its initial success last year for eight Wednesdays in a row from 6/27- 8/15.

STANDARD CONDITIONS OF APPROVAL

Please review the following standard list of conditions and restricts for events. Initial the bottom of each page indicating that you have read, understand and agree to these conditions and restrictions.

GENERAL

The event shall be conducted in a timely, safe and professional manner.

All town ordinances, including, but not limited to noise, possession and use of weapons, open fires and animals (including the prohibition of dogs in any town park) shall apply to all events except where specifically granted relief by the Town Council.

The applicant shall advise and instruct all participants, volunteers, vendors, merchants and spectators on event conditions, restrictions, prohibitions and responsibilities as indicated by the Town Council in the staff report.

Initials: SS

Special Event Application

STANDARD CONDITONS FOR ALL EVENTS (continued)

TRASH / CLEAN UP

The applicant shall clean up immediately following each event and shall be responsible for the collection and removal of all refuse generated by the event.

If trash will be generated from the event, then the applicant must supply extra trash and containers and dispose of all trash generated by the event. Trash containers shall not be permitted to overflow.

If recyclable materials are generated from the event, then the applicant is required to provide recycling containers and provide for the removal of all recycled material. Recycling containers shall not be permitted to overflow.

STREETS

Fire department access roads shall have and maintain a clear and unobstructed width of 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches to allow for emergency vehicle traffic along ALL areas of open and closed streets (IFC 503.2.1). Booths and tents may be erected on either side of street, however, a 20 foot straight path must be provided.

SIDEWALKS

The applicant shall not block walkways or otherwise obstruct pedestrian traffic.

All walkways, boardwalks, entrances and ADA ramps must be kept open and unobstructed at all times

All power and sound cords that cross walkways shall be taped and secured to avoid a tripping hazard.

POWER / ELECTRICAL

Electrical power is available from Town Square. The applicant shall coordinate all power needs with the Parks & Recreation Department's Park Manager (307-733-5057) at least three (3) business days prior to the event.

All power and sound cords that cross walkways shall be taped and secured to avoid a tripping hazard.

All electrical/temporary power shall be in accordance with the 2011 National Electric Code and subject to inspection from this Department (IFC 605.9).

ADDITIONAL PERMIT & LICENSE FEES

The applicant shall apply and pay for all licenses and/or permits prior to the events.

Initials: SS

Special Event Application

STANDARD CONDITONS FOR ALL EVENTS (continued)

TOWN EQUIPMENT

The use of the Parks & Recreation Department bleachers shall be coordinated through that department (307) 732-5753.

Barricade, road sign, cone and recycle bin use shall be coordinated through the Public Works Department. The applicants shall be responsible for pick up, setup, placement and disassembly and return. All equipment use require a $500 damage deposit that must be submitted at the time of pick up at the Public Works Department to protect against any loss or damage.

All barricades, cones, bins and road signs must be removed immediately following the event. These items must be returned the same location as they were picked up.

PORTABLE RESTROOMS

If applicable, the applicant shall provide an adequate number of port-a-potties at the event site and shall arrange for their removal immediately at the conclusion of the event.

The applicant shall ensure all port-a-potties are placed on paved areas.

INSURANCE

The applicant and all participating organizations are required to maintain liability insurance in the amount of $1,000,000.00. Prior to the event, each organization shall provide a certificate of insurance naming the Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers and must also state that coverage is primary and non-contributory. The Town Attorney shall approve all certificates of insurance.

FOOD / VENDING

The applicant shall obtain the necessary food service permits from Teton County Environmental Health.

The applicant shall provide additional trash receptacles in the food service areas.

Per Section 5.20 of the Municipal Code: The applicant shall be responsible for ensuring that all sales tax receipts are remitted to the Wyoming Department of Revenue and in no event later than the thirtieth day of the month following the exposition [and] acquire and keep on file names, addresses and phone numbers of all participants.

In addition to providing a list of all participating vendors, artists, and merchants, along with their social security numbers and addresses, to the Wyoming Department of Revenue, pursuant to Jackson Municipal Code Section 5.20.020 A.1.b., the applicant shall also provide that same list to the Town of Jackson Finance Department.

Vendors shall not dump hot water or other liquids on the turf. Initials: SS

Special Event Application

STANDARD CONDITONS FOR ALL EVENTS (continued)

ALCOHOL

The applicant shall take all measures necessary to comply with applicable alcohol dispensing laws and regulations, including the prevention of sales to and consumption by minors and the prohibition of consumption off the authorized premises. All ID's must be checked and ID bracelet system may be required.

Only 16oz or small plastic cups are used for beer and alcohol sales.

No alcohol shall be served in bottles or glass containers.

The applicant shall be responsible to be alert to and report any instances of underage drinking to the Jackson Police Department.

It is recommended that servers be TIPS trained prior to serving alcohol. No "over serving" shall be allowed to occur or serving to obviously intoxicated persons.

Participants shall not be permitted to leave the event with open containers.

No more than two beers shall be sold to any person at any one time.

TOWN PARKS

The applicant shall coordinate the use of any public park (including the Town Square), including reservations, paperwork and applicable fees, with the Parks and Recreation Department.

The applicant shall coordinate park reservation and the payment of Parks & Recreation fees at least 30 days prior to the event.

The applicant is required to provide turf protection in front of and behind any table or other exhibit where crowds will stand. The applicant shall abide by all Parks & Recreation Department recommendations with regards to turf protection.

Vehicles are prohibited on all turf areas of any park or anywhere within the Town Square.

No trees or other forestry may be moved, modified, damaged or destroyed to set up booths, tents, or exhibits. No ropes, exhibits, signs, banners or booths may be secured to any live forestry.

Use of Town Square shall be subject to the submission to and approval of staff of a detailed site plan, indicating set-up, safety procedures and turf protection, and the imposition of such other conditions or restrictions deemed necessary.

Irrigation locates are required if stakes are placed in the ground. Applicant may forfeit damage deposit if an irrigation locate is not conducted and irrigation equipment is damaged.

Per Municipal Code, dogs are not allowed in Town Parks.

Initials: SS

Special Event Application

STANDARD CONDITONS FOR ALL EVENTS (continued)

TENTS

Irrigation locates are required before any tents may be erected or stakes or any other items are placed in any public park, including the Town Square. The applicant shall coordinate all water locates with the Parks & Recreation Department's Park Manager (307-732-5793) at least three (3) business days prior to the event.

All tents having an area in excess of 200 square feet shall require advance permitting through the Fire Department unless open on all sides (IFC 105.6.43).

Tents which can hold over 50 or more occupants must provide the Fire Department with a detailed site and floor plan detailing means of egress, seating capacity, location and type of heating and electrical equipment (IFC 3103.6).

Tents, canopies or membrane structures shall not be located within 20 feet of lot lines, buildings, other tents, canopies or membrane structures, parked vehicles or internal combustion engines (IFC 3103.8.2).

Tents must meet the flame propagation performance criteria of NFPA 701 (IFC 3104.2).

Combustible materials shall not be located within any tent, canopy or membrane structure in use for public assembly (IFC 3104.5).

Smoking shall not be permitted in tents, canopies or membrane structures. Approved "No Smoking" signs shall be conspicuously posted (IFC 3104.6).

All open flame devices are strictly prohibited within tents unless approved by the fire code official (IFC 3104.7)

Portable 2A:10B-C fire extinguishers shall be provided, one minimum, for tents requiring permits with a 75 foot travel distance (IFC 3104.12).

Any cooking performed within tents shall require advance approval by the Fire Department (IFC 3104.15.3 – 3104.15.7).

Generators and other internal combustion power sources shall be separated from tents, canopies or membrane structures by a minimum of 20 feet and shall be isolated from contact with the public by fencing, enclosure or other approved means (IFC 3104.19).

FAIR GROUNDS / RODEO GROUNDS

All use of the Rodeo Grounds shall be coordinated through and subject to the approval of the Fair Manager under the authority of the Parks and Recreation Department.

Anyone camping at the Rodeo Grounds shall indicate that they are affiliated with the group by placing a card in the windshield of their vehicle. Campers are reminded that fires are not permitted.

Initials: SS

Special Event Application

STANDARD CONDITONS FOR ALL EVENTS (continued)

ROAD CLOSURES / PUBLIC PARKING CLOSURES

The applicant shall notify all business, residences, churches, etc. affected by the street closures and public parking closures prior to the public hearing.

The applicant shall notify, in advance, all business, residences, churches, etc. affected by the street closures and public parking closures and shall provide advance community radio and/or newspaper announcements regarding the event and the closures.

The applicant shall coordinate all road closures with the Police Department and shall provide an adequate number of volunteers to assist with traffic control and barricade setup/removal during each event.

The applicant shall coordinate all road closures with START, Fire/EMS, Public Works and the Police Department. Volunteer placement and assignments shall be reviewed and approved in advance with the Police Department.

The applicant shall be responsible for producing, posting and removing the temporary No Parking signs. No Parking signs must be posted two days prior to the parking closures. The applicant should meet with the Police Department two weeks prior to the event to discuss the procument, posting and removal of the signs.

Emergency vehicle access lanes shall be maintained during the event.

FIREWORKS

All fireworks displays must be approved by the Fire Chief prior to the event.

The Fire Department will monitor the firing area potential for wildfire. The Department will make recommendations directly to the applicant for mitigation and will give final approval the day of the event.

The application shall be subject to the review and approval of the Fire Department and any additional conditions or restrictions placed by such Department.

Please note, that the conditions and restrictions listed above are standard for special events held in Town, additional conditions or restrictions may be required by the Town Council and/or staff upon further review of the application.

I have read and understand the standard conditions for events. I have answered all of the questions in this application truthfully and to the best of my knowledge.

APPLICANT: eSigned via SeamlessDocs.com Scott A Steen Key: d006bb9c9987956c6be92b86b94d9294
Signature

APPLICANT: Scott A Steen
Printed Name

DATE: 04/03/2018

TITLE: Executive Director


Layout in the case of an overlap between JH LIve and People's Market
Proposed "No Parking"
Proposed "No Parking"
Proposed People's Market Tents
Proposed Tents
Proposed Tents
N: 1412403 E: 2444851
Long: -110° 45' 38.7" Lat: 43° 28' 25.4"
Long: -110.7608° Lat: 43.4737°
Scale = 1 : 700
NAD83 UTM Zone 12
X =519350 Y = 4813449
Greenwood Mapping, Inc.

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: May 3, 2018
MEETING DATE: May 7, 2018

SUBMITTING DEPARTMENT: PLANNING & BUILDING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: TYLER SINCLAIR

APPLICANT: PEOPLE'S MARKET

SUBJECT: TEMPORARY SIGN PERMIT – People's Market

STATEMENT/PURPOSE

To approve or deny relief from the Town's sign ordinance for the use of temporary signage not requiring a special event or exposition license.

BACKGROUND/ALTERNATIVES

The applicant has requested a temporary banner to be located at the Snow King Ball Field during:

May 23 – June 6, 2018

Section 4670.I of the Town's Land Development Regulations allows Council to approve up to four (4) off-site banners. The event does not require any Town services; therefore, a special event license is not required. Staff recommends approval, as the Town has permitted such signs in the past, as long as all other regulations for signage are complied with.

ALIGNMENT WITH COUNCIL'S STRATEGIC INTENT

Staff finds that the proposal is consistent with Councils strategic intent.

ATTACHMENTS

Applicant Submittal

FISCAL IMPACT

None

STAFF IMPACT

None

LEGAL REVIEW

N/A

RECOMMENDATION

The Planning Director makes no recommendation for the banner located at the Snow King Ball Field, subject to the following conditions:

1. The use of the site shall be granted by the property owner.
2. The sign shall not be located on the sidewalks or in the public right of way.
3. The sign for the Snow King Ball Field may be installed during:

May 23 – June 6, 2018

SUGGESTED MOTION

I move to **approve** the temporary banner in conjunction with People's Market, subject to three (3) conditions of approval.

(Although Staff is not making a recommendation of the application, the motion is made in the affirmative.)

TEMPORARY SIGN PERMIT APPLICATION

Planning & Building Department
Planning Division

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

ph: (307) 733-0520 or
(307) 733-0440
fax: (307) 734-3563
www.townofjackson.com

EVENT NAME:

Event Name: People's Market

Physical Address of Event: 10 East Snow King Ave

Description of Event: A farmers market

EVENT SPONSOR/APPLICANT:

Name: Scott Steen

Phone: 406 579 7852

Mailing Address: PO Box 7290 Jackson, WY

ZIP: 83002

E-mail: tetonslowfood@gmail.com

Non-Profit: X For Profit: ____

TEMPORARY BANNER LOCATION: Consent from Property Owner Required (maximum of 4 signs allowed, display dates up to two weeks allowed)

Business/Description: Back stop of baseball field

Physical Address: 10 E. Snow King Ave

Dates of Display: 5/23- 6/6

Consent from Owner Obtained? Yes X No____

Business/Description: ____

Physical Address: ____

Dates of Display: ____

Consent from Owner Obtained? Yes____ No____

Business/Description: ____

Physical Address: ____

Dates of Display: ____

Consent from Owner Obtained? Yes____ No____

Business/Description: ____

Physical Address: ____

Dates of Display: ____

Consent from Owner Obtained? Yes____ No____

SUBMITTAL REQUIREMENTS. *Attach the following:*

on file Illustration of each proposed sign that includes dimensions, colors, materials and type of sign.

____ Installation specifications, and any structural details or specifications required for freestanding signs.

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

Signature of Authorized Event Applicant

4/12/17
Date

SCOTT STEEN
Applicant Name Printed

Executive Director
Title


PEOPLE'S
MARKET
A Farmer's Market
With a Happy Hour!
Wednesdays
4-7p

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: May 3, 2018
MEETING DATE: May 7, 2018

SUBMITTING DEPARTMENT: Public Works
DEPARTMENT DIRECTOR: Larry Pardee

PRESENTER: Brian Lenz, Town Engineer

SUBJECT: **Cache Tube Design and Construction Discussion and Budget Request**

STATEMENT/PURPOSE

The request tonight is to approve a budget supplemental item in the amount of $225,000 from the 2014 SPET for Drainage that will be used for the design of Phases One and Two of the Cache Creek Tube between Perry Street and Broadway. In addition to the design, a portion of the funds will pay for the construction of approximately 700 feet of tube in the new East Mercill Avenue being constructed as part of the Hidden Hollow development.

BACKGROUND/ALTERNATIVES

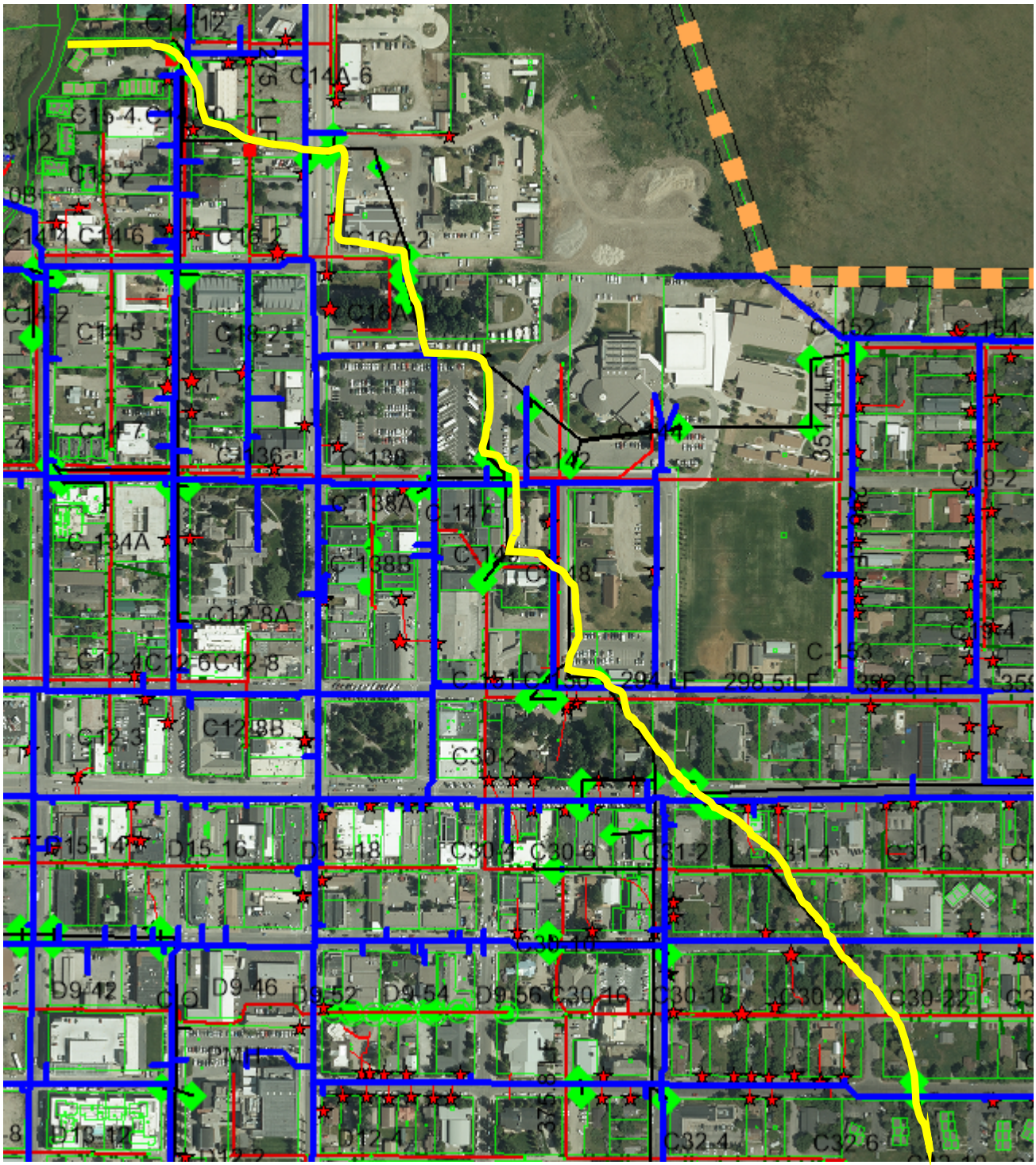
The Cache Creek Storm Water Tube conveys diversions from Cache Creek at its point of beginning west of Bar T5 and collected storm water runoff from East Jackson to its point of discharge into Flat Creek at the west end of Perry Street. The Cache Tube is a compilation of open ditches and assorted sizes and types of pipe throughout its course. The Cache Tube no longer follows the historic Cache Creek channel and crosses several private properties throughout town.

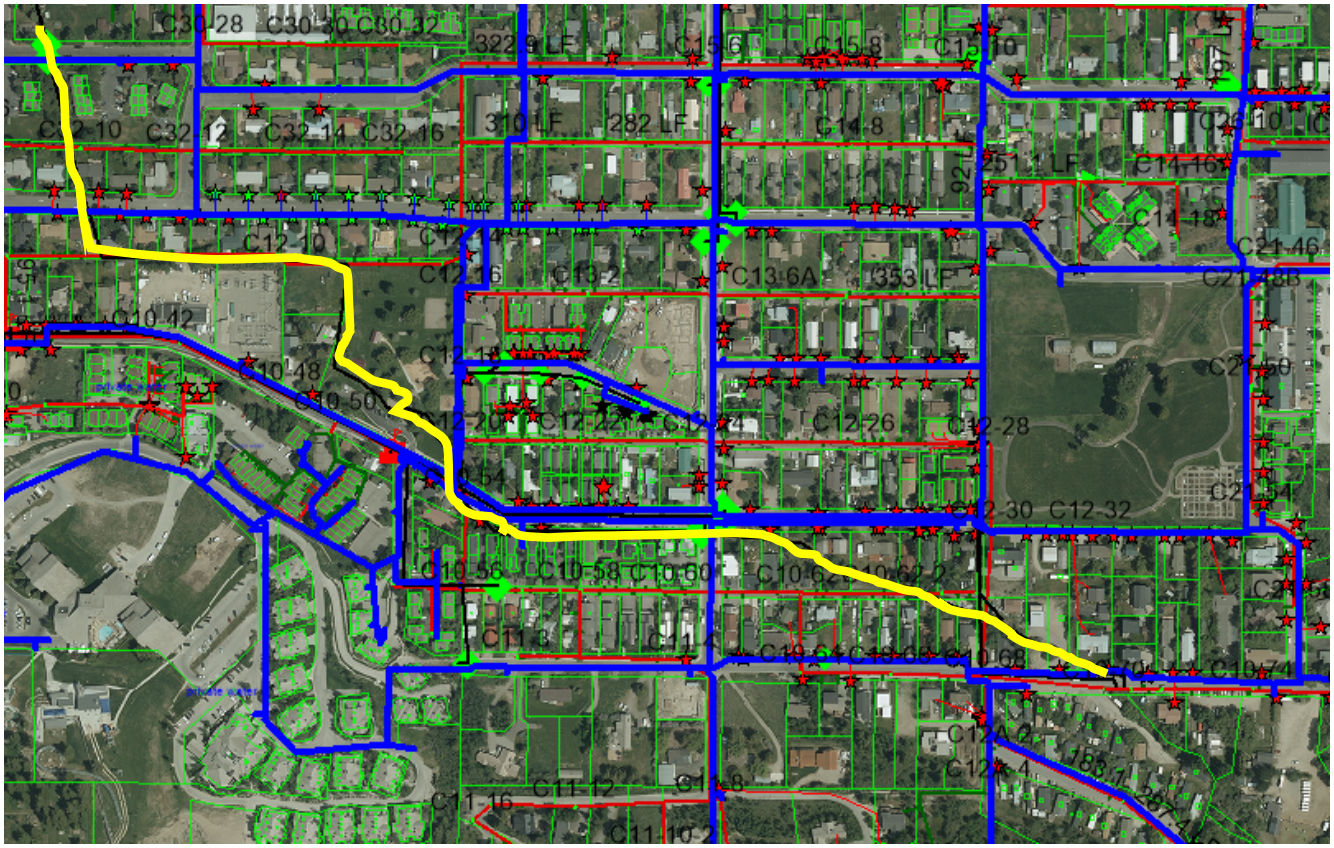
Phase One of the replacement project pertains to the section of Cache Tube between Perry Street and east Mercill, about 1700 LF. Phase Two is the remainder of the Cache Tube south to Broadway. The goal in preparing the design and constructing part of the tube now is to help recruit participation from private developers of properties the Cache Tube is located on or adjacent to in an efficient manner. At this time, the potential to install the Cache Tube in Mercill coincides with the development of Hidden Hollow.

In its current alignment, the Cache Tube crosses/encumbers several private properties. The proposed work would complete a design for both phases that can then be used to construct the project on efficient schedules for either the Town or Developers.

The Jackson Town Council has a couple of options to consider and proceed with:

- Approve the budget supplemental request to use 2014 SPET funds for the Cache Tube project and approve the start of design and construction on the Cache Tube.
- Deny the budget supplemental request to use 2014 SPET funds. In which case public works would look at funding the project using other sources.


C14-12
C14A-6
C16-4
C15-2
C14-4
C14-6
C16-2
C16A-2
C14-2
C14-5
C18-2
C16A-4
C152
C154
C14-7
C136
C136
C142
C19-2
C138A
C134A
C138B
C12-8A
C12-4
C12-6
C12-8
C153
C12-3
C12-8B
C30-2
C15-14
D15-16
D15-18
C30-4
C30-6
C31-2
C31-4
C31-6
C30-10
D9-42
D9-46
D9-52
D9-54
D9-56
C30-16
C30-18
C30-20
C30-22
D18-12
D12-1
C32-4
C32-6


C30-28
C30-30
C30-32
322.9 LF
C15-6
C15-8
C15-10
C32-10
C32-12
C32-14
C32-16
310 LF
282 LF
C14-8
C14-16
C14-18
C12-10
C12-14
C12-16
C13-2
C13-6A
353 LF
C21-46
C10-42
C10-48
C10-50
C12-20
C12-22
C12-24
C12-26
C12-28
C12-30
C12-32
C10-56
C10-58
C10-60
C10-62
C10-68
C11-8
C11-12
C11-16
C11-10
C12A-2
C12A-4

ALIGNMENT WITH COUNCIL'S STRATEGIC INTENT

The overall project supports Town Council Strategic Intent and helps to fulfill the goal to provide municipal services necessary to support the residential, business, environmental, and historical interests that define our community. Our services enhance the quality of life for those who live here and enhance the experience for our guests.

ATTACHMENTS

None.

FISCAL IMPACT

The project will be funded with the approved 2014 SPET funds for stormwater. The requested amount is $225,000 for design and construction.

STAFF IMPACT

Coordination between the Consultant, Engineering Staff, and Contractors will be necessary.

LEGAL REVIEW

No legal review at this time.

RECOMMENDATION

That the Town Council approve the budget supplemental for $225,000 from the 2014 SPET for the Design and partial construction of the Cache Tube.

SUGGESTED MOTION

I move that the Town Council approve the budget supplemental in the amount of $225,000 for the design of the Cache Tube and partial construction of Phase 1.

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

Revised 5/4/2018

PREPARATION DATE: May 3, 2018
MEETING DATE: May 7, 2018

SUBMITTING DEPARTMENT: Public Works
DEPARTMENT DIRECTOR: Larry Pardee

PRESENTER: Brian Lenz, Town Engineer

SUBJECT: **Cache Tube Design and Construction Discussion and Budget Request**

STATEMENT/PURPOSE

The request tonight is to approve a budget supplemental item in the amount of $225,000 from the 2014 SPET for Drainage that will be used for the design of Phases One and Two of the Cache Creek Tube between Perry Street and Broadway. In addition to the design, a portion of the funds will pay for the construction of approximately 700 feet of tube in the new East Mercill Avenue being constructed as part of the Hidden Hollow development.

BACKGROUND/ALTERNATIVES

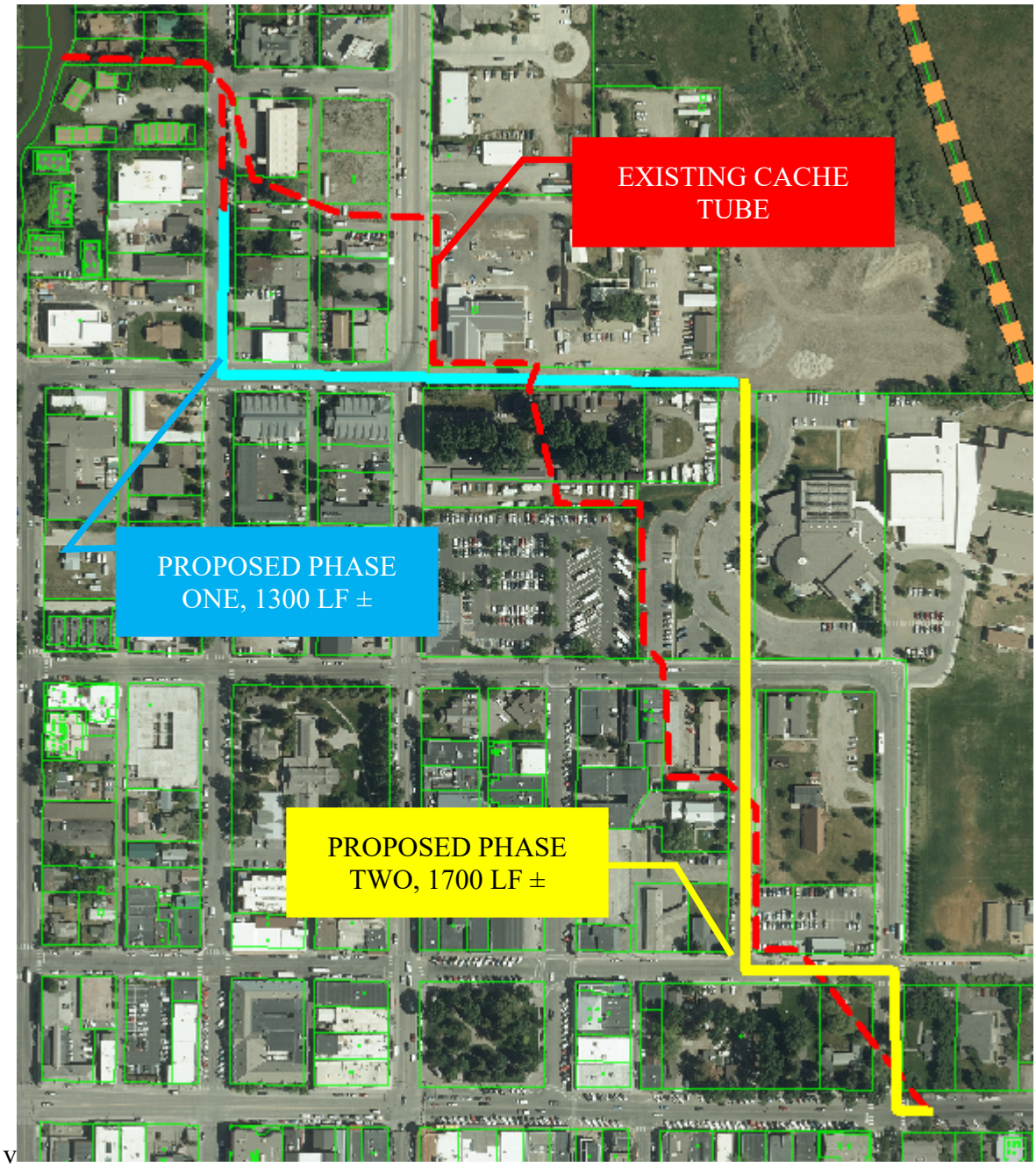
The Cache Creek Storm Water Tube conveys diversions from Cache Creek at its point of beginning west of Bar T5 and collected storm water runoff from East Jackson to its point of discharge into Flat Creek at the west end of Perry Street. The Cache Tube is a compilation of open ditches and assorted sizes and types of pipe throughout its course. The Cache Tube no longer follows the historic Cache Creek channel and crosses several private properties throughout town.

Phase One of the replacement project pertains to the section of Cache Tube between Perry Street and east Mercill, about 1700 LF. Phase Two is the remainder of the Cache Tube south to Broadway. The goal in preparing the design and constructing part of the tube now is to help recruit participation from private developers of properties the Cache Tube is located on or adjacent to in an efficient manner. At this time, the potential to install the Cache Tube in Mercill coincides with the development of Hidden Hollow.

In its current alignment, the Cache Tube crosses/encumbers several private properties. The proposed work would complete a design for both phases that can then be used to construct the project on efficient schedules for either the Town or Developers.

The Jackson Town Council has a couple of options to consider and proceed with:

- Approve the budget supplemental request to use 2014 SPET funds for the Cache Tube project and approve the start of design and construction on the Cache Tube.
- Deny the budget supplemental request to use 2014 SPET funds. In which case public works would look at funding the project using other sources.


EXISTING CACHE TUBE
PROPOSED PHASE ONE, 1300 LF ±
PROPOSED PHASE TWO, 1700 LF ±

V

ALIGNMENT WITH COUNCIL'S STRATEGIC INTENT

The overall project supports Town Council Strategic Intent and helps to fulfill the goal to provide municipal services necessary to support the residential, business, environmental, and historical interests that define our community. Our services enhance the quality of life for those who live here and enhance the experience for our guests.

ATTACHMENTS

None.

FISCAL IMPACT

The project will be funded with the approved 2014 SPET funds for stormwater. The requested amount is $225,000 for design and construction.

STAFF IMPACT

Coordination between the Consultant, Engineering Staff, and Contractors will be necessary.

LEGAL REVIEW

No legal review at this time.

RECOMMENDATION

That the Town Council approve the budget supplemental for $225,000 from the 2014 SPET for the Design and partial construction of the Cache Tube.

SUGGESTED MOTION

I move that the Town Council approve the budget supplemental in the amount of $225,000 for the design of the Cache Tube and partial construction of Phase 1.

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: May 2, 2018
MEETING DATE: May 7, 2018

SUBMITTING DEPARTMENT: Public Works/Engineering
DEPARTMENT DIRECTOR: Larry Pardee
PRESENTER: Jeremy Parker

SUBJECT: Downtown Construction – 110 Center Street (Private Development)

STATEMENT/PURPOSE

The purpose of this item is to discuss the anticipated impacts to the public right-of-way and adjacent properties and businesses associated with demolition of an existing building and construction of a new commercial building located on the property at 110 Center Street, on the northeast corner of Center Street and East Deloney Avenue.

BACKGROUND/ALTERNATIVES

A Basic Use Permit was approved for the subject property and commercial building in June 2016. The Demotion Permit has been issued for removal of the existing building, and the Commercial Building Permit has recently been, or soon will be issued.

Big-D Construction (in coordination with Nelson Engineering) contacted the Town of Jackson Engineering Department in April 2018 to request a meeting to discuss and formulate a plan for construction staging and phasing of the proposed development. At this meeting, Big-D Construction was made aware of the Town of Jackson Municipal Code limitations on use of the public right-of-way within the downtown core as well as the need for an approved construction staging and phasing plan as stated in Title 12, Chapter 12.08, Section 12.08.040 and 045 respectively. Subsequent to this meeting, Big-D Construction (in collaboration with Nelson Engineering) provided to the Town Engineering Department for review, a site plan showing location of temporary covered sidewalk, construction fencing locations, job office and dumpster locations, staging yard location, vehicle parking, construction narrative, and anticipated project schedule.

The owner/applicant wishes to erect the required covered sidewalk protection along the property's sidewalk frontage of Center Street and East Deloney Avenue and place construction fence around the property boundaries prior to the commencement of demolition/construction activities to remove the existing structure and strip materials from the site. Additionally, the construction staging area to be located on the adjacent parcel east of the alleyway will be fenced, gated and screened at this time. This is anticipated to be around the week of May 14th pending Building and Public Right-of-Way Permit approvals. Once complete, excavation work will continue to prepare the site for the new commercial building. Work to complete utility abandonments and tie-ins within Center Street and the alleyway is scheduled to be completed the week of May 7th. Any additional ROW work would either be completed prior to Memorial Day or after Labor Day.

Additionally, work requiring use of cranes, concrete pump trucks, etc., including construction material deliveries, that are likely to require use of the public right-of-way will be completed from the alleyway so as not to impact vehicle and pedestrian movement on East Deloney Avenue. The owner/applicant anticipates use of the alleyway to circulate dump trucks and other vehicles associated with the demolition and excavation phases of the project will have minimal impact on the existing usage of the alleyway for deliveries and services associated with the neighboring businesses and properties. Public Right-of-Way applications would be required to be approved by TOJ staff for any requested or anticipated use of the alleyway above and beyond construction vehicle circulation and reasonable material drop-off or loading operations.

The Town of Jackson Engineering Department is requiring that the owner/applicant contact all properties on the block bounded by East Deloney Avenue, East Gill Avenue, Center Street, and North King Street which utilize the alleyway, in addition to neighboring businesses/properties south and west of the project as well the JH Playhouse ("Shootout" host), to provide information as to the project schedule, collect contact information for future notifications, and expected impacts that construction of the 110 Center Street site will have on the alleyway and street/pedestrian frontage prior to the issuance of any demolition or construction permits.

In addition to the topics covered above, the owner/applicant intends on working with JH Public Art to beautify the exterior of the sidewalk hoarding site protection and provide a more appealing visual appearance to the site for the duration of construction.

ALIGNMENT WITH COUNCIL'S STRATEGIC INTENT

The topic being discussed aligns with the Town's vision of "Economic Sustainability", "Town as Heart", and "Unique Character" by promoting economic redevelopment of the downtown core as well as improved pedestrian corridors.

ATTACHMENTS

Demolition/Construction Site Plan, Storage Yard Plan, anticipated Construction Schedule, copy of correspondence from Wells Fargo to TOJ regarding request for ROW use fee reduction.

FISCAL IMPACT

Regarding use of the Town's right-of-way for purposes of placing the required sidewalk hoarding protection along the Center Street and East Deloney Avenue frontages, the Town of Jackson Municipal Code, 12.08.060 – Permit Fees, calls for a charge of $50/space/day for occupying of a time restricted parking space. Based on the proposed timeline of May 14, 2018 through January 6, 2019, the total cost for occupying six time-restricted parking spaces for a total of 238 days would be $71,400 (not including fees associated with alleyway closures, excavation within the right-of-way, sidewalk installation, curb and gutter installation, etc., as defined under TOJ Municipal Code 12.08.060). This fee total is subject to change depending on the actual dates of closure and ROW use. It is also worth noting that one parking space could be maintained parallel to the sidewalk protection on the Center Street frontage where the ROW width is greater due to the existing parking spaces being angled. This would result in a net occupation of five time-restricted parking spaces for the same use period and a fee total of $59,500.

STAFF IMPACT

1 hour per week for inspections and correspondence

LEGAL REVIEW

Potential review required for Wells Fargo's request to reduce ROW usage fees.

RECOMMENDATION

The Town Council has three main options to proceed with regarding this discussion item…

Option 1 – Approve of the construction staging and phasing plan as presented and direct the owner/applicant to coordinate with neighboring and adjacent businesses and properties (including the JH Playhouse which hosts the "Shootout") regarding anticipated use of the alleyway and street frontages for construction related activities and to coordinate with the Town of Jackson for use and occupying of the Public Right-of-Way for placement of the sidewalk hoarding / job site protection and all associated construction permits, fees and bonding required for such work on the fee basis as stated within the TOJ Municipal Code under 12.08.060 - Permit Fees.

Option 2 – Same as Option 1 (above) but allow the owner/applicant to negotiate with Town Council for a reduction in right-of-way usage fees for the anticipated duration of the project.

Option 3 – Other conditions and recommendations as determined by Town Council.

SUGGESTED MOTION

The Town of Jackson Council motions to direct the Owner/Applicant, and TOJ staff to (***Option 1***, ***Option2***, or ***Option 3 / Other***).

Synopsis for PowerPoint (120 words max):

Purpose:

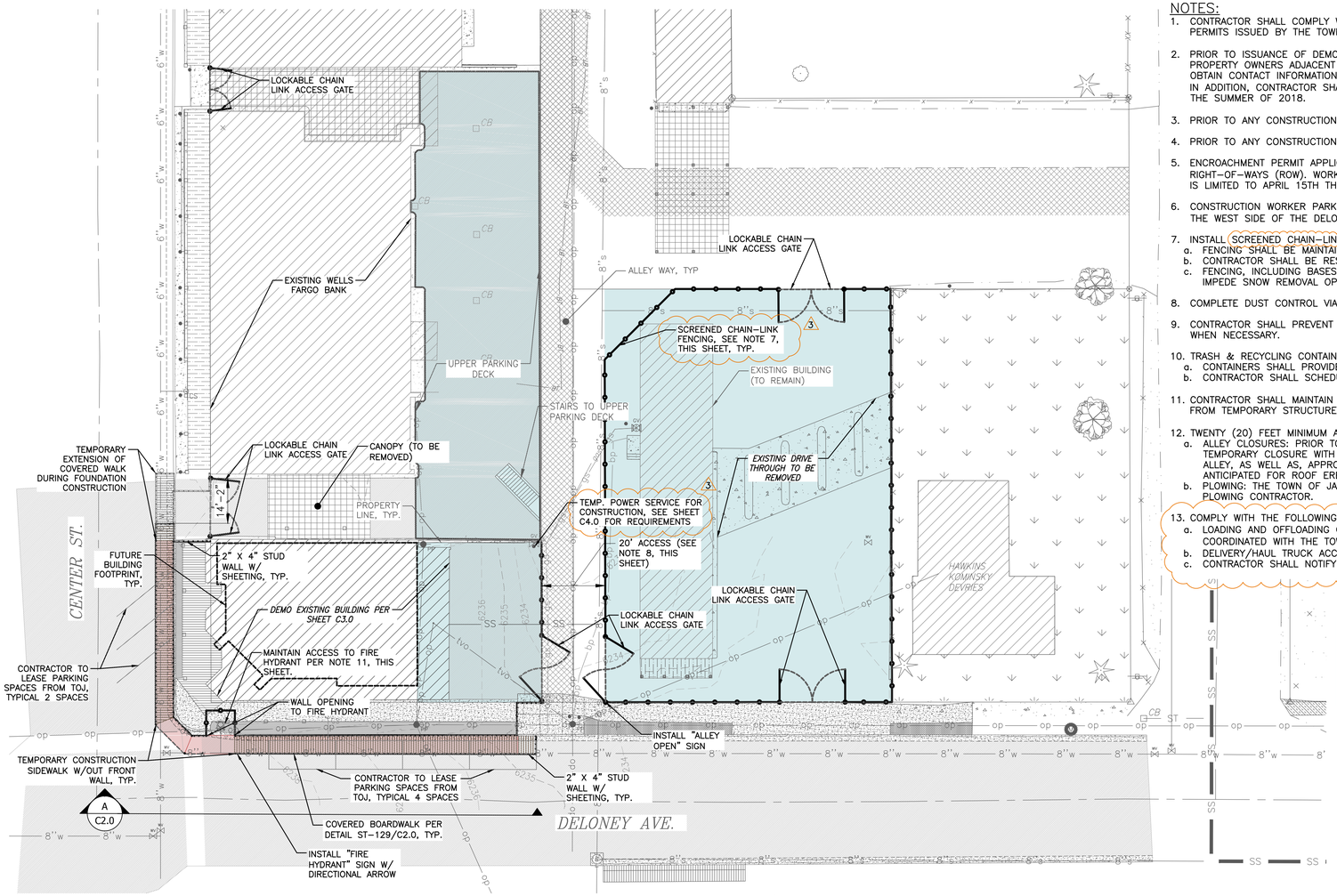
The purpose of this item is to discuss the anticipated impacts to the public right-of-way and adjacent properties and businesses associated with demolition of an existing building and construction of a new commercial building located on the property at 110 Center Street.

Background:

A Basic Use Permit was approved for the subject property and commercial building in June 2016. The Demotion Permit has been issued for removal of the existing building, and the Commercial Building Permit has recently been, or soon will be issued.

Fiscal Impact:

The total cost for occupying six time restricted parking spaces for a total of 238 days would be $71,400 (not including fees other associated fees as defined under TOJ Municipal Code 12.08.060).



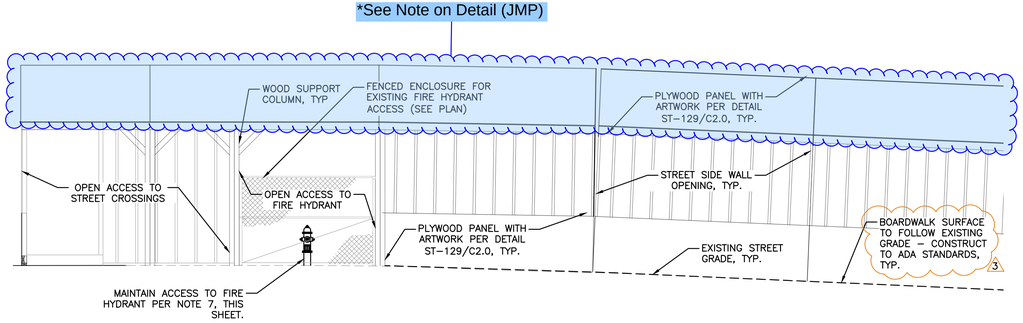
CONSTRUCTION MANAGMENT PLAN

SCALE: 1" = 20' (24X36)

0 20 40

N E

*See Note on Detail (JMP)



A C2.0 TEMPORARY CONSTRUCTION SIDEWALK SECTION

SCALE: 1" = 5' (24 X 36)

DRAFT

NOTES:

1. CONTRACTOR SHALL COMPLY WITH REQUIREMENTS OF THE APPROVED CONSTRUCTION MANAGEMENT PLAN, DEMOLITION AND ENCROACHMENT PERMITS ISSUED BY THE TOWN OF JACKSON.
2. PRIOR TO ISSUANCE OF DEMOLITION OR ENCROACHMENT (ROW) PERMITS FOR THIS PROJECT, THE CONTRACTOR IS REQUIRED TO CONTACT ALL PROPERTY OWNERS ADJACENT TO THE AFFECTED ALLEY AND IN PROXIMITY OF THE COVERED SIDEWALK TO NOTIFY THEM OF THE PROJECT AND OBTAIN CONTACT INFORMATION TO ALLOW FOR FUTURE COMMUNICATIONS REGARDING THE PROJECT AND CONSTRUCTION ACTIVITY IN THE AREA. IN ADDITION, CONTRACTOR SHALL CONTACT THE JH PLAYHOUSE, THE HOST OF THE "SHOOTOUT," TO NOTIFY THEM OF CHANGES COMING FOR THE SUMMER OF 2018.
3. PRIOR TO ANY CONSTRUCTION, CONTRACTOR SHALL BOND ALL WORK W/ THE TOWN OF JACKSON.
4. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH TOJ.
5. ENCROACHMENT PERMIT APPLICATION MUST BE SUBMITTED TO TOWN OF JACKSON FOR ANY WORK TAKING PLACE WITHIN TOJ STREET RIGHT-OF-WAYS (ROW). WORK WITHIN THE ROW SHALL NOT COMMENCE UNTIL A PERMIT HAS BEEN ISSUED BY THE TOWN. WORK IN THE ROW IS LIMITED TO APRIL 15TH THROUGH OCTOBER 15TH, 7AM TO 7PM.
6. CONSTRUCTION WORKER PARKING: PARKING SHALL BE PROVIDED WITHIN CONTRACTOR STAGING AREAS. OVERFLOW PARKING WILL BE LIMITED TO THE WEST SIDE OF THE DELONEY/KING PUBLIC PARKING AREA (WITHIN THE LOT OWNED BY WELLS FARGO).
7. INSTALL SCREENED CHAIN-LINK CONSTRUCTION FENCING AND GATES AS INDICATED IN PLAN. 3
   a. FENCING SHALL BE MAINTAINED TO PROTECT THE PUBLIC FROM CONSTRUCTION OPERATIONS.
   b. CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING SNOW CLEAR FROM THE CONSTRUCTION FENCE.
   c. FENCING, INCLUDING BASES AND BRACING, SHALL NOT PROTRUDE INTO THE SIDEWALK WHERE THEY CAN POSE A TRIPPING HAZARD OR IMPEDE SNOW REMOVAL OPERATIONS.
8. COMPLETE DUST CONTROL VIA. WATERING STOCKPILES AND OPEN GRAVEL AREAS.
9. CONTRACTOR SHALL PREVENT TRACKING OF SOIL ONTO PUBLIC ROADS. ROADWAYS SHALL BE MONITORED AND CLEANED BY THE CONTRACTOR WHEN NECESSARY.
10. TRASH & RECYCLING CONTAINERS: CONTRACTOR SHALL PROVIDE TRASH AND RECYCLING CONTAINERS FOR SEPARATION OF WASTES.
    a. CONTAINERS SHALL PROVIDE COVERS TO PREVENT ANIMAL ENTRY.
    b. CONTRACTOR SHALL SCHEDULE REGULAR TRASH AND RECYCLING REMOVAL. OVERFLOW OF CONTAINERS WILL NOT BE ALLOWED.
11. CONTRACTOR SHALL MAINTAIN ACCESS TO THE EXISTING FIRE HYDRANT INCLUDING PROVIDING A MINIMUM OF 3' CLEARANCE TO THE HYDRANT FROM TEMPORARY STRUCTURES AS WELL AS PROVIDING SNOW REMOVAL. PROVIDE HYDRANT LOCATION SIGNAGE AS INDICATED IN PLAN.
12. TWENTY (20) FEET MINIMUM ACCESS WIDTH TO THE ALLEY SHALL BE PROVIDED DURING CONSTRUCTION.
    a. ALLEY CLOSURES: PRIOR TO CLOSURE, CONTRACTOR SHALL OBTAIN A ROW PERMIT FROM THE TOWN OF JACKSON AND COORDINATE THE TEMPORARY CLOSURE WITH TOWN OFFICIALS AND ADJACENT PROPERTY OWNERS. DURING CLOSURE, ALTERNATIVE VEHICLE ACCESS TO THE ALLEY, AS WELL AS, APPROPRIATE SIGNAGE NOTIFYING THE PUBLIC OF CLOSURE SHALL BE PROVIDED. *NOTE, ALLEY CLOSURE IS ONLY ANTICIPATED FOR ROOF ERECTION OF THE NEW BUILDING.
    b. PLOWING: THE TOWN OF JACKSON DOES NOT PLOW THE ALLEY. CONTRACTOR IS REQUIRED TO COORDINATE PLOWING OPERATIONS WITH THE PLOWING CONTRACTOR.
13. COMPLY WITH THE FOLLOWING REGARDING CONSTRUCTION TRAFFIC: 3
    a. LOADING AND OFFLOADING OF MATERIALS SHALL TAKE PLACE W/IN CONTRACTOR STAGING AREAS SHOWN IN PLAN, OR OTHERWISE COORDINATED WITH THE TOWN WHEN TAKING PLACE W/IN PUBLIC ROWs AND ALLEYS.
    b. DELIVERY/HAUL TRUCK ACCESS TO THE SITE SHALL BE PROHIBITED THROUGH STREETS IMMEDIATELY ADJACENT TO THE TOWN SQUARE.
    c. CONTRACTOR SHALL NOTIFY NEIGHBORING PROPERTIES AFFECTED BY FUTURE CONSTRUCTION TRAFFIC IN THE EAST ALLEY.

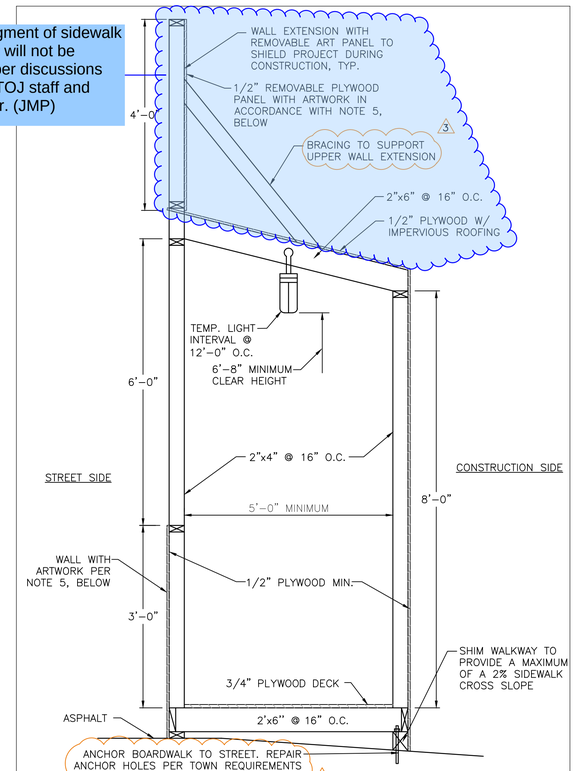
LEGEND

- 6' H. CHAIN LINK FENCING
- CONTRACTOR STAGING AREA(S)
- TEMPORARY CONSTRUCTED SIDEWALK PER DETAIL ST-129/C2.0
- COVERED ROOF OVER TEMPORARY CONSTRUCTION SIDEWALK

PRELIMINARY CONSTRUCTION SCHEDULE 3

No:	MILESTONES:	DATE(S):
1	START CONSTRUCTION	5/14/2018
2	CONSTRUCTION TEMPORARY PUBLIC WALKWAY AT EXISTING CURB LINE AND DEMOLISH EXISTING BUILDING	5/14/2018 – 6/6/2018
4	INSTALL UTILITY STUBS, CONSTRUCT BUILDING FOUNDATION, ERECT STEEL WALLS AND COMPLETE ROOF SYSTEM	6/6/2018 – 9/25/2018
5	ROUGH IN BUILDING INCLUDING MECHANICAL ELECTRICAL, PLUMBING, INSULATION, ETC.	9/26/2018 – 10/19/2018
6	BUILDING FACADE	9/26/2018 – 11/9/2018
7	CONNECT WATER AND SEWER TO PUBLIC UTILITIES. *REQUIRES WORK IN TOJ RIGHT-OF-WAY.	4/23/2018 – 4/30/2018
8	REMOVE TEMPORARY PUBLIC WALKWAY	1/6/2019
9	BUILDING FINISHES	10/19/2018 – 1/2/2019
10	BUILDING COMPLETE	1/26/2019

Upper segment of sidewalk protection will not be installed per discussions between TOJ staff and Contractor. (JMP)



NOTES:
1. CONSTRUCTED SIDEWALKS SHALL BE INSTALLED ONLY IN TOWN APPROVED LOCATIONS.
2. WALKWAY & RAMPED "END SECTION" SHALL MEET ADA STANDARDS.
3. ANCHORING SHALL BE PROVIDED TO PREVENT HOARDING FROM DISPLACEMENT DUE TO WIND.
4. BOARDING CONSTRUCTION SHALL BE APPROVED AND INSPECTED BY T.O.J. BUILDING DEPT.
5. **JACKSON HOLE PUBLIC ART (JHPA) WILL PROVIDE CONSULTING SERVICES FOR WELLS FARGO TO ENHANCE THE TEMPORARY SIDEWALK ENCLOSURE WITH ARTWORKS CREATED BY LOCAL STUDENTS AND OR LOCAL ARTISTS. JHPA WILL DEVELOP ARTIST CONTRACTS, COMMUNICATIONS WITH WELLS FARGO, COMMUNITY OUTREACH, INSTALLATION, AND DE-INSTALLATION.**

ST-129 C2.0 TEMPORARY CONSTRUCTION SIDEWALK

ST-129 DATE: 12/10/12 SCALE: NTS

WELLS FARGO
CORPORATE PROPERTIES GROUP
5601 S BROADWAY, SUITE 400
DENVER, CO 80121
MAC C7201-042

JACKSON DOWNTOWN

110 CENTER ST.
JACKSON, WY 83001

RS&H
RS&H, Inc.
7800 E Union, Suite 700
Denver, CO 80237
303-409-9700 FAX 303-409-9701
www.rsandh.com

CONSULTANTS

NELSON ENGINEERING since 1964
Professional Engineers & Land Surveyors
WWW.NELSONENGINEERING.NET
PO Box 1599 | 430 South Cache St | Jackson, WY 83001
Jackson 307.733.2087 | Buffalo 307.684.7029

SEAL

Professional Engineer (CH) JOSHUA L. KILPATRICK 12741 Date 1/15/18 WYOMING

REVISIONS

NO.	DESCRIPTION	DATE
1	CLIENT MODIFICATIONS	1/15/18
2	PERMIT REVISION	1/26/18
3	PERMIT REVISION	4/18/18

DATE ISSUED: 4-19-18
REVIEWED BY:
DRAWN BY: JLK
DESIGNED BY: NE
AEP PROJECT NUMBER 501-0462-00
BE NUMBER 105872

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SHEET TITLE

CONSTRUCTION MANAGMENT PLAN

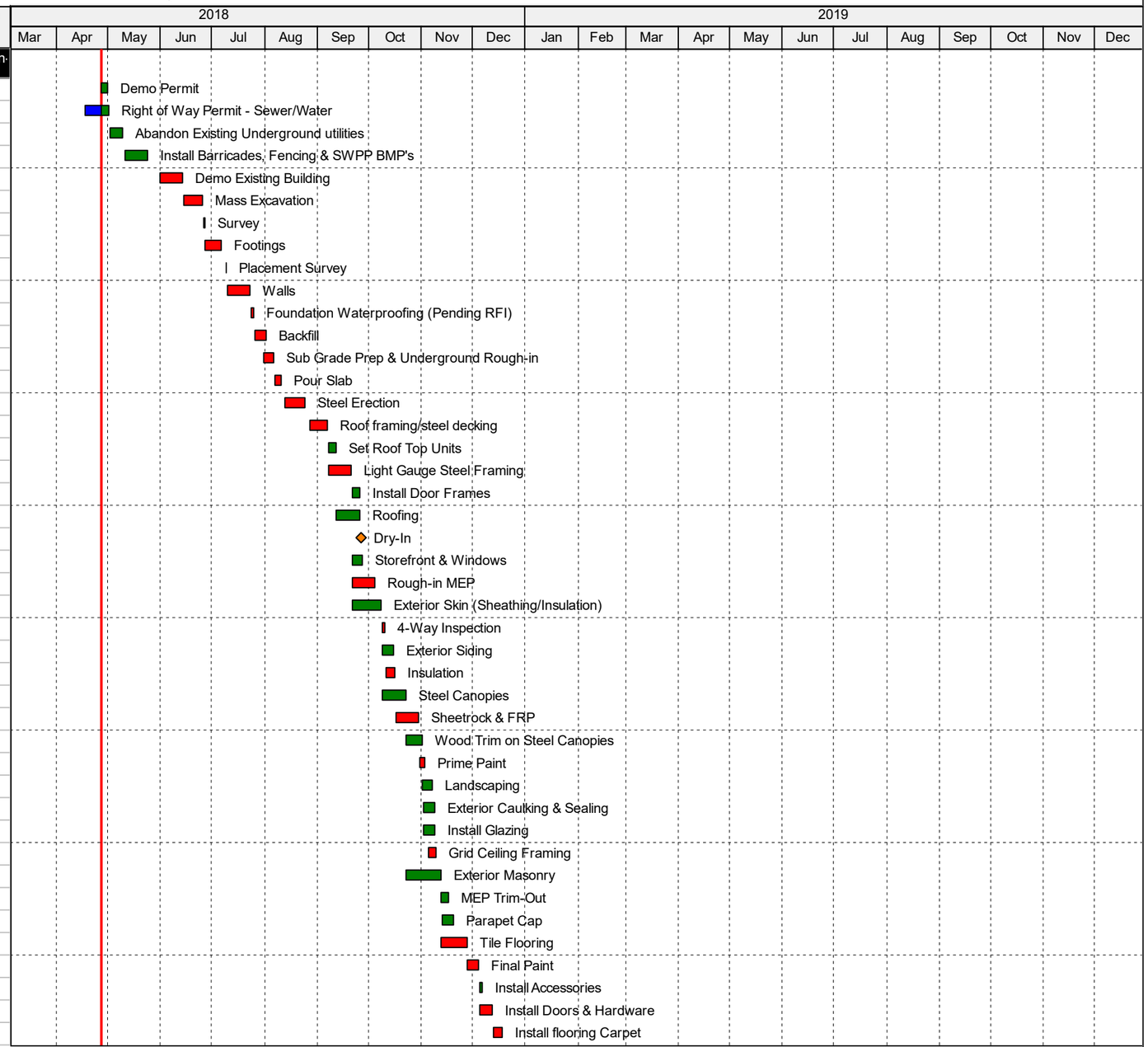
SHEET NUMBER

C2.0

100% PERMIT

S:\Proj2017\152-01 (110 Center Street - Wells Fargo Retail Bank Site Civil\Drawings\CONSTRUCTION MANAGEMENT PLAN.dwg <CONSTRUCTION MANAGEMENT PLAN> - Apr 19 2018 10:17:44 am PLOTTED BY: green DWG FORMAT: 21.0
Drawing: S:\Proj2017\152-01 (110 Center Street - Wells Fargo Retail Bank Site Civil\Drawings\CONSTRUCTION MANAGEMENT PLAN.dwg Plotted on: 07/06/2017 Plotted by: Green

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
Construction Activities		186	186	18-Apr-18 00:00 A	22-Jan-19 17:00
A9940	Demo Permit	2	2	27-Apr-18 0	30-Ap
A9970	Right of Way Permit - Sewer/Water	5	3	18-Apr-18 0	01-M
A1010	Abandon Existing Underground utilities	6	6	02-May-18 (	09-M
A1020	Install Barricades, Fencing & SWPP BMP's	10	10	11-May-18 (	24-M
A1030	Demo Existing Building	10	10	31-May-18 (	13-Ju
A1040	Mass Excavation	8	8	14-Jun-18 0	25-Ju
A1060	Survey	1	1	26-Jun-18 0	26-Ju
A1070	Footings	7	7	27-Jun-18 0	06-Ju
A1080	Placement Survey	1	1	09-Jul-18 0E	09-Ju
A1090	Walls	10	10	10-Jul-18 0E	23-Ju
A1095	Foundation Waterproofing (Pending RFI)	2	2	24-Jul-18 0E	25-Ju
A1100	Backfill	5	5	26-Jul-18 0E	01-Au
A1110	Sub Grade Prep & Underground Rough-in	5	5	31-Jul-18 0E	06-Au
A1120	Pour Slab	4	4	07-Aug-18 (	10-Au
A1130	Steel Erection	10	10	13-Aug-18 (	24-Au
A1180	Roof framing/steel decking	8	8	27-Aug-18 (	06-Se
A1590	Set Roof Top Units	3	3	07-Sep-18 (	11-Se
A1140	Light Gauge Steel Framing	10	10	07-Sep-18 (	20-Se
A1160	Install Door Frames	3	3	21-Sep-18 (	25-Se
A1510	Roofing	10	10	12-Sep-18 (	25-Se
A1190	Dry-In	0	0	26-Sep-18 (	
A1150	Storefront & Windows	5	5	21-Sep-18 (	27-Se
A1200	Rough-in MEP	10	10	21-Sep-18 (	04-Oc
A1170	Exterior Skin (Sheathing/Insulation)	12	12	21-Sep-18 (	08-Oc
A1210	4-Way Inspection	2	2	09-Oct-18 0	10-Oc
A1550	Exterior Siding	5	5	09-Oct-18 0	15-Oc
A1220	Insulation	4	4	11-Oct-18 0E	16-Oc
A1530	Steel Canopies	10	10	09-Oct-18 0	22-Oc
A1230	Sheetrock & FRP	10	10	17-Oct-18 0	30-Oc
A1540	Wood Trim on Steel Canopies	8	8	23-Oct-18 0	01-No
A1240	Prime Paint	3	3	31-Oct-18 0	02-No
A1680	Landscaping	5	5	01-Nov-18 (	07-No
A1580	Exterior Caulking & Sealing	5	5	02-Nov-18 (	08-No
A1600	Install Glazing	5	5	02-Nov-18 (	08-No
A1250	Grid Ceiling Framing	5	5	05-Nov-18 (	09-No
A1500	Exterior Masonry	15	15	23-Oct-18 0	12-No
A1260	MEP Trim-Out	5	5	12-Nov-18 (	16-No
A1520	Parapet Cap	5	5	13-Nov-18 (	19-No
A1280	Tile Flooring	10	10	12-Nov-18 (	27-No
A1270	Final Paint	5	5	28-Nov-18 (	04-De
A1320	Install Accessories	2	2	05-Dec-18 (	06-De
A1330	Install Doors & Hardware	6	6	05-Dec-18 (	12-De
A1300	Install flooring Carpet	4	4	13-Dec-18 (	18-De



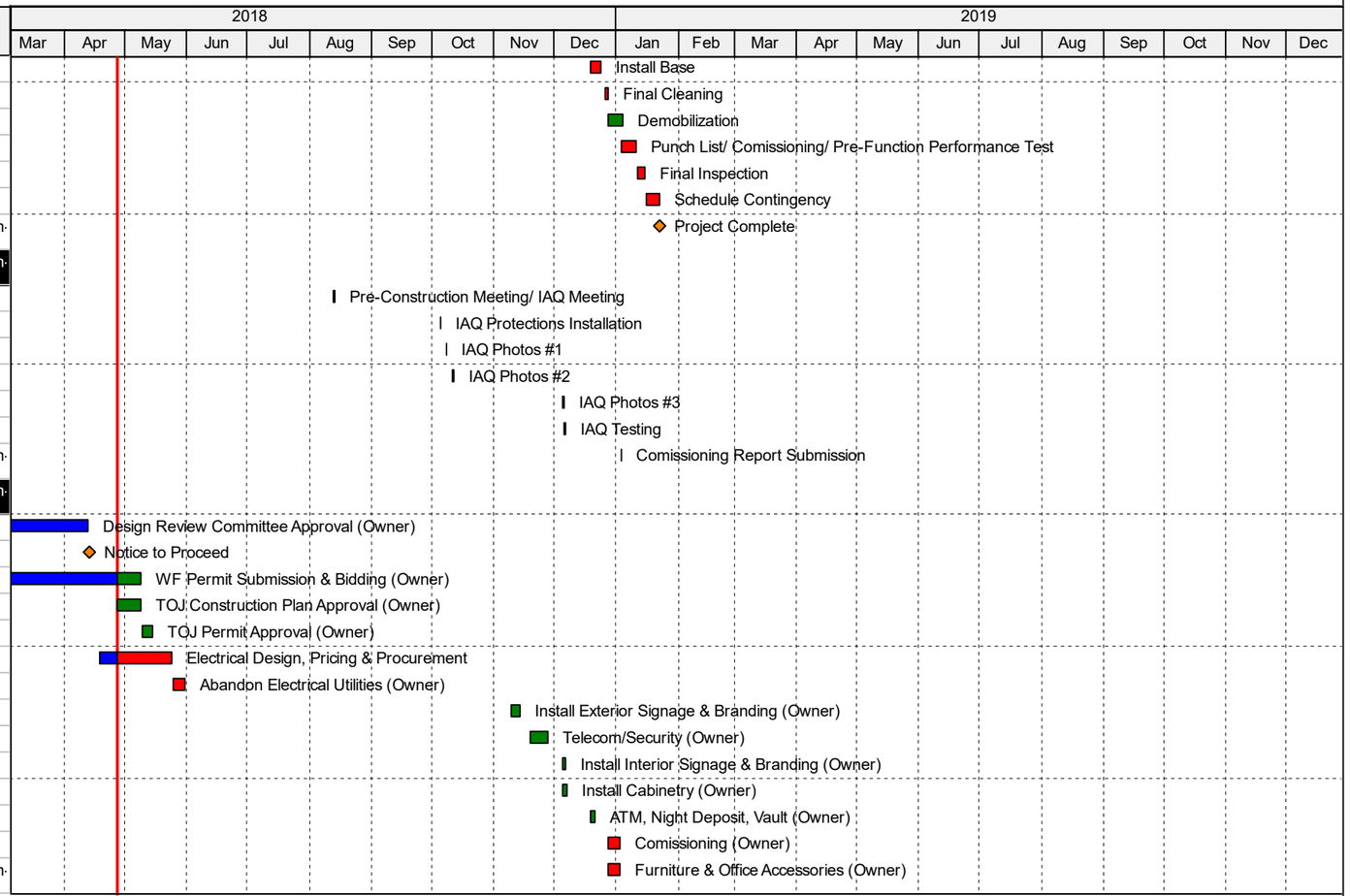
Start Date 11-Apr-18
Finish Date 22-Jan-19
Data Date 27-Apr-18
Run Date 27-Apr-18

Actual Work
Remaining Work
Critical Remaining Work
Milestone

Wells Fargo Bank
Big-D Construction
Schedule Update 27-Apr-18

BIG-D CONSTRUCTION
SIGNATURE GROUP

Activity ID	Activity Name	Orig Dur	Rem Dur	Start	Finish
A1310	Install Base	4	4	19-Dec-18 0	24-D
A1620	Final Cleaning	2	2	26-Dec-18 0	27-D
A1610	Demobilization	5	5	28-Dec-18 0	04-Ja
A1800	Punch List/ Comissioning/ Pre-Function Performance Te	6	6	03-Jan-19 0	10-Ja
A1900	Final Inspection	3	3	11-Jan-19 0	15-Ja
A1910	Schedule Contingency	5	5	16-Jan-19 0	22-Ja
A1920	Project Complete	0	0		22-Jan 17:00
IAQ Activities		99	99	13-Aug-18 08:00	03-Jan 17:00
A3010	Pre-Construction Meeting/ IAQ Meeting	1	1	13-Aug-18 0	13-A
A3020	IAQ Protections Installation	1	1	05-Oct-18 0	05-O
A3030	IAQ Photos #1	1	1	08-Oct-18 0	08-O
A3040	IAQ Photos #2	1	1	11-Oct-18 0	11-O
A3050	IAQ Photos #3	1	1	05-Dec-18 0	05-D
A3060	IAQ Testing	1	1	06-Dec-18 0	06-D
A9960	Comissioning Report Submission	1	1	03-Jan-19 08:00	03-Jan 17:00
Owner Activities		246	172	15-Jan-18 08:00 A	02-Jan 17:00
A9120	Design Review Committee Approval (Owner)	5	0	15-Jan-18 0	12-A
A9005	Notice to Proceed	0	0	13-Apr-18 0	
A9000	WF Permit Submission & Bidding (Owner)	5	8	15-Jan-18 0	08-M
A9950	TOJ Construction Plan Approval (Owner)	8	8	27-Apr-18 0	08-M
A9110	TOJ Permit Approval (Owner)	4	4	09-May-18 0	14-M
A9125	Electrical Design, Pricing & Procurement	15	20	18-Apr-18 0	24-M
A9130	Abandon Electrical Utilities (Owner)	3	3	25-May-18 0	30-M
A9650	Install Exterior Signage & Branding (Owner)	3	3	09-Nov-18 0	13-N
A9670	Telecom/Security (Owner)	5	5	19-Nov-18 0	27-N
A9660	Install Interior Signage & Branding (Owner)	2	2	05-Dec-18 0	06-D
A9290	Install Cabinetry (Owner)	3	3	05-Dec-18 0	07-D
A9700	ATM, Night Deposit, Vault (Owner)	3	3	19-Dec-18 0	21-D
A9640	Comissioning (Owner)	3	3	28-Dec-18 0	02-Ja
A9690	Furniture & Office Accessories (Owner)	3	3	28-Dec-18 08:00	02-Jan 17:00



Jeremy Parker

From: Jerred Stradley <jerred.stradley@big-d.com>
Sent: Tuesday, May 1, 2018 5:27 PM
To: Jeremy Parker
Subject: FW: Wells Fargo Town Square Project & Parking

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Orange Category

Jerred Stradley
SUPERINTENDENT
Big-D Signature
1705 High School Road, Suite 140
P.O. Box 12680
Jackson, WY 83002
P 307.733.9822 C 307.413.6626
E jerred.stradley@big-d.com

-----Original Message-----
From: Lori.A.Smith@wellsfargo.com <Lori.A.Smith@wellsfargo.com>
Sent: Friday, April 27, 2018 8:25 AM
To: John Danby <jdanby@big-d.com>; Will Hopkins <whopkins@big-d.com>; Jerred Stradley <jerred.stradley@big-d.com>
Cc: Taniel.S.Baghdikian@wellsfargo.com
Subject: FW: Wells Fargo Town Square Project & Parking

All- see below the negotiation points being laid out to city on parking... let me know if you have questions!
Lori

Sent with BlackBerry Work
(https://na01.safelinks.protection.outlook.com/?url=www.blackberry.com&data=02%7C01%7Cjerred.stradley%40big-d.com%7C7c8cb029a68545776a2a08d5ac4aa353%7C1e412068a8004666a2b621b5422d363d%7C0%7C0%7C636604358927561703&sdata=%2FyeWBOGGiuJh3AdB8z5uAFihwjprxb7Q4S8BSk3%2FzsE%3D&reserved=0)

From: Baghdikian, Taniel S. <Taniel.S.Baghdikian@wellsfargo.com<mailto:Taniel.S.Baghdikian@wellsfargo.com>>
Date: Thursday, Apr 26, 2018, 10:48 PM
To: Smith, Lori A. <Lori.A.Smith@wellsfargo.com<mailto:Lori.A.Smith@wellsfargo.com>>
Subject: FW: Wells Fargo Town Square Project & Parking

Hi Lori,

I got back to my computer later than expected, but wanted to make sure the email went out to Audrey Davis. See below, I hope if helps with your meeting tomorrow.

Best,
Taniel

Taniel Baghdikian
Wells Fargo Corporate Properties Group l Tel 415-894-3224
333 Market Street, 11th Floor l San Francisco, CA 94105 | MAC A0109-112
taniel.s.baghdikian@wellsfargo.com<mailto:taniel.s.baghdikian@wellsfargo.com>

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From: Baghdikian, Taniel S.
Sent: Thursday, April 26, 2018 9:43 PM
To: 'acohendavis@ci.jackson.wy.us' <acohendavis@ci.jackson.wy.us>
Subject: Wells Fargo Town Square Project & Parking

Ms. Davis,

My name is Taniel Baghdikian. I am the Corporate Properties Vice President responsible for the real estate owned by Wells Fargo in the Town Square. A couple of years ago, I briefly communicated with Bob McLaurin regarding a shared parking agreement between Wells Fargo and the Town of Jackson. The current agreement dates back to 2007 and may be terminated by either party upon providing 90 days written notice. We both indicated a desire to establish a new agreement for the parking arrangement for the benefit of the Town and Wells Fargo. I know Bob has moved on, so I wanted to seek the appropriate person at the Town in order to initiate the discussion for parking - please let me know if this would be you.

Also related to Wells Fargo's desire for an improved parking agreement with the Town is the parking situation during the construction of the proposed Wells Fargo branch. As you may be aware, Wells Fargo has been working closely with the Town to produce a beautiful new branch building on the Town Square that honors the tradition and history of Jackson. It has come to my attention that, during the construction of branch, we will temporarily displace approximately seven of the Town's parking spaces. The Town has requested compensation of approximately $70k over the estimated construction period for the displaced parking.

In the current cost-sensitive environment the bank must explore and consider sensible solutions to try and reduce costs when reasonable. In an effort to do so, I'd like to propose an alternative to the $70k parking fee by providing the Town with seven replacement stalls for their exclusive (as opposed to shared) use during the course of construction in the parking lot that we currently share. The goal behind this would be to allow the Town to continue meeting the parking needs of the local community and visitors, while helping Wells Fargo reduce project-related costs.

I'm open to other suggestions and solutions on this matter would like to further discuss with you, if possible. I believe this could also serve as a good opportunity to begin discussions on updating the current parking agreement to better serve the Town and Wells Fargo after the completion and opening of the new branch.

Please let me know if you are available for a call in the near future.

Best regards,
Taniel

Taniel Baghdikian
Wells Fargo Corporate Properties Group l Tel 415-894-3224
333 Market Street, 11th Floor l San Francisco, CA 94105 | MAC A0109-112
taniel.s.baghdikian@wellsfargo.com<mailto:taniel.s.baghdikian@wellsfargo.com>

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TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: May 3, 2018
MEETING DATE: May 7th, 2018

SUBMITTING DEPARTMENT: Public Works
DEPARTMENT DIRECTOR: Larry Pardee
PRESENTER: Johnny Ziem, Wastewater Manager

SUBJECT: Request Council authorization for the Design and Installation of the Government Agency Shared Solar Electric Photovoltaic Panel Project

STATEMENT/PURPOSE

The purpose of this item is to obtain Council authorization to complete the Design and Installation of the Government Agency Shared Solar Electric Photovoltaic Panel Project.

BACKGROUND/ALTERNATIVES

The *Local Government Virtual Net Metering Solar Interconnection Agreement* was approved at the August 7th, 2017, meeting of the Jackson Town Council. That agreement set forth a partnership between the Town and Lower Valley Energy (LVE) that will allow the Town to generate new electrical energy from a Solar Power Facility (SPF), through Virtual Net Metering (VNM), located at the Jackson Wastewater Treatment Plant. The Town has agreed to construct, own, and operate the new SPF to generate the new additional electrical power.

The Board of County Commissioners approved an agreement with the Town at their January 16th, 2018, Regular Meeting, making Teton County the first customer to the Town's SPF. Both the Town and the County have sponsored a portion of the total electrical energy produced during each billing cycle and that energy will be credited to qualified Town and County accounts.

This project includes the complete design and installation of 550 kW grid-tied, battery-less, solar electric power system complete with all components and accessories, that will be connected to LVE's meter and that will generate in parallel with the LVE's utility grid.

Due to site specific issues (rocky soil and high ground water) at the SPF location, Public Works felt a Request for Proposal (RFP) process would allow for greater flexibility in design options, energy output, and equipment selection. Through a public RFP process, we garnered interest from thirteen solar contractors and received two final submittals once the RFP closed: Creative Energies out of Lander, Wyoming, and Altenergy out of Boise, Idaho. Creative Energies was selected as the successful Respondent based on thoroughness/quality of response, experience with solar system design/installation, cost effectiveness, and overall project value that will provide the Town with the best final product within our requirements. Creative Energies visited the site, once the RFP officially opened, and dug some preliminary test holes to verify the nature of the soil substrate and possible racking design concerns. A five person Solar Review Committee was formed to review all submitted proposals received from our RFP process and was composed of two members of Teton County's Facility Department, an electrical engineer from LVE, a Senior Wastewater Operator (TOJ), and a Facility Manager (TOJ).

ATTACHMENTS

Creative Energies RFP submittal

FISCAL IMPACT

Government Agency Shared Solar System	
Budget	**$$$**
Sewer	$250,000
Water	$250,000
Energy Conservation Works	$500,000
Teton County EMP	$250,000
Total Project Budget:	**$1,250,000**

Expenditure	**$$$**
Creative Energies Proposal	$1,169,803
Proposal Costs	
Materials	$960,395
Labor/Installation	$116,194
Engineering/Design	$6,000
LVE Interconnection	$50,000
Bonding	$30,754
Commission/Training	$1,800
Warranty Allocation	$4,660
Total Cost:	**$1,169,803**

If Council so chooses, staff would like to leverage the entire budgeted amount of $1,250,000.00 to get the most solar output from the SPF. If Council decides to move in this direction, staff will work with Creative Energies to leverage the difference of $80,197.00 towards maximizing the most production from the SPF. Staff estimates that the yearly production of 753,437 kWh's would increase to roughly 816,000 kWh's per year if we maximized the entire budgeted amount.

STAFF IMPACT

During the installation of the new SPF, Wastewater Operators will be involved in assisting with project management and construction coordination. The Wastewater team will also oversee that no disruption to our electrical system occurs during construction.

LEGAL REVIEW

The Town Attorney may provide a final review of the contract prior to execution by the Mayor.

RECOMMENDATION

That the Town Council approve the design and installation contract with Creative Energies in the amount of $ 1,169,803.00 and directs staff to utilize the remaining budgeted amount of $80,197.00 to add additional solar energy output from the SPF.

SUGGESTED MOTION

Below are two suggested motions:

1). I move that the Town Council approve the design and installation contract with Creative Energies in the amount of $ 1,169,803.00 and upon legal approval authorize the Mayor to execute all necessary contract Agreements.

2) I move that the Town Council approve the design and installation contract with Creative Energies of $1,169,803.00 and direct staff to utilize the remaining budgeted amount of $80,197.00 to add additional solar energy output from the SPF and upon legal approval authorize the Mayor to execute all necessary contract Agreements.

Synopsis for PowerPoint (120 words max):
Background:

The purpose of this item is to obtain Council authorization to complete the Design and Installation of the Government Agency Shared Solar Electric Photovoltaic Panel Project.

CREATIVE ENERGIES

10 Main St. Suite 105
P.O. Box 366
Victor, ID 83455

208.201.5231
CEsolar.com
Idaho@CEsolar.com

Request for Proposal
Town of Jackson
Government Agency Shared Solar Electric Photovoltaic Panel Project
Project Number 18-09

Proposal Contact:
Bruce Smithhammer, Technical Sales
10 Main St. Suite 105
P.O. Box 366
Victor, Idaho 83455
(O) 208.201.5231
bruce@cesolar.com

Contract Contact:
Scott Kane, Co-Owner
P.O. Box 1777
Lander, WY 82520
(C) 307.349.4052
(O) 307.332.3410
scott@cesolar.com

TABLE OF CONTENTS

1 - Qualifications and Experience
2 - Specified Grid-Interactive Solar Electric Power Proposal
3 - Project Work Schedule
4 - Statement on Bonding/Insurance
5 - Statement on WY Contractor Preference/Stream Plan/Installation Considerations
6 - Project Cost Proposal

Appendix 1: System Performance Report
Appendix 2: Spec Sheets
Appendix 3: Labor Rate Sheet

1. Narrative of the Firm's Qualifications and Relevant Experience:

Creative Energies is pleased to present our proposal for the Town of Jackson Government Agency Shared Solar Electric Photovoltaic Panel Project. We would be honored to serve as contractor for this important step forward for solar in Jackson Hole, Wyoming.

Creative Energies is a licensed commercial and residential electrical contractor specializing in solar electric system design and installation. Creative Energies has consistently performed photovoltaic system design, sales, installation and service from the time of our incorporation in 2001. Our business has operated in Wyoming since 2001, in Idaho since 2004 and in Utah since 2010. We have a staff of thirty-five full-time employees, five of whom are NABCEP Certified.

Creative Energies is a value-based company that has successfully collaborated with individuals, architectural firms, contractors, businesses, and local, state, and federal government agencies, having completed fourteen solar projects for the Town of Jackson and Teton County. In our three-state market, we have designed and installed over one thousand renewable energy projects. Creative Energies strives to provide excellent customer service and high-performing systems, on time and within budget.

The company is very proud of our recent certification as a B-CORP. Certified B Corporations are leaders of a global movement of people using business as a force for good. They meet the highest standards of overall social and environmental performance, transparency and accountability and aspire to use the power of business to solve social and environmental problems. There are more than 2,000 Certified B-Corporations in over 130 industries and 50 countries with one unifying goal – to redefine success in business.

Creative Energies is an owner-member of a national solar cooperative, Amicus Solar. This group of forty-eight like-minded solar contractors provides Creative Energies with lower equipment pricing to offer it's clientele, and a community of contractors across the country with which to share the latest industry practices and solutions to unique installations.

NABCEP certified for solar electric design and installation (North American Board of Certified Energy Practitioners):

- Phil Schneider #031508-12
- Scott Kane #093006-17
- Luke Stacy # PV-042217-014253

NABCEP certified for PV Technical Sales Professionals

- Scott Jones #TS 102415-012374
- Eric Concannon #TS 041214-003505

The Composition and Structure of the Creative Energies Project Management Team:

Scott Kane, Co-owner, Project Administration

Cheryl Robins, Bookkeeping, Billing, Payroll, Project Administration

Bruce Smithhammer - Sales, Design, Customer Relations, Permitting

Phil Schneider - Lead System Designer and Quality Assurance

Eric Concannon, Design and Technical Drawing

Graham Chapek, Design and Permitting

Latane Frank - Project Manager, Lead Installer

Josh Wells - Master Electrician

Jake David - Electrician

Jeffrey Adams - Electrician

Luke Stacy, John Welter, Donnie Steele - Installer, Apprentice Electrician

Licensing Information:

WY Electrical Contractor's License: C-16384	WY Master Electrician, Josh Wells: M-13557
Town of Jackson Business License: 4545	Federal EIN: 83-0334203

Recent Completed Projects and Contact Information

As required, we provide below, three examples of recent projects that bear substantial similarity to this project. Because no projects have been built in the state of Wyoming at the scale of this project, we have chosen to profile comparable projects in neighboring states.

1) **Salt Lake City Corporation, Power Station**

904 kW ground mounted, ballasted array. Completed May 2014

Anna Johnson: Ph. 801-535-6281

Community & Economic Development

Salt Lake City, Public Safety Building off-site generation

1995 West 500 South, Salt Lake City, UT

2) **Harmon's Grocery, Santa Clara**

700.6 kW Rooftop Ballasted array. Completed May 2016

Frank Lundquist, Vice President for New Store Development: Ph. 801-957-8460

Harmons Grocery, Santa Clara location, 3520 Pioneer Parkway, Santa Clara UT 84765

3) **South Salt Lake area Computing Center**

400 kW ground mounted, driven pier foundation. Completed December 2017.

Michael Thrift, Director Data Center: Ph. 972-963-2369

Data Center Facilities Operations

Utah (client requires non-disclosed address)

Creative Energies is not currently involved in any litigation or arbitration, nor has it been so involved at any point in the past. The company has never filed for reorganization or bankruptcy. The business Owners are not debarred, suspended, criminally or civilly charged, or in any other way excluded from engaging in the work required under this RFP. Creative Energies does not intend to hire any subcontractors for the scope of this project but if it does, those subcontractors would be required to provide a Certificate Regarding Debarment, Suspension and other Responsibility Matters.

2. Specified Grid-Interactive Solar Electric Power System Proposal:

Project Vision

After examining several possible scenarios to meet the goals of this project, we propose a system that includes high-power solar panels, conventional high-efficiency string inverters and a surface-ballasted mounting system. We believe this configuration provides the best value to the Town of Jackson and Teton County.

Our extensive experience with the project location has shown us that digging in the ground at this project site (almost entirely river cobbles and sand) is very difficult. A conventional excavated foundation would cause considerable surface disturbance to the site, and be very expensive. We conducted on-site testing and verified that a driven-pile foundation or an earth anchor ground attachment would not be possible.

Solar PV Modules

We propose to use the REC TwinPeak 350W solar panel. REC is a top-tier manufacturer worldwide, offers a 25 year linear power warranty and a 10 year product warranty. This robust module meets and exceeds the wind and snow design requirements for this site.

Mounting System

We have selected RBI Solar to provide the ballasted mounting system. RBI has a long history in all types of mounting systems, and extensive experience designing and installing ballasted mounting systems at landfill sites and other locations where digging in the ground is

prohibitive (see attached company resume, project spotlights). Our proposal is based on a 40º tilt angle. While this steeper tilt angle requires slightly more space between rows to avoid shading, we believe it's the best angle to use to accelerate snow clearing. The mounting system will be

designed to local site conditions, including the 120 psf ground snow load. RBI Solar is very familiar with meeting these kinds of design requirements, from their experience in the northern US and Canada.

Inverters

We propose to use CPS 60KTL string inverters. These high-performance inverters have a CEC rated efficiency of 98.5%, and provide excellent value for a transformerless inverter with three maximum power point tracking inputs. These inverters come with a standard 10-year warranty as required by RFP, and can optionally be extended to 20 years. The inverters have a NEMA 4X dust-proof enclosure, and will be installed on the mounting system located in the solar array.

Monitoring

We will again use the eGauge monitoring platform at this site. This allows real-time data and historical totals to be visualized. Data is stored on site, is completely owned and controlled by the Town/County, and free of ongoing service fees for the data storage. We are including a cellular data connection, which will reduce issues associated with keeping the monitoring online via the network in the building, and reduces the need for additional long data wire runs.

Energy Analysis

We used HelioScope to model the energy production of this system. HelioScope mimics the PVSYST photovoltaic energy modeling software, long regarded as the standard in the industry. HelioScope reports a first-year energy generation of **753,437 kilowatt-hours (kWh)**. See attached HelioScope report. HelioScope performs an hourly analysis of the system performance, factoring in specific module and inverter characteristics, in consideration of local weather history. Factors in performance losses include snow cover, soiling, module power tolerance, inter-row shading at the ends of the day, and AC system losses among other system definition parameters.

Snow is a significant factor in annual energy generation. The losses due to snow cover used in our model come from reviewing actual performance data of systems in the Jackson, WY area. Comparing with data from the IPS site (installed in 2015), you can see that our energy estimate for this project, as measured in energy yield per kilowatt of installed solar capacity, is slightly less than actual performance at the IPS site. As such, the Town and LVE may expect a high level of certainty regarding the annual energy generation of this project.

Project	**Annual energy generation per kW of system capacity**	**Comparison to estimate**
TOJ Community solar 2018	1359 kW (estimate)	
TOJ IPS solar - 2015	1,425 kW (recorded)	• 5%
TOJ IPS solar - 2016	1,434 kW (recorded)	• 6%
TOJ IPS solar - 2017	1,383 kW (recorded)	• 2%

Performance and warranty information is provided in Appendices 1 and 2.

3. Project Work Schedule:

Creative Energies will complete this project by August 31st 2018. We anticipate an 8 week window for the field construction of the solar power system. Prior to that we will need 6 weeks to order and receive all equipment and two weeks for contracting and finalizing all plans with the town of Jackson. As such, a notification of award by May 1st will allow an on-time project completion.

Our confidence in this rapid completion schedule is based on the strength all of our project management and project construction teams. In addition to our seven Wyoming-based electricians and solar installers, we may choose to make use of our thirteen Salt Lake City-based electricians and installers during labor-intensive portions of the project in the event that our time deadline is pressing.

We will work proactively with both Lower Valley Energy and the electrical inspector to ensure that both parties have as much advance notice as possible to be able to complete their responsibilities within the allotted time frame.

Understanding that the Jackson Waste Treatment plant is a critical asset to the Town and that the solar construction project could be an impediment to routine daily operations, we will work closely with the Treatment Plant Director to determine prefered schedules for solar project operations. We will also meet with the Director to discuss any risks that he can foresee regarding damage to any physical facility or asset and develop a plan to reduce or eliminate risk of such damage to Town property. We expect the following potential disruptions and will coordinate closely with Treatment Plant Staff to minimize or eliminate impact to operations.

1. Interruption of Power. Lower Valley Energy may need to de-energize its power supply to the UV and Maintenance building. This will be scheduled well in advance. Since there are no loads associated with the new electrical service, there will be no interruptions associated with building or testing the solar power system.
2. Truck traffic on facility roads. Project materials, including especially, the concrete ballast material, will be delivered by truck during a period of several weeks during the beginning of the construction phase. We estimate there will be 40 equipment delivery trips in addition to the daily arrival and departure of construction staff. We will coordinate with Treatment Plant staff to determine the prefered route and schedule for these deliveries.

Upon award of contract and prior to signing, we will provide a detailed project workflow schedule.

Upon award of contract, Creative Energies will provide proof of required bonding and insurance. Our bonding company has already reviewed the project specifications, bond forms and requirement to bond at 125%.

Prior to contracting, Creative Energies will deliver to Owner Certificates of Insurance naming Owner and any other parties required, as additional insured. We will also furnish other evidence of such required insurance, including but not limited to copies of policies and endorsements.

CE agrees to meet all warranty obligations as described in the project RFP, including the two year workmanship warranty.

At this time, Creative Energies does not plan to use sub-contractors in the construction of this project.

5. Statement on how the Creative Energies will comply with the following:

Wyoming Contractor Preference

Creative Energies is a Wyoming LLC, is headquartered in Lander, Wyoming and intends to utilize a workforce made up entirely of Wyoming residents.

Waste Stream Management Plan

Waste Management Goals
Employ processes that ensure the generation of as little waste as possible. Minimize waste generation due to over-packaging, poor planning, breakage, mishandling, contamination, error or other factors. Of the waste generated, as much as is economically feasible shall be reused, salvaged or recycled. Waste disposal in landfills shall be minimized. All material unsuitable for recycling must be disposed of, in a legal manner, at public or private dumping areas.

• **Salvaged Materials for Reuse:** We do not anticipate having any reusable waste products. Steel pipe, aluminum mounting rails and copper wire scraps are expected to be too small for reuse.
• **Salvaged Materials for Sale or Donation:** None anticipated.
• **Recycled Materials:** See list below. .
• **Disposed Materials:** See list below.

Creative Energies encourages responsible use of materials in all aspects of its operation. The following list represents the expected types of waste or excess materials generated through this project. The materials are listed in order of significance.

Material type and source	**Means of reuse or disposal**
Cardboard packaging from solar panels Approx. six cubic yards	Teton County Recycling. Adams Canyon Dr.
Steel – cut-off ends of conduit and mounting materials Approx. 100 lbs. of steel	Lander Landfill and Bale Station, Fremont County. Steel recycling area.
Pallets Approximately 25 pallets	Lander Landfill and Bale Station, Fremont County. Available for reuse.
Non-recyclable packaging and incidental waste. Approx. 2 cubic yards	Lander Landfill and Bale Station, Fremont County. Landfill.
Copper wire scraps Approx. 100 lbs.	Teton County Recycling. Adams Canyon Dr.
All other recyclable items. Plastics #1-7 paper, Styrofoam, etc.	Teton County Recycling. Adams Canyon Dr.

Consistent with our previous work at the Jackson Wastewater Treatment Plant and elsewhere throughout the Town of Jackson and Teton County solar projects, it is our stated goal to keep disruption to a minimum and avoid damage to property.

6. Cost Proposal shall include the following information:

All costs incurred by Creative Energies during the bonding, design, engineering, product procurement, installation, start-up, training, and warranty periods are included within our total cost proposal. Project Rate Sheet is attached as Appendix 3. Based on our planning, we do not anticipate any other site improvements beyond the above outlined project plan.

Project Cost Breakdown:

Materials	$960,395
Labor/Installation	$116,194
Engineering/Design	$6,000
LVE Interconnection***	$50,000
Bonding	$30,754
Commission/Training	$1800
Warranty allocation	$4660
Total	**$1,169,803**

****This is an estimated cost and is subject to change based on final design and LVE requirements. We did have a discussion with Rick Knori at LVE to make sure we have the best understanding as possible at this early stage in project development.*



Design 8 - 550 kW per RFP Jackson Waste Treatment Phase 3, 5450 Ricks Road, Jackson, WY

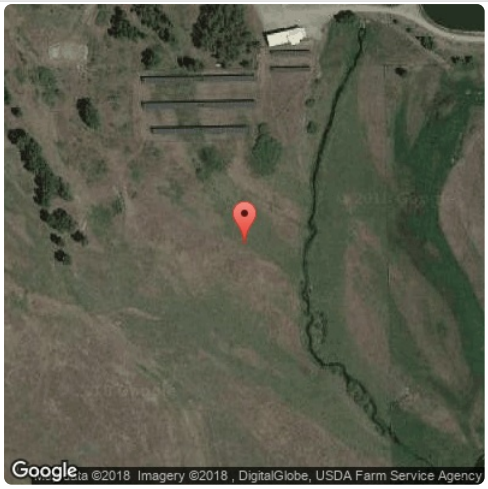
Report

Project Name	Jackson Waste Treatment Phase 3
Project Address	5450 Ricks Road, Jackson, WY
Prepared By	Phil Schneider phil@cesolar.com

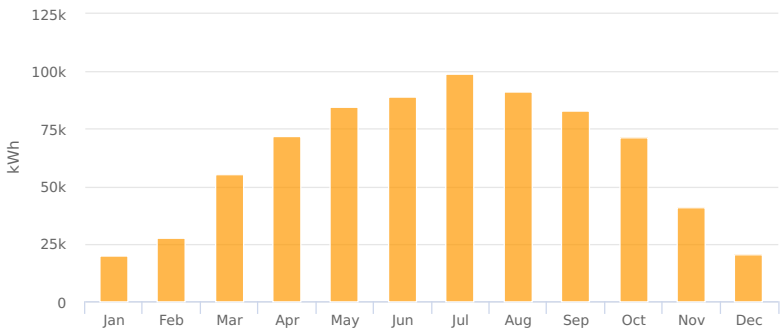
System Metrics

Design	Design 8 - 550 kW per RFP
Module DC Nameplate	554.4 kW
Inverter AC Nameplate	480.0 kW Load Ratio: 1.16
Annual Production	753.4 MWh
Performance Ratio	76.1%
kWh/kWp	1,359.0
Weather Dataset	TMY, 10km Grid (43.35,-110.75), NREL (prospector)
Simulator Version	967eea5018-afaa9155f7-9bea7d5241-9a72f5df27

Project Location

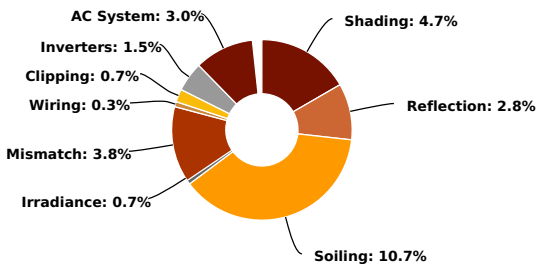


Monthly Production



Month	GHI (kWh/m²)	POA (kWh/m²)	Shaded (kWh/m²)	Nameplate (kWh)	Grid (kWh)
January	42.8	71.9	62.9	20,607.6	19,654.0
February	62.1	91.7	86.8	28,446.5	27,686.8
March	111.3	138.1	132.5	57,709.6	55,297.3
April	150.8	163.9	157.5	77,195.4	71,857.9
May	189.3	181.9	174.4	92,915.5	84,361.4
June	213.8	194.2	186.8	99,467.6	88,807.5
July	236.2	219.0	211.4	112,703.7	99,017.5
August	193.2	202.5	195.6	104,484.5	91,055.5
September	144.7	181.2	175.9	94,328.5	83,044.2
October	102.5	161.4	156.3	77,276.8	71,386.6
November	58.1	104.5	96.9	42,526.9	40,745.8
December	40.2	76.2	65.5	21,531.4	20,522.1

Sources of System Loss



Annual Production

	Description	Output	% Delta
Irradiance (kWh/m²)	Annual Global Horizontal Irradiance	1,544.9	
	POA Irradiance	1,786.4	15.6%
	Shaded Irradiance	1,702.6	-4.7%
	Irradiance after Reflection	1,654.1	-2.8%
	Irradiance after Soiling	1,476.8	-10.7%
	Total Collector Irradiance	**1,476.8**	**0.0%**
Energy (kWh)	Nameplate	829,193.9	
	Output at Irradiance Levels	823,576.2	-0.7%
	Output at Cell Temperature Derate	827,477.5	0.5%
	Output After Mismatch	795,703.3	-3.8%
	Optimal DC Output	793,678.4	-0.3%
	Constrained DC Output	788,492.8	-0.7%
	Inverter Output	776,739.0	-1.5%
	Energy to Grid	**753,437.0**	**-3.0%**
Temperature Metrics			
	Avg. Operating Ambient Temp		5.8 °C
	Avg. Operating Cell Temp		13.1 °C
Simulation Metrics			
	Operating Hours		4650
	Solved Hours		4650

Condition Set

Description	Condition Set 1											
Weather Dataset	TMY, 10km Grid (43.35,-110.75), NREL (prospector)											
Solar Angle Location	Meteo Lat/Lng											
Transposition Model	Perez Model											
Temperature Model	Sandia Model											
Temperature Model Parameters	Rack Type	a	b	Temperature Delta								
	Fixed Tilt	-3.56	-0.075	3°C								
	Flush Mount	-2.81	-0.0455	0°C								
Soiling (%)	J	F	M	A	M	J	J	A	S	O	N	D
	40	40	20	10	2	2	2	2	2	10	20	40
Irradiation Variance	5%											
Cell Temperature Spread	4° C											
Module Binning Range	0% to 2.5%											
AC System Derate	3.00%											
Module Characterizations	Module	Characterization										
	REC350TP2S 72 (REC)	Spec Sheet Characterization, PAN										
Component Characterizations	Device	Characterization										
	CPS SCA60KTL-DO/US-480 V2.0 (Chint Power Systems)	Default Characterization										

Components

Component	Name	Count
Inverters	CPS SCA60KTL-DO/US-480 V2.0 (Chint Power Systems)	8 (480.0 kW)
Strings	10 AWG (Copper)	88 (20,789.4 ft)
Module	REC, REC350TP2S 72 (350W)	1,584 (554.4 kW)

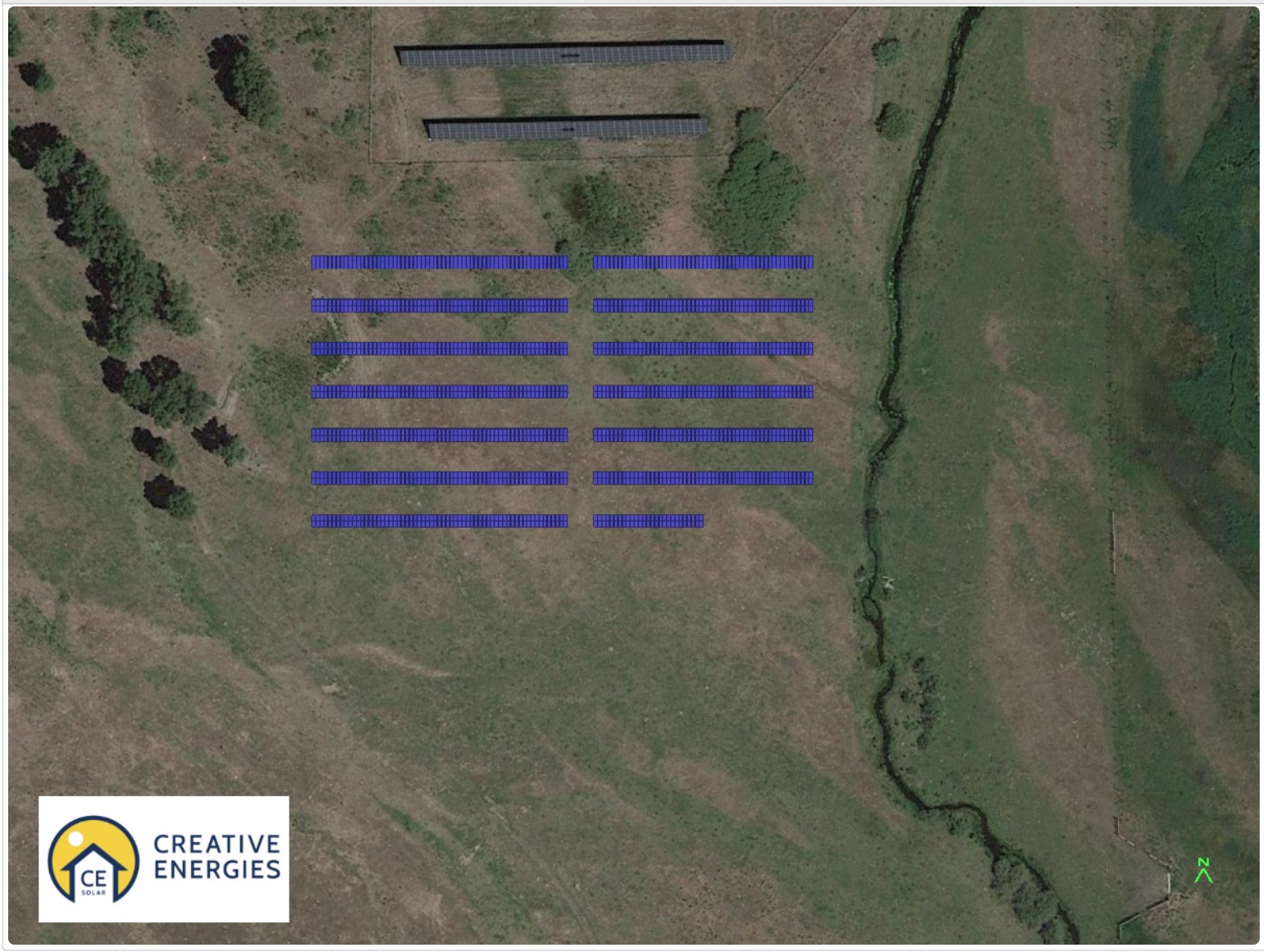
Wiring Zones

Description	Combiner Poles	String Size	Stringing Strategy
Wiring Zone	12	18-18	Along Racking

Field Segments

Description	Racking	Orientation	Tilt	Azimuth	Intrarow Spacing	Frame Size	Frames	Modules	Power
south field	Fixed Tilt	Portrait (Vertical)	40°	180°	25.1 ft	2x9	88	1,584	554.4 kW

Detailed Layout



SOLAR'S MOST TRUSTED

REC

REC TWINPEAK 2S 72 SERIES

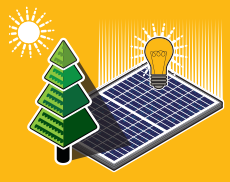
PREMIUM SOLAR PANELS WITH SUPERIOR PERFORMANCE

REC TwinPeak 2S 72 Series solar panels feature an innovative design with the higher panel efficiency of polycrystalline cells, enabling customers to get the most out of the space used for the installation.

Combined with industry-leading product quality and the reliability of a strong and established European brand, REC TwinPeak 2S 72 panels are ideal for commercial rooftops worldwide.



REDUCES BALANCE OF SYSTEM COSTS



IMPROVED PERFORMANCE IN SHADED CONDITIONS

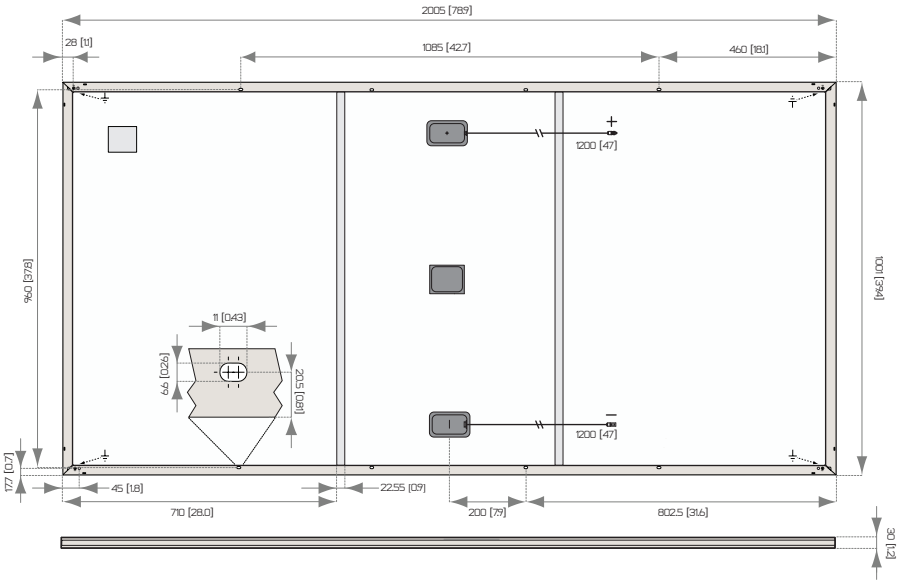


INDUSTRY-LEADING LIGHTWEIGHT 72-CELL PANEL



100% PID FREE

REC TWINPEAK 2S 72 SERIES



Measurements in mm [in]

17.7% EFFICIENCY

10 YEAR PRODUCT WARRANTY

25 YEAR LINEAR POWER OUTPUT WARRANTY

GENERAL DATA

Cell type:	144 half-cut multicrystalline PERC cells 6 strings of 24 cells in series
Glass:	3.2 mm solar glass with anti-reflection surface treatment
Backsheet:	Highly resistant polymeric construction
Frame:	Anodized aluminum
Support bars:	Anodized aluminum
Junction box:	3-part, 3 bypass diodes, IP67 rated in accordance with IEC 62790
Cable:	4 mm² solar cable, 1.2 m + 1.2 m in accordance with EN 50618
Connectors:	Tonglin TL-Cable01S-F (4 mm²) (1500V) Tonglin TL-Cable01S-FR (4 mm²) (1000V) in accordance with IEC 62852, IP68 only when connected
Origin:	Made in Singapore

ELECTRICAL DATA @ STC

Product code*: RECxxxTP2S 72						
Nominal Power - P_{MPP} (Wp)	330	335	340	345	350	355
Watt Class Sorting - (W)	-0/+5	-0/+5	-0/+5	-0/+5	-0/+5	-0/+5
Nominal Power Voltage - V_{MPP} (V)	38.1	38.3	38.5	38.7	38.9	39.1
Nominal Power Current - I_{MPP} (A)	8.67	8.75	8.84	8.92	9.00	9.09
Open Circuit Voltage - V_{OC} (V)	46.0	46.2	46.3	46.5	46.7	46.8
Short Circuit Current - I_{SC} (A)	9.44	9.52	9.58	9.64	9.72	9.78
Panel Efficiency (%)	16.5	16.7	16.9	17.2	17.4	17.7

Values at standard test conditions (STC: air mass AM 1.5, irradiance 1000 W/m², temperature 25°C), based on a production spread with a tolerance of V_{OC} & I_{SC} ±3% within one watt class. At low irradiance of 200 W/m² at least 95% of the STC module efficiency will be achieved.
*Where xxx indicates the nominal power class (P_{MPP}) at STC indicated above, and can be followed by the suffix XV for 1500 V rated modules.

ELECTRICAL DATA @ NMOT

Product code*: RECxxxTP2S 72						
Nominal Power - P_{MPP} (Wp)	244	252	257	260	264	268
Nominal Power Voltage - V_{MPP} (V)	34.9	35.5	35.7	35.8	36.0	36.2
Nominal Power Current - I_{MPP} (A)	6.99	7.10	7.19	7.25	7.32	7.39
Open Circuit Voltage - V_{OC} (V)	42.3	42.8	42.9	43.1	43.2	43.3
Short Circuit Current - I_{SC} (A)	7.44	7.74	7.79	7.84	7.90	7.95

Nominal module operating temperature (NMOT: air mass AM 1.5, irradiance 800 W/m², temperature 20°C, windspeed 1 m/s).
*Where xxx indicates the nominal power class (P_{MPP}) at STC indicated above, and can be followed by the suffix XV for 1500 V rated modules.

MAXIMUM RATINGS

Operational temperature:	-40 ... +85°C
Maximum system voltage:	1000 V / 1500 V
Design load (+): snow Maximum test load (+):	367 kg/m² (3600 Pa)* 550 kg/m² (5400 Pa)
Design load (-): wind Maximum test load (-):	163 kg/m² (1600 Pa)* 244 kg/m² (2400 Pa)
Max series fuse rating:	25 A
Max reverse current:	25 A

*Safety factor 1.5

TEMPERATURE RATINGS*

Nominal Module Operating Temperature:	44.6°C (±2°C)
Temperature coefficient of P_{MPP}:	-0.36 %/°C
Temperature coefficient of V_{OC}:	-0.30 %/°C
Temperature coefficient of I_{SC}:	0.066 %/°C

*The temperature coefficients stated are linear values

CERTIFICATIONS

IEC 61215, IEC 61730 & UL 1703; MCS 005, IEC 62804 (PID)
IEC 62716 (Ammonia Resistance), IEC 60068-2-68 (Blowing Sand)
IEC 61701 (Salt Mist level 6), UNI 8457/9174 (Class A), ISO 11925-2
(Class E) ISO 9001: 2015, ISO 14001: 2004, OHSAS 18001: 2007

take-e-way WEEE-compliant recycling scheme

WARRANTY

10 year product warranty
25 year linear power output warranty
(max. degression in performance of 0.7% p.a.)

See warranty conditions for further details.

MECHANICAL DATA

Dimensions:	2005 x 1001 x 30 mm
Area:	2.01 m²
Weight:	22 kg

Specifications subject to change without notice.

Ref: NE-05-07-13 Rev - C 07.17

Founded in Norway in 1996, REC is a leading vertically integrated solar energy company. Through integrated manufacturing from silicon to wafers, cells, high-quality panels and extending to solar solutions, REC provides the world with a reliable source of clean energy. REC's renowned product quality is supported by the lowest warranty claims rate in the industry. REC is a Bluestar Elkem company with headquarters in Norway and operational headquarters in Singapore. REC employs more than 2,000 people worldwide, producing 1.4 GW of solar panels annually.

REC

www.recgroup.com

50/60kW, 1000Vdc String Inverters for North America

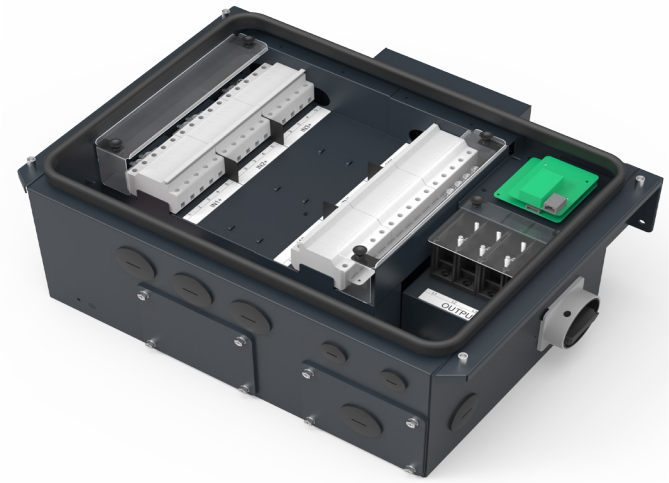
The 50 & 60kW medium power CPS three phase string inverters are designed for ground mount, large rooftop and carport applications. The units are high performance, advanced and reliable inverters designed specifically for the North American environment and grid. High efficiency at 98.8% peak and 98.5% CEC, wide operating voltages, broad temperature ranges and a NEMA Type 4X enclosure enable this inverter platform to operate at high performance across many applications. The CPS 50/60kW products ship with either the standard wire-box or the H4 style wire-box, each fully integrated and separable with touch safe fusing, monitoring, and AC and DC disconnect switches. The CPS Flex Gateway enables monitoring, controls and remote product upgrades.



CPS SCA50KTL-DO/US-480
CPS SCA60KTL-DO/US-480

Key Features

- NEC 2014 compliant & UL listed Arc-Fault circuit protection
- 0-90° Mounting orientation for lay flat roof installs
- Touch safe DC Fuse holders adds convenience and safety
- CPS Flex Gateway enables remote FW upgrades
- Integrated AC & DC disconnect switches
- Optional factory installed H4 connectors
- 3 MPPT's with 5 inputs each for maximum flexibility
- Copper and Aluminum compatible AC connections
- NEMA Type 4X outdoor rated, tough tested enclosure
- Advanced Smart-Grid features (Rule 21, HECO compatible)
- Separable wire-box design for fast service
- Standard 10 year warranty with extensions to 20 years
- Generous 1.5 DC/AC Inverter Load Ratio



50/60kW Standard Wire-box



50/60kW H4 Wire-box

Intertek
4004522
Conforms to UL Std. 1741
Cert.to CSA Std.C22.2 No.107.1-01

This device complies with part 15 of the FCC Rules

© CHINT POWER 2017/01-MKT NA

Chint Power Systems America
7060 Koll Center Parkway, Suite 318 Pleasanton, CA 94566
Tel: 855-584-7168 Mail: AmericaSales@chintpower.com Web: www.chintpowersystems.com

Model Name	CPS SCA50KTL-DO/US-480	CPS SCA60KTL-DO/US-480
DC Input		
Max. PV Power	75kW (25kW per MPPT)	90kW (30kW per MPPT)
Max. DC Input Voltage	1000Vdc	
Operating DC Input Voltage Range	200-950Vdc	
Start-up DC Input Voltage / Power	330V / 80W	
Number of MPP Trackers	3	
MPPT Voltage Range	480-850Vdc	540-850Vdc
Max. Operating Current (Imp)	108A (36A per MPPT)	114A (38A per MPPT)
Max. PV Input Current (Isc x 1.25)	180A (60A per MPPT)	
Number of DC Inputs	15 inputs, 5 per MPPT	
DC Disconnection Type	Load rated DC switch	
AC Output		
Rated AC Output Power	50kW	60kW
Max. AC Output Power	50kVA	60kVA
Rated Output Voltage	480Vac	
Output Voltage Range[1]	422 - 528Vac	
Grid Connection Type	3Φ / PE / N	
Nominal AC Output Current @480Vac	60.2A	72.2A
Rated Output Frequency	60Hz	
Output Frequency Range[1]	57 - 63Hz	
Power Factor	>0.99 (±0.8 adjustable)	
Current THD @ Rated Load	<3%	
AC Disconnection Type	Load rated AC switch	
System and Performance		
Topology	Transformerless	
Max. Efficiency	98.8%	
CEC Efficiency	98.5%	
Stand-by / Night Consumption	<30W / <1W	
Environment		
Enclosure Protection Degree	NEMA Type 4X	
Cooling Method	Variable speed cooling fans	
Operating Temperature Range	-22°F to +140°F / - 30°C to +60°C (derating from +113°F / +45°C)	
Non-Operating Temperature Range[2]	No low temp minimum to +158°F / +70°C maximum	
Operating Humidity	0 to 95%, non-condensing	
Operating Altitude	13123.4ft / 4000m (derating from 9842.5ft / 3000m)	
Audible Noise	<60dB @ 1m and 25°C	
Display and Communication		
User Interface and Display	LCD+LED	
Inverter Monitoring	Modbus RS485 and TCP / IP	
Site Level Monitoring	CPS Flex Gateway (1 per 32 inverters)	
Modbus Data Mapping	SunSpec / CPS	
Remote Diagnostics / FW Upgrade Functions	Standard	
Mechanical		
Dimensions (HxWxD)	39.4 x 23.6 x 10.24in. (1000 x 600 x 260mm)	
Weight	Inverter: 123.5lbs/56kg; Wire-box: 33lbs/15kg	
Mounting / Installation Angle[3]	0 to 90 degrees from horizontal (vertical, angled, or lay flat)	
AC Termination	M8 Stud Type Terminal Block (Wire range: #4 - 2/0AWG CU/AL)	
DC Termination	Screw Clamp Fuse Holder (Wire range: #14 - #6AWG CU), Optional H4 (Amphenol)	
Fused String Inputs (5 per MPPT)	15A standard fuse value (20, 25, 30A acceptable)	
Safety		
Safety and EMC Standard	UL1741-2010, UL1741SA-2016[4], UL1699B, CSA-C22.2 NO.107.1-01, IEEE1547; FCC PART15	
Grid Standard and SRD	IEEE 1547-2003, Rule 21[4] and HECO/Rule14[4]	
Smart-Grid Features[4]	Voltage-RideThru, Frequency-RideThru, Soft-Start, Volt-Var, Frequency-Watt, Volt-Watt	
Warranty		
Standard	10 years	
Extended Terms	15 and 20 years	

1) The "Output Voltage Range" and "Output Frequency Range" may differ according to the specific grid standard.
2) See user manual for further requirements regarding non-operating conditions.
3) Shade Cover accessory required for installation angles of 30 degrees or less.
4) Certification Pending.

RBI SOLAR

Ground Mount Solution | GM-NextGen

When EPCs and developers across the US need a dependable mounting provider, they turn to RBI Solar. As a single-source provider, we take responsibility for the design, engineering, manufacturing, and installation of efficient PV mounting solutions. When you choose RBI Solar for your next ground mount, you're choosing peace of mind that your project is in the hands of the most trusted solar racking team in the industry.

Our Job is Making Yours Easier

- Professional Engineers licensed in all 50 states
- Quick response & efficient communication
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- Our in-house team members are an extension of your staff
- Less lead time
- Reduced number of vendors and no duplication of efforts
- Project & construction managers throughout US
- More time to focus on your business
- 85+ years manufacturing experience & bankable financial backing









Driven Ground Mount Solution Features

Foundation and racking design	Site wind speeds 170+ mph and ground snow loads 90+ psf
Available in all 50 states	Signed and sealed drawings on all projects
Proprietary on-site testing	Pull testing & corrosion testing - no geotechnical report required
Pre-assembled parts	Reduction in installation time
Variable slope	Accomodates slopes up to 30% (with topographic site map)
20-year standard warranty	Proven rack reliability and bankability
G115 minimum galvanized coating	Exceeds ASTM and UL standards for 30% extended life
Driven posts - alternate foundations available	Cost-effective I-beam and cee channel post options available for all soil types
Up to 24' long post driving	Ability to address challenging soils or elevate array structure
Multiple module configurations	Portrait, landscape, all module types
Raised purlins	Integrated bonding and grounding to UL 2703
Corrosion class	System available for all corrosion classes
Wire management and eclectrical	Integrated wire management solution and inverter mounting

Contact us at info@rbisolar.com or (513) 242-2051

DESIGN • ENGINEERING • MANUFACTURING • INSTALLATION

5513 Vine Street, Cincinnati, OH 45217 | 513-242-2051 | info@rbisolar.com | **www.rbisolar.com**

RBI SOLAR

RBI Solar Case Study

Solar Mounting Systems

Specifications:

Site: Ft. Dix

Location: Browns Mills, NJ

Type of Installation: Ground Mount

Size: 16.564 MW DC

Module Quantity: 53,432

Angle of Tilt: 20º

Foundation Type: Pre-Cast Concrete Ballast Block





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RBI SOLAR

CREATIVE ENERGIES

PO Box 1777
Lander, WY 82520
307.332.3410
www.CEsolar.com
info@CEsolar.com

Schedule of Rates

The following rates apply to any work being completed on a time-and-materials basis and for service calls.

Design, Consulting and Engineering	
System design / engineering	$110 per hour
On-site engineering consulting	$85 per hour
Labor Rates for construction and service work	
Electrical work	$65 per hour
Installer/technician	$45 per hour
Laborer	$35 per hour
Travel cost	mileage plus one-way travel time
Administrative support	$30 per hour
Weekend or holiday service requests	20% surcharge
Direct expenses	
Mileage	$ .66 / mile
Meals and lodging	$80 / per diem
Supplies	cost plus 15%
Subcontractor services	cost plus 15%

V. Bonds and Other Performance Security

Respondents should review the required insurance coverage that will be part of the resulting contract. Proposed pricing must include associated insurance costs. The Selected Firm/Contractor will be required to provide insurance certificates meeting all requirements at the time of contract execution.

All responses, inquiries, and correspondence relating to this RFP and all reports, charts, displays, schedules, exhibits, and other documentation produced by the RFP Respondents that are submitted to Town of Jackson, as part of the proposal or otherwise, shall become the property of Town of Jackson when received by Town of Jackson may be considered public information under applicable law.

The Town of Jackson reserves the right to cancel or modify the terms of this RFP and/or the project at any time and for any reason preceding contract award and reserves the right to accept or reject any or all proposals submitted pursuant to this request for proposals. The Town of Jackson will provide respondents written notice of any cancellation and/or modification. Furthermore, the Town of Jackson shall have the right to waive any informality or technicality in proposals received when in the best interest of the Town of Jackson.

The following form must be filled out and submitted as part of the RFP Proposal:

1. BY SUBMISSION OF A PROPOSAL, THE RFP RESPONDENT CERTIFIES:

   1.1 Prices in this proposal have been arrived at independently, without consultation, communication or agreement for the purpose of restricting competition.

   1.2 No attempt has been made nor will be by the proposer to induce any other person or firm to submit a proposal for the purpose of restricting competition.

   1.3 The person signing this proposal certifies that he/she is authorized to represent the company and is legally responsible for the decision as to the price and supporting documentation provided as a result of this advertisement.

   1.4 Respondent will comply with all Federal regulations, policies, guidelines and requirements.

   1.5 Prices in this proposal have not been knowingly disclosed by the RFP Respondent and will not be prior to award to any other respondent.

2. GENERAL INFORMATION:

Proposer Name Creative Energies, LLC

Phone ( ) (307) 332 3410 FAX ( ) (888) 456 6625

Mailing Address PO Box 1777 Lander, WY, 82520

City Lander State WY Zip 82520

SSN/Employer Identification Number 83-0334203

3. OWNERSHIP AND CONTROL:

Proposer's Legal Structure:

_____Sole Proprietorship

_____General Partnership

_____Corporation

_____Limited Partnership

__X__Limited Liability

_____Other_____

If Proposer is a sole proprietorship, list:

Owner Name_____ Phone ( ) _____

Mailing Address_____

City_____ State_____Zip_____

SSN/Employer Identification Number_____

Beginning date as owner of sole proprietorship_____

Provide the names of all individuals authorized to sign for the Proposer:

NAME (printed or typed)	TITLE
Scott Kane	Co-owner
Toby Schmidt	Co-owner

VERIFICATION

I certify under penalty of perjury, that I am a responsible official (as identified above) for the business entity described above as RFP Respondent, that I have personally examined and am familiar with the information submitted in this disclosure and all attachments, and that the information is true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including criminal sanctions which can lead to imposition of a fine and/or imprisonment.

Scott Kane

(Signature)

Scott Kane, Creative Energies Co-owner

(Name and Title) (Typed or Printed)

April 4th, 2018

(Date)

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: MAY 3, 2018
MEETING DATE: MAY 7, 2018

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: TYLER VALENTINE

SUBJECT: **ITEM P17-122:** DEVELOPMENT PLAN FOR A TWO-LOT SUBDIVISION WITHIN THE AUTO-URBAN COMMERCIAL (AC) ZONING DISTRICT.

APPLICANT: ROBERT INFANGER, Y2 CONSULTANTS

OWNER: DAVID TIBBETS

REQUESTED ACTION

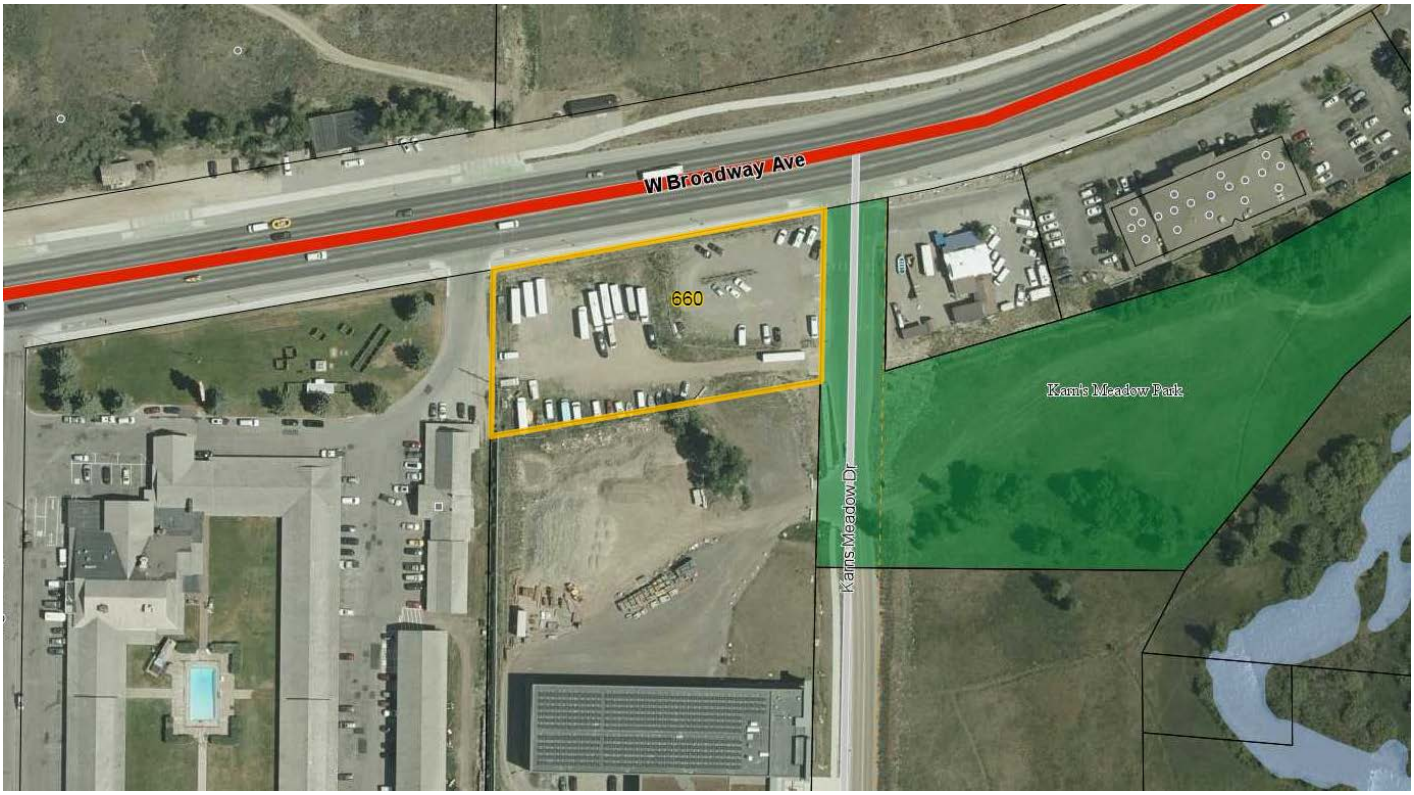
The applicant is requesting approval of a Development Plan for a two-lot subdivision located within the AC zoning district at 660 W. Broadway Avenue.

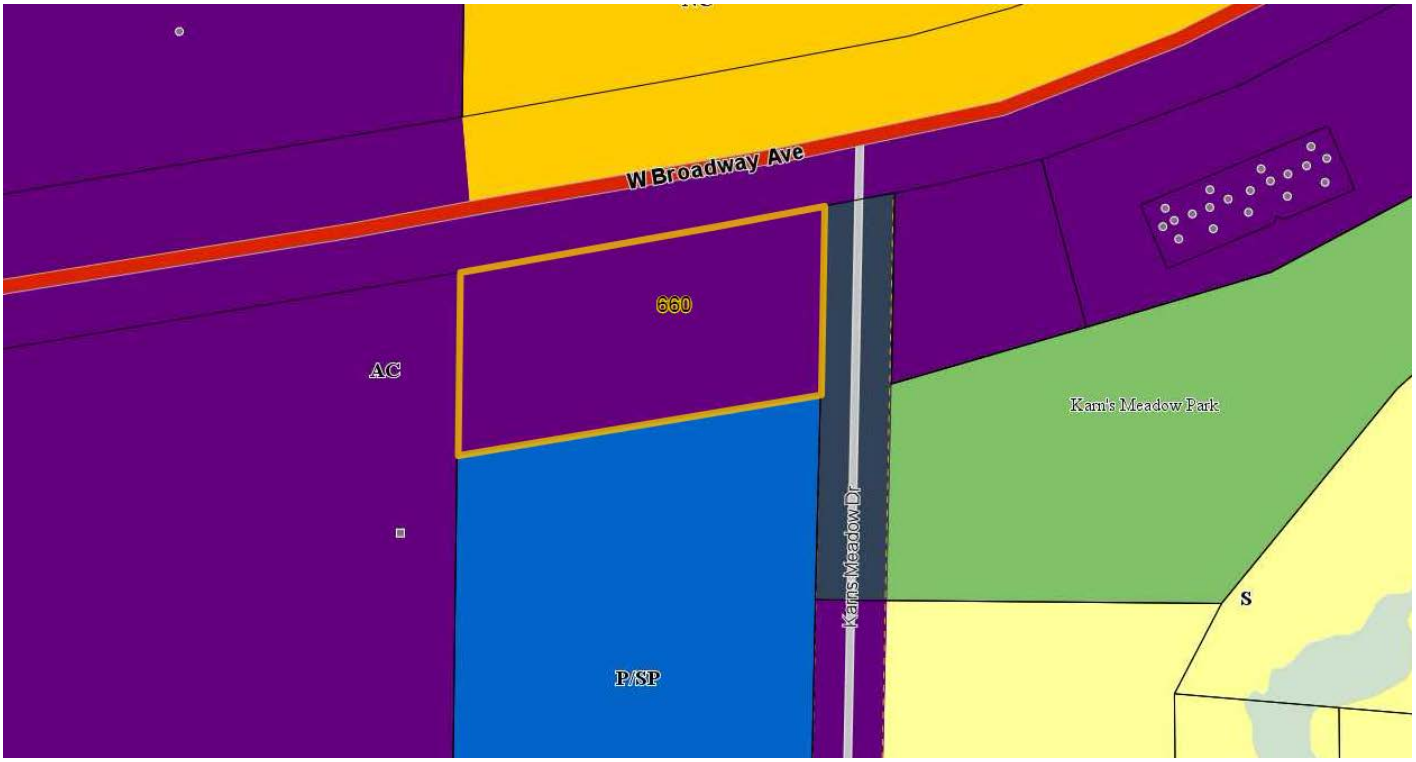
APPLICABLE REGULATIONS

Section 8.3.2 Development Plan

LOCATION

The property is located at 660 W. Broadway Avenue, legally described as PT. SE1/4NW1/4, SEC 33, TWP. 41, RNG. 116. An aerial photo and zoning map are shown below:





BACKGROUND

The subject property is zoned AC, is located in the Natural Resource Overlay (NRO) and is 1.16 acres (50,530 SF) in size which exceeds the minimum lot size of 7,500 SF for AC lots. The properties to the East and West are zoned AC, the property to the North is zoned Neighborhood Conservation (NC) and property to the South is zoned Public/Semi-Public (P/SP). The site is currently vacant with no structures and fronts

Broadway Avenue to the north and Karns Meadow Drive to the east. Access is currently taken from Karns Meadow Drive via dirt driveway. The site's use historically has been storage of vehicles, trailers and equipment related to Jackson Hole White Water which is located one property to the east across Karns Meadow Drive.

PROJECT DESCRIPTION

The applicant is proposing to subdivide the subject property into two lots, however prior to submittal of a Subdivision Plat, the Land Development Regulations (LDRs) require that a Development Plan be submitted and approved for the proposed lot configuration to confirm that the newly created lot(s) are consistent with the LDRs in terms of minimum lot size, access, setbacks, etc.

As shown on the proposed site plan, the applicant is proposing to subdivide the existing 1.16 acre parcel into two lots; Lot 1 (western lot) being 0.52 acres (22,651 SF) and Lot 2 being 0.64 acres (27,878 SF). These lot sizes are considered the Gross Site Area (GSA), however because an easement will be placed over Lot 1 to access Lot 2, both lots will be subject to Base Site Area (BSA) and Adjusted Site Area (ASA). In general, the land within the easement is deducted from the GSA on each lot which slightly reduces the physical development standards for FAR, Lot Coverage and LSR. Regardless of BSA and ASA, both lots meet the minimum lot size requirements for land division according to the LDRs. The new configuration shows both lots fronting Broadway Avenue. Vehicular access will be taken from Karns Meadow Drive and access to the Lot 1 will require a 30' easement over Lot 2. No access is proposed directly off of Broadway Avenue.

Prior to this Development Plan, the applicant was required to submit for an Environmental Analysis (EA) on the subject lot based on the property being located within the NRO. The proposed subdivision is what triggered the need for an EA. The EA (final letter attached) determined that the site serves as a movement corridor for mule deer to/from Karns Meadow and the butte across the highway. The EA contemplated the lot split and the future use of Lot 1 as a potential car wash. Conditions were placed on the EA that will need to be addressed at the time of Building Permit. Below are the EA conditions:

1. As part of the CUP submittal and prior to issuance of any building or site disturbance related permits, the applicant shall provide a landscape plan prepared and stamped by a Wyoming Landscape Architect that shows vegetation types that are not palatable to mule deer. In addition, the applicant shall provide a landscape plan that is conducive to wildlife movement through the site.
2. As part of the CUP submittal and prior to issuance of any building or site disturbance related permits, the applicant shall remove the existing fencing along the southern property line and replace it with compliant fencing along the southern areas of the site with retaining walls 6' or higher.
3. As part of the CUP submittal and prior to issuance of any building or site disturbance related permits, the applicant shall provide a Habitat Enhancement/Mitigation plan which provides either on-site or off-site mitigation at a 2:1 ratio for the areas of the site, specifically the areas with Cottonwood trees, which were willfully disturbed. The 2:1 will be based upon the area of the trees shown in the 1999 aerial photo.

Below is a chart that identifies compliance for subdivision for Lots 1 & 2:

	Allowed/Required	**Lot 1 (west)**	**Lot 2 (east)**	**Complies?**
Lot Size	7,500 SF 0.17 acres	22,651 SF (gross) **0.52 acres**	27,878 SF (gross) **0.64 acres**	Yes
Base Site Area	n/a	0.52 acres - 0.03 acres (driveway easement) = **0.49 acres**	0.64 acres - 0.09 acres (driveway easement) = **0.55 acres**	Yes

Adjusted Site Area	n/a	0.52 acres - 0.03 acres (driveway easement) = **0.49 acres**	0.64 acres - 0.09 acres (driveway easement) = **0.55 acres**	Yes

STAFF ANALYSIS

Conformance with the Comprehensive Plan

This site is located within District 4, specifically Subarea 4.1 – Midtown Highway Corridor which is a transitional area that encourages a mixtures of uses, orientation of development facing the highway, parking to the rear and several other objective-based statements geared at physical development. As stated in the Staff Findings section below, staff finds that the proposed project is in conformance with the Comprehensive Plan. Although no physical development is proposed with this application, staff finds that the lots are orientated in such a way that would encourage development to face the highway with access in the back away from the highway.

Conformance with Other Applicable Regulations

The purpose of the Development Plan is to review the proposed lot split for compliance with the LDRs prior to submittal of a Subdivision Plat. Typical review includes verifying compliant vehicular access, minimum lot size, resulting building envelops, etc. As proposed, staff finds that both Lot 1 and Lot 2 are consistent with the LDRs and are compatible with the surrounding neighborhood. As stated in the table above, staff finds that both lots meet all required dimensional limitations of the LDRs for AC lots. In addition, each lot is situated properly to front the highway with access to the rear off of Karns Meadow Drive which helps reduce curb cuts on Broadway and forces traffic to exit the highway in order to enter the site.

Environmental Analysis (EA)

This site is located within the NRO and an EA was completed based on the requirement from the LDRs for the proposed lot-split. The result of the EA found the subject site to hold importance for mule deer crossing between the butte north of Broadway and Karns Meadow. The EA evaluated the possible impacts on mule deer crossing from the proposed lot split and future car wash. The intent of the EA is not to prohibit subdivision or development, but rather to identify measures to mitigate wildlife impacts. In summary, the lot split alone was not found to significantly impact wildlife crossing. Knowing that future development was planned, at least for the eastern lot, staff required the applicant provide a proposed site plan for the car wash. It should be noted that the car wash will be reviewed separately through submittal of a Conditional Use Permit (CUP). Through an alternative design meeting with staff, a design was chosen and recommendations were provided by the Planning Director. The recommendations were geared at types of landscaping, retaining walls, fences, etc. and these recommendations will be added to the CUP and further carried forward to the Building Permit stage to be satisfied. Attached is the final letter summarizing the EA process and concluding remarks.

Regarding Lot 1 (west), the EA did not evaluate any physical development based on the unknown future use. Discussions over the use of Lot 1 have been limited to it remaining as parking for Jackson Hole Whitewater. If Lot 1 is used for parking, then the above mentioned EA would suffice. However, if another use is proposed, one that involves physical development/buildings, then the applicant of that use will be required to meet with staff to determine whether new information is needed regarding wildlife impacts. This could mean a new EA or an amendment to the existing EA. Because staff does not hold the answer to the future use, a condition of approval has been added requiring that any future use other than parking may trigger additional environmental review and analysis.

Affordable Housing & Park & School Exactions

According to LDR Section 7.4.2.C.1 – General Applicability, affordable housing standards apply to residential development options and since the proposed lot split is commercially zoned, no affordable housing standards apply. In addition, the lot split is not subject to Park and School Exaction upon subdividing as the subdivision is related to a commercial zoned property.

Planning Commission

This item went before the Planning Commission on April 18, 2018. The Planning Commission unanimously recommended approval to Town Council as presented.

PUBLIC COMMENT

None.

STAFF FINDINGS

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

1. *The proposed project is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.*

   The proposed application is located in Character District #4 Midtown, specifically Sub-area 4.1 Midtown Highway Corridor of the 2012 Comprehensive Plan. In order to review the application for conformance with the Comprehensive Plan, staff has reviewed the Policy Objectives for District 4 as follows:

   Common Value 1: Ecosystem Stewardship

   Policy 1.1.c: Design for wildlife permeability

   Complies. Staff finds that the proposed project is designed for wildlife permeability based on the Environmental Analysis conducted by Y2 Consultants. As conditioned in the EA, the research and analysis concluded that no significant environmental concerns are present and the proposal is not anticipated to have significant adverse impacts on wildlife.

   Common Value 2: Growth Management

   Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing

   Complies. Not applicable to this request.

   Policy 4.1.d: Maintain Jackson as the economic center of the region

   Complies. Not applicable to this request.

   Policy 4.2.c: Create vibrant walkable mixed use subareas

   Complies. Not applicable to this request.

Policy 4.3.a: Preserve and enhance stable areas

Complies. Not applicable to this request.

Policy 4.3.b: Create and develop transitional subareas

Complies. The proposed lot split is intended to create two lots which will later be utilized with higher and better uses than what currently exists.

Policy 4.4.b: Enhance Jackson gateways

Complies. Not applicable to this request.

Policy 4.4.d: Enhance natural features in the built environment

Complies. Staff finds that the proposed development does enhance natural features in the built environment because the dividing line between the proposed lots is located along the areas where the elevation drops the most. This will generally keep future development on the flatter areas of the site away from the middle where slope is steepest.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Complies. Not applicable to this request.

Policy 5.3.b: Preserve existing workforce housing stock

Complies. Not applicable to this request.

Policy 6.2.b: Support businesses located in the community because of our lifestyle

Complies. Not applicable to this request.

Policy 6.2.c: Encourage local entrepreneurial opportunities

Complies. Not applicable to this request.

Policy 7.1.c: Increase the capacity for use of alternative transportation modes

Complies. Not applicable to this request

Policy 7.2.d: Complete key Transportation Network Projects to improve connectivity.

Complies. Not applicable to this request

Policy 7.3.b: Reduce wildlife and natural and scenic resource transportation impacts

Complies. Staff finds that the Planning Director's recommendations from the EA reduce wildlife and natural and scenic resource transportation impacts. Based on review of the proposed lot split and

proposed future car wash, wildlife impacts have been mitigated to the extent possible through recommended design features related to landscaping, fencing, etc. Please see the attached EA follow-up letter and EA discussion above.

In addition, staff finds that the application should be reviewed for consistency specifically with subarea 4.1 Midtown Highway Corridor which states as follows as the desired vision for the subarea:

This mixed use, TRANSITIONAL Subarea is dominated by West Broadway Avenue, Highway 22 and the Y intersection. Development intensity should be oriented towards these roadways and configured in two to three story mixed use buildings with adequate setbacks and screening proportional to these busy highway corridors and intersections. Along the north side of West Broadway four stories buildings will be allowed when they are built into and used to screen the adjacent hillside. All building designs should incorporate techniques to mitigate height such as stepping back upper floors from the streetscape. Parking areas should be predominantly in the rear or screened from view. The lower levels of buildings should contain a variety of non-residential uses including retail, service and office uses catering to locals, while residential uses should be located predominantly on the upper levels of mixed use buildings or to the rear of a site and away from the highway. Future structures will be predominantly mixed use, while multifamily will be allowed if it properly addresses the street. It will be important to successfully integrate the land uses and patterns in this area with adjacent subareas.

A goal of the subarea will be to implement complete street amenities, balancing the needs of vehicle and alternative transportation users. Pedestrian connectivity across West Broadway Avenue will be needed to ensure access to the neighborhood amenities located in the southern portion of the district. Some single use and auto-oriented uses (e.g. gas stations and auto dealers) will still be needed in the future. These uses should follow the desired building form and pattern as much as possible, including providing connectivity by all travel modes to adjacent lots. A key challenge in this area will be to identify a solution to accommodate a wildlife crossing along West Broadway Avenue.

Complies. Staff finds that the proposed lot split is consistent with the desired vision for this transitional subarea. Although no physical development is proposed with this request, the new lots allow for reasonable development as each lot is much larger than the 7,500 sf minimum lot size for AC lots. In addition, the lots are configured to both face Broadway which is complimentary for development. Also, access is taken from the rear off of Karns Meadow Drive which is preferred as Broadway is a busy corridor and reduction in curb cuts is encouraged. Finally, reduction of wildlife impacts in this particular area is highly desired as it serves as a key crossing point for mule deer coming from the butte north of Broadway to Karns Meadow. Staff has reviewed an EA for this site and provided recommendations geared toward reducing wildlife impacts which are consistent with the above mentioned vision for this area.

2. *The proposed project achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO).*

Complies. The objective and standards of the NRO have been met through the submittal & review of an EA contemplating a lot-split and future car wash development on Lot 2. The objective of the EA is to ensure the lot split and future development minimizes impacts on wildlife, and in this case, minimizes impacts on mule deer crossings during crucial winter months. Based upon the outcome of the EA, staff finds that the proposed lot split meets the above mentioned finding.

3. *The proposed project does not have a have a significant impact on public facilities and services, including transportation, portable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.*

   Complies. Staff finds that the proposed project is not anticipated to have adverse impacts on public facilities including Police, Fire and EMT.

4. *The proposed project complies with the Town of Jackson Design Guidelines, if applicable.*

   Complies. Not applicable.

5. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances.*

   Complies. Staff finds that the proposed project complies with the standards of these LDRs as the request meets all requirements for minimum lot size, access, etc. In addition the project is in compliance with all other Town Ordinances.

6. *The proposed project is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

   Complies. Not applicable.

ATTACHMENTS

Applicant Submittal
Environmental Analysis Follow-Up Letter
Department Reviews

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

The Planning Director and Planning Commission recommend **approval** of a Development Plan for a two-lot subdivision for the property located at 660 W. Broadway Avenue subject to the department reviews attached hereto and one condition of approval:

1. Any future use of Lot 1 other than parking may trigger additional environmental review and analysis.

SUGGESTED MOTIONS

Based upon the findings as presented in the staff report and as made by the applicant for Item P17-122, I move to make findings 1-6 as set forth in Section 8.3.2.C (Development Plan) of the Land Development Regulations relating to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Complies with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals for a Development Plan for a two-lot subdivision at the property addressed at 660 W. Broadway Avenue, subject to the department reviews attached hereto and one (1) condition of approval:

1. Any future use of Lot 1 other than parking may trigger additional environmental review and analysis.

DEVELOPMENT PLAN
Lot Subdivision Application
660 W. Broadway Ave.

PREPARED FOR
DAVID TIBBITTS
PO BOX 3695
JACKSON, WY 83001

PREPARED BY
Y2 CONSULTANTS LLC
CHRIS BEAULIEU, PLA &
ROBERT INFANGER, PLA
PO BOX 2870
JACKSON, WY 83001

JUNE 23, 2017
REV. APRIL 4, 2018

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Y2 CONSULTANTS
y2consultants.com
307 733 2999
ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

Teton County Planning Department
C/O Tyler Valentine
150 E. Pearl Street
Jackson, WY 83001

July 06, 2017

RE: Tibbitts Subdivision Development Plan Affordable Housing Exemption

Dear Tyler,

This letter supplements the previously submitted Development Plan for the Tibbitts Subdivision, located at 660 W. Broadway Ave. in the Town of Jackson. On behalf of the applicant, Y2 Consultants, LLC respectively seeks an exemption from Affordable Housing standards for the specific reason outlined in Affordable Housing Standards Section 7.4.2.D.10 of the LDRs:

> *"Subdivision. The subdivision of a previously platted residential lot into no greater than two lots shall be exempt from the standards of [Town Residential Affordable Housing Standards.] Further, this exemption shall only be applied on a one-time basis."*

As described in said Development Plan, the Subdivision proposes two lots and has not been previously exempted from affordable housing standards.

Please let me know if Staff needs additional information to review the exemption.

Sincerely,

Chris Beaulieu
Project Manager

APPLICANT	David Tibbitts PO Box 3695 Jackson, WY 83001
OWNER	Same as Applicant
REPRESENTATIVE	Y2 Consultants, LLC PO Box 2870 Jackson, WY 83001
PROPERTY LOCATION	660 West Broadway Avenue Town of Jackson, Wyoming 83001
DESCRIPTION OF PROPERTY	The subject property is located within the SE1/4 NW ¼ of Section 33, Township 41 North, Range 117 West
PRE-APPLICATION	P16-086

PROJECT DESCRIPTION

The applicant is requesting to subdivide the above-described 1.16-acre property to create two lots. The resulting two lots 1 and 2, will be ±0.52 acres and ±0.64 acres, respectively. The subdivision meets current minimum standards as defined in the Auto-Commercial – Town of Jackson zone (AC-TOJ), as defined in 2.3.5.D. A development plan application is required prior to submitting a Subdivision Plat.

5.4.1 Steep Slopes

In December 2016, PLW provided an Existing Conditions Survey with topography, buried and overhead utilities, record easements, and site features. Historical photos demonstrate that the natural elevation of the site is relatively gradual across the property. Site disturbance is partially a response to TOJ pathway improvements and START bus barn improvements. Significant man-made disturbance exists to allow parking on both lots. As a result of such grading, a portion of slopes between Lots 1 and 2 exceed 25%. Pursuant to 5.4.1.B.2, physical development on manmade slopes is permitted, provided that the proposed finish grade complies with all other applicable standards of these LDRs. No physical development is proposed with this application. The applicant shall propose compliant finish grades upon physical development applications.

The Existing Conditions survey concluded that average cross-slopes across the property are approximately 4%. Therefore, a Hillside CUP is not required as part of this application.

Environmental Analysis

An Environmental Analysis was completed and deemed sufficient by the Town of Jackson Planning Department on February 14, 2018. This document is on file with the Town of Jackson Planning Department and can be referenced as P18-034.

FINDINGS FOR APPROVAL

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

Complies. Lot 2 The Tibbitts Subdivision is in Character District 4.1: Midtown Highway Corridor. This transitional subarea values the "redevelopment [of] underutilized properties with mixed use." The proposed subdivision retains access from Karns Meadow Road to alleviate congestion on the Broadway center turn lane. The proposed subdivision layout meets the highest quality standards defined in this Character District by maintaining existing traffic and pedestrian circulation.

No physical development is proposed with this application. However, upon development applications, the applicant shall meet the goals and objectives outlined in the Comprehensive Plan and Town LDRs.

Common Value 1: Ecosystem Stewardship
1.1.c: Design for wildlife permeability
Complies. The history of man-made disturbance, increased highway traffic, and addition of Karns Meadow Road has deterred wildlife from utilizing the site for grazing or crossing. Any proposed development shall be required to remove unfriendly wildlife fencing and allow wildlife ingress and egress, as necessary.

Common Value 2: Growth Management
4.1.b: Emphasize a variety of housing types, including deed restricted housing
Not applicable. The proposed subdivision does not include physical development for housing.

4.1.d: Maintain Jackson as the economic center of the region
Complies. The proposed subdivision may provide more opportunities for development along Jackson's highway corridor.

4.2.c: Create vibrant walkable mixed-use subareas
Complies. The proposed subdivision maintains TOJ Pathways continuity by retaining primary access from Karns Meadow Rd.

Achieves the standards and objectives of the Natural Resource Overlay (NRO) and Scenic Resource Overlay (SRO), if applicable; and

The proposed subdivision is within the NRO but does not provide existing natural resources due to property-wide disturbance. The applicant has submitted an Environmental Analysis (P18-034) as requested by the Town of Jackson Planning Department. The proposed subdivision does not include physical development. The owner and/or applicant shall provide NRO mitigation, if necessary, included in physical development or use applications.

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

Complies. The proposed subdivision meets minimum standards pursuant to AC-TOJ 2.3.5.D.3. Access to Lot 1 is maintained via a proposed 30' road easement. The proposed subdivision does not have a significant impact on public facilities and services as no physical development is proposed.

A 12" diameter water main runs north-south along Karns Meadow Rd., as part of the START Facility improvements. Additional 6" and 12" dia. water lines run east-west along the northern edge of the proposed subdivision. Connections to said water lines shall be designed per engineering requirements and determined within physical development or use applications.

Complies with the Town of Jackson Design Guidelines, if applicable; and
Not Applicable. The proposed subdivision does not include physical development and, therefore, does not apply to TOJ Design Guidelines.

Complies with all relevant standards of these LDRs and other Town Ordinances; and
Complies. The proposed subdivision complies with relevant standards, outlined in the AC-TOJ 2.3.5.D. The proposed subdivision meets minimum lot size standards. Please see the Proposed Development Program, this application, for subdivision lot sizes.

Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.
Not Applicable. The applicant is unaware of prior permits or approvals on the property.

PROPOSED DEVELOPMENT PROGRAM

Area Calculations	**Existing**	**Proposed**	
		Lot 1	**Lot 2**
Gross Site Area	1.16 ac	0.52 ac	0.64 ac
Land within road easements and right-of-way			
Land within existing vehicular access easements		0.03 ac Proposed	0.09 ac Proposed
Land between levees or banks of rivers and streams			
Lakes or ponds > 1 acre			
Land previously committed as open space in accordance with these or prior LDR			
50% of lands with slopes greater than 25%			
Calculated Totals	**1.16 ac**	**0.49 ac**	**0.55 ac**

Development Calculations	**AC-TOJ**	**Existing**	**Proposed**		**Gross**
			Lot 1	**Lot 2**	

*Not applicable: No Structures or Uses Proposed

PLANNING PERMIT APPLICATION

Planning & Building Department
Planning Division

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

ph: (307) 733-0440
fax: (307) 734-3563
www.townofjackson.com

For Office Use Only

Fees Paid_____

Check # _____ Credit Card_____ Cash_____

Application #s _____ _____ _____

PROJECT.

Name/Description: Tibbitts Subdivision DEV

Physical Address: 660 W. Broadway Ave., Jackson, Wy 83001

Lot, Subdivision: Not applicable PIDN: 22-41-16-33-1-00-020

OWNER.

Name: David Tibbitts Phone:

Mailing Address: PO Box 3695, Jackson, Wy ZIP: 83001

E-mail:

APPLICANT/AGENT.

Name: Y2 Consultants, LLC Attn: Chris Beaulieu Phone: 307-733-5429

Mailing Address: PO Box 2870, Jackson, Wy ZIP: 83001

E-mail: chris@y2consultants.com

DESIGNATED PRIMARY CONTACT.

_____Owner Yes Applicant/Agent

TYPE OF APPLICATION. *Please check all that apply; see Fee Schedule for applicable fees.*

Use Permit

_____Basic Use

_____Conditional Use

_____Special Use

Physical Development

_____Sketch Plan

Yes Development Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Development Option/Subdivision

_____Development Option Plan

_____Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

Amendments to the LDRs

_____LDR Text Amendment

_____Zoning Map Amendment

_____Planned Unit Development

PRE-SUBMITTAL STEPS. *Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department.* ***If this application is amending a previous approval, indicate the original permit number.***

Pre-application Conference #: P16-086 Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. *Twelve (12) hard copies and one (1) digital copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department.. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant.*

Have you attached the following?

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

Yes **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.

Yes **Response to Submittal Checklist.** All applications require response to applicable review standards. These standards are outlined on the Submittal Checklists for each application type. If a pre-application conference is held, the Submittal Checklists will be provided at the conference. If no pre-application conference is required, please see the Administrative Manual for the applicable Checklists. The checklist is intended as a reference to assist you in submitting a sufficient application; submitting a copy of the checklist itself is not required.

FORMAT.

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

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

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

	June 23, 2017
Signature of Owner or Authorized Applicant/Agent	Date
Chris Beaulieu, Y2 Consultants	Project Manager
Name Printed	Title

Y2 CONSULTING, LLC
FKA PIERSON LAND WORKS

June 16, 2017

Town of Jackson
Planning Department
PO Box 1687
Jackson, WY 83001

Via Hand Delivered

Re: Development Plan Application for Lot Subdivision at 660 W. Broadway Ave.

Dear Staff,

Please accept this letter and accompanying attachments as our formal application for a Development Plan for a lot subdivision. We are submitting on behalf of David Tibbitts, owner of a portion of the SE1/4 NW1/4, Section 33, Township 41, Range 116, generally located at 660 W. Broadway Avenue in the Town of Jackson.

Enclosed please find the following:

- Development Plan Application
- Development Plan Application fee of $2,500.00
- Letter of Authorization from owner
- Narrative of Findings and Development Program
- Title Report
- (9) Site Plan of Proposed Lot Subdivision Plat (11”x17”)
- (1) Site Plan of Proposed Lot Subdivision Plat (24”x36”)

Please contact me at your earliest convenience if you have any questions or concerns.

Sincerely,

Chris Beaulieu
Agent, PLW/Y2 Consulting, LLC

Enclosures:

LEGEND

- ⊛ Indicates a steel reinforcing bar with an aluminum cap inscribed "PLS 4270" found this survey
- ⊗ Indicates a calculated point, nothing found or set
- ● Indicates a steel reinforcing bar with an aluminum cap inscribed "PLS 16012" set this survey
- ■ Indicates a Brass Cap inscribed R.O.W.
- ⌾ Overhead Utility Pole

- Boundary Line
- Adjacent Boundary Line
- Record Easement Line (as noted)
- Overhead Utility Line
- N 90°00'00" W 1.59' Measured Bearing and Distance
- (N 90°00'00" W) (1.59') Calculated Bearing and Distance

CERTIFICATE OF SURVEYOR

State of Wyoming)
ss
County of Teton)

I, Mark W. Fellermann, a Professional Land Surveyor of Jackson, Wyoming, hereby certify, to the best of my knowledge and belief:

that this plat was made from notes of surveys made under my direction and under the direction of David Kemper, PLS 15645 during January AND April 2017 and from records in the Office of the Teton County Clerk;

that this plat correctly represents the final plat of the TIBBITTS SUBDIVISION within the SE1/4NW1/4 of Section 33, T.41N., R.116W., 6th P.M., Teton County, Wyoming;

that the TIBBITTS SUBDIVISION, shown hereon is a subdivision of land described in Book 909, Photo, pages 179–181 recorded in said Office, being more particularly described as follows:

Beginning at the Point of Intersection of the west line of said SE¼NW¼ and the southerly right–of–way line of US HWY 26, 89, 189, & 191;

Thence along said southerly right–of–way line, N80°29'02"E, 222.56 feet to the point of curvature of a spiral curve to the left, Station 280+35 of said right–of–way line, a curve offset to the right (South) 66 feet from a 200 foot long, 4 degree spiral curve of decreasing radius proceeding west to east at the highway centerline;

Thence along a portion of said spiral curve, said portion being subtended by a chord of 99.33 feet bearing N80°03'00"E, more or less, to the Point of Intersection with the west right–of–way line of a 60 foot wide right–of–way granted to Teton County Housing Authority as described in that instrument of record in Book 457 of Photo pages 621–626, records of Teton County;

Thence along the westerly line of said easement, S01°06'51"W, 159.64 feet to a point;

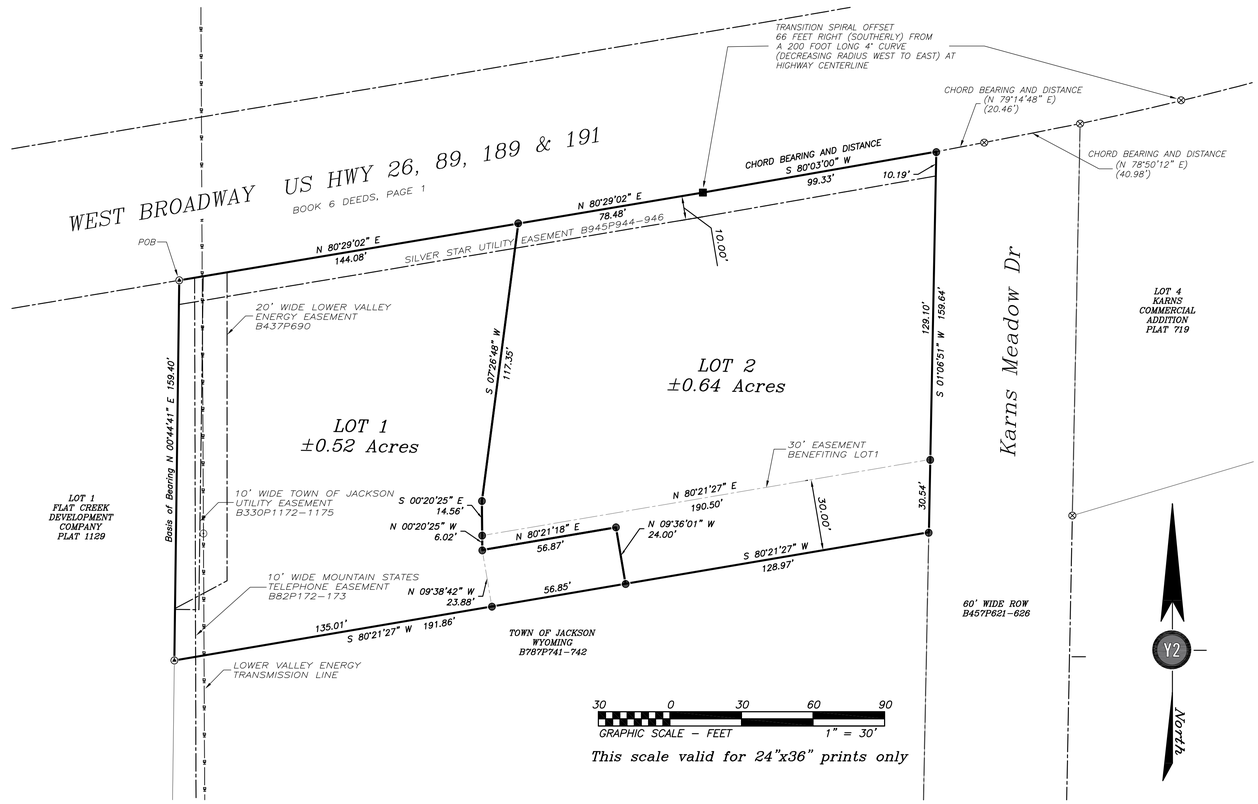
Thence S80°21'27"W, 320.83 feet to a point on the west line of said SE¼NW¼;

Thence along said west line of said SE¼NW¼, N00°44'41"E, 159.40 feet, more or less, to the southerly right–of–way line of U.S. Highway 26, 89, 189, & 191 AND the Point of Beginning.

Basis of Bearing N 00°44'41" E along the west line of Lot 1 shown hereon.

Containing 1.16 acres, more or less, and subject to easements, rights–of–way, reservation, and restrictions, of sight and/or record, including but not limited to those shown hereon.

That all points and corners are monumented as shown hereon.



Mark W. Fellermann
Wyoming Professional Land Surveyor No. 16012

ACKNOWLEDGEMENT

The foregoing instrument was acknowledged before me by David B. Kemper this _____ day of _____, 2017.

Witness my hand and official seal.

Notary Public My commission expires:

OWNER:

DAVID TIBBITTS
P.O. BOX 3695
JACKSON, WYOMING 83001

SURVEYOR:

Y2 Consultants, LLC
180 S. WILLOW ST.
P.O. BOX 2870
JACKSON, WYOMING 83001
PHONE: 307–733–2999

NUMBER OF LOTS: 2
TOTAL PROJECT ACREAGE: 1.15 ACRES

PREPARATION DATE: June 15, 2017
FINAL REVISION DATE: XX, 2017

Project Number • 15215
Project Path • F:\2015\15215\Survey\ACAD\15215_FINAL_PLAT.dwg
Drawn By • DBK/MWF
Reviewed By • GPP
Drawing Date • June 15, 2017
Revision Date •

CERTIFICATE OF MORTGAGEE

Consent of mortgagee, KARNS RANCH LIMITED PARTNERSHIP, OF P.O. BOX 10, JACKSON WY, by separate affidavit recorded concurrently with this plat.

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM OR RIVER WITHIN OR ADJACENT TO THE SUBDIVISION

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER

THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISIONS EXCEPT AS PERMITTED BY THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS

PUBLIC MAINTENANCE OF US HIGHWAY 26/89/189/191 AND KARNS MEADOW DRIVE

NO PUBLIC MAINTENANCE OF ROADS WITHIN THIS SUBDIVISION

CERTIFICATE OF APPROVAL

State of Wyoming)
ss
County of Teton)

The foregoing subdivision, TIBBITTS SUBDIVISION was approved at the regular meeting of the Town Council on the XXth day of xxxxMONTH, 2017 in accordance with Section 15–1–415, Wyoming State Statutes, and the Town of Jackson Land Development Regulations.

TOWN OF JACKSON

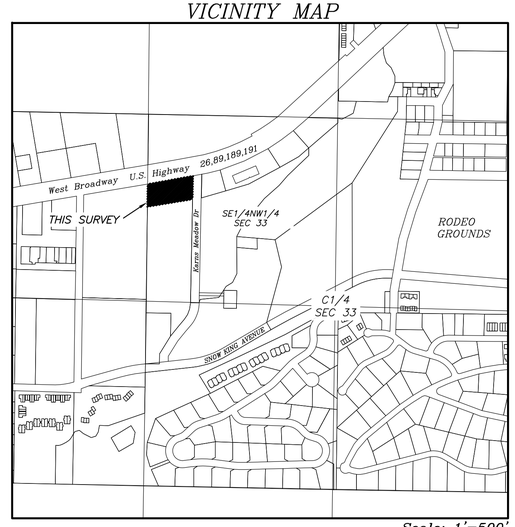
Attest

_____ _____
Clerk Mayor

_____ _____
Town Engineer Planning Director

DRAFT

VICINITY MAP



Scale: 1'=500'

Part of Section 33
T. 41 N., R. 116 W., 6th P.M.
Teton County, WY

CERTIFICATE OF OWNER

State of Wyoming)
ss
County of Teton)

The undersigned owner and proprietor hereby certifies that the foregoing subdivision of 660 West Broadway Avenue, Jackson, WY 83001 as described in the Certificate of Surveyor hereon, recorded in Book 909 Photos Page179–181 in the Office of the Clerk of Teton County, Wyoming, lying within the SE1/4NW1/4 of Section 33, T. 41 N., R. 116 W., 6th P.M., Town of Jackson, Teton County, Wyoming as shown hereon is with the free consent and in accordance with his desire:

that the name of the subdivision shall be the TIBBITTS SUBDIVISION;

that said TIBBITTS SUBDIVISION contains two lots, LOT 1 and LOT 2, shown hereon;

that said TIBBITTS SUBDIVISION is subject to easements, rights–of–way, reservations, and restrictions, of sight and/or of record, including but not limited to those shown hereon;

that the forgoing subdivision is subject to a Right of Way, including terms and conditions contained therein, described in Book 6 of Deeds, page 1, granted to the State of Wyoming for a Public Road;

that the forgoing subdivision is subject to an easement, including terms and conditions contained therein, described in Book 6 of Mixed Records, pages 351–352, granted to The Town of Jackson for a Right of Way;

that said Lot 1 is subject to that easement, including terms and conditions contained therein, described in Book 82 of Photo, pages 172–173, granted to Mountain States Telephone and Telegraph, for construction, operation and maintenance of communication facilities, recorded in said Office;

that said Lot 1 is subject to that easement, including terms and conditions contained therein, described in Book 330 of Photo, pages 1172–1175, granted to Town of Jackson, a Municipal Corporation, for a perpetual easement and right–of–way for the construction and continued maintenance, repair, alteration, and replacement of electric service, and telemetry control facilities, recorded in said Office;

that said Lot 1 is subject to an easement, including terms and conditions contained therein, described in Book 437 of Photo, page 690, granted to Lower Valley Energy, Inc., for construction, operation and maintenance of electric distribution circuits, recorded in said Office;

that said Lot 2 is subject to a non–exclusive easement for access, underground utilities, and sewer, 30 feet wide, shown hereon, for benefit of Lot 1;

that said forgoing subdivision is subject to matters disclosed on map T–46C recorded in said Office;

that said forgoing subdivision is subject to a Fence Removal Agreement, including the terms and conditions thereof, as described in Book 518 of Photo, pages 526–534, between Wyoming Department of Transportation AND Karns Ranch, recorded in said Office;

that said forgoing subdivision is subject to an easement, including terms and conditions contained therein, as described in Book 945 of Photo, pages 944–946, granted to Silver Star Telephone Company, Inc., for a Utility Easement, recorded in said Office;

that no surface water rights are attached to this subdivision;

that the seller does not warrant to the purchaser that he or she shall have any rights to the natural flow of any stream within or adjacent to said subdivision;

that Wyoming law does not recognize any riparian rights with regard to the natural flow of a stream or river for persons living on the banks of the stream or river;

that access across all roads, driveways, and parking areas located within said subdivision is hereby granted to emergency vehicles including police, ambulances and fire department vehicles;

that all rights under the Homestead Exemption Laws of the State of Wyoming are hereby waived and released.

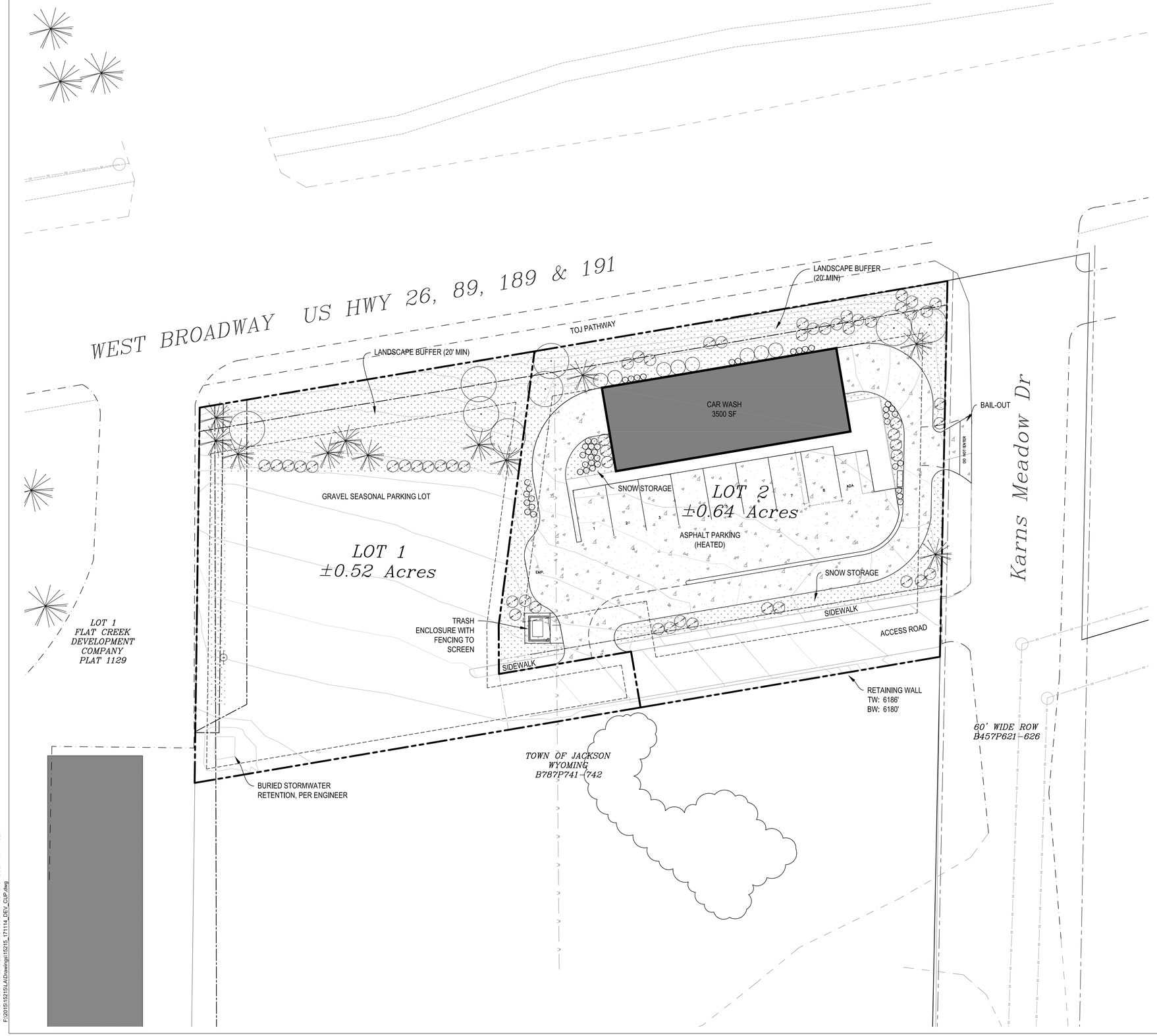
SIGNATURE BY SEPARATE AFFIDAVIT
David Tibbitts

FINAL PLAT
PREPARED FOR
TIBBITTS SUBDIVISION
Being a Portion of the
SE1/4NW1/4 SECTION 33
T. 41 N., R. 116 W., 6th P.M.,
TETON COUNTY, WYOMING

we define, design & deliver
the places that you play, Live & Work

Y2 Consultants, LLC
P.O. Box 2870
180 S. Willow St.
Jackson, WY 83001
Tel 307. 733.2999
y2consultants.com

Sheet 1 of 1



LEGEND

PROPOSED CONDITIONS

- MAIN BOUNDARY LINE
- ADJACENT PROPERTY LINE
- RECORDED EASEMENT (ROAD, UTILITY, ETC.)
- STRUCTURE SETBACK
- APPROX. EDGE OF ASPHALT
- APPROX. EDGE OF PARKING
- INDEX CONTOURS (5' INTERVAL)
- INTERMEDIATE CONTOURS (1' INTERVAL)
- (UTILITY)
- (UTILITY)
- BUILDING
- MIXED VEGETATION PER TOJ LANDSCAPE STANDARDS

PLAN NOTES

1. PIERSON LAND WORKS, LLC COMPLETED SURVEY FOR EXISTING CONDITIONS DECEMBER 2016 FOR SPECIFIC USE OF SUBDIVISION DEVELOPMENT APPLICATION.
2. AERIAL PHOTOGRAPHY PROVIDED BY TC GIS, 2017.
3. THIS PLAN INCLUDES EXISTING AND PROPOSED FEATURES FOR CONCEPTUAL PURPOSES ONLY.
4. THIS PLAN TO ACCOMPANY EA EXEMPTION REQUEST LETTER, Y2 CONSULTANTS, LLC. IMPROVEMENTS SHOWN ARE NOT INTENDED FOR STRICT INTERPRETATION.
5. THE OWNER SHALL PROVIDE SPECIFIC IMPROVEMENTS PER CUP APPLICATION WITH THE TOJ.

0' 10' 20' 40'

Scale: 1"=20'

DRAWING SET TITLE
DATE 01-29-18
DRAWN BY: RTI
CHECKED BY: SRP
JOB #: 15215.1

Y2 CONSULTANTS
ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES
Y2consultants.com
307.733.2999

DRAFT
NOT FOR
CONSTRUCTION

JACKSON CAR WASH

DEV SITE PLAN

660 W BROADWAY AVE., TOWN OF JACKSON, WY

PT. SE1/4 NW1/4, SEC. 33, TWP. 41, RNG. 116

SITE PLAN AND CONCEPTUAL GRADING

L1.1

LAST SAVED: 1/29/2018 9:34 AM BY: ROBERTI PLOT BY: ROBERT INFANGER
F:\2015\15215\LAD\dwg\sp115215_171114_DEV_CUP.dwg

Project Plan Review History

PLANNING

Project Number	P17-122		**Applied**	6/27/2017	JC
Project Name	Lot Split		**Approved**		
Type	DEVPLAN		**Closed**		
Subtype	LAND DIVISION		**Expired**		
Status	STAFF REVIEW		**Status**	3/9/2018	TV

Applicant Y2 Consultants **Owner** TIBBITTS, DAVID

Site Address	City	State	Zip
660 W BROADWAY AVENUE	JACKSON	WY	83001

Subdivision **Parcel No** 22411633100020 **General Plan**

Type of Review / Contact / Notes	Status	Dates Sent	Due	Received	Remarks
Building Jim Green	NO COMMENT	6/27/2017	7/14/2017		
Fire None MEMO FIRE REVIEW	APPROVED	6/27/2017	7/14/2017	7/6/2017	

TO: Tyler Valentine, Associate Planner
Jeanne Carruth, Office Manager

FROM: Kathy Clay, Fire Marshal

DATE: July 6, 2017

SUBJECT: Development Plan
660 W Broadway Avenue
P17-122

This office has received the request for a lot subdivision for the above address.

There are no comments at this time.

Please feel free to contact me if you have any further questions at kclay@tetonwyo.org at 307-733-4732.

Legal A Cohen-Davis	APPROVED	6/27/2017	7/14/2017	7/11/2017	
Parks and Rec None	NO COMMENT	6/27/2017	7/14/2017		

Type of Review / Contact / Notes	Status	Dates: Sent	Dates: Due	Dates: Received	Remarks
Pathways Brian Schilling	NO COMMENT	6/27/2017	7/14/2017		
Planning Tyler Valentine (4/4/2018 2:04 PM TV) Please refer to staff report for full analysis	APPROVED	6/27/2017	7/14/2017	4/4/2018	
Police None No concerns at this time. Todd Smith	APPROVED	6/27/2017	7/14/2017	7/10/2017	
Public Works Jeremy Parker	APPROVED W/CONDITI	6/27/2017	7/14/2017	7/18/2017	

Type of Review	Status	Dates			
Contact		Sent	Due	Received	Remarks

Notes
(7/18/2017 4:49 PM JP)
Plan Review Comments - SUFFICIENT

P17-122
Development Plan
Y2 Consultants – Chris Beaulieu (Owner: Dave Tibbitts)
660 West Broadway Avenue

July 18, 2017
Jeremy Parker, (307)733-3079 x1412

*Please be advised that the following comments are being provided for use in preparation of future Development Plan submittals and are required for sufficiency.

In addition to the required Town of Jackson submittal requirements, The Engineering Department would like to encourage applicants to submit plans, documents, etc in electronic PDF format in addition to the standard paper submittal(s). Please submit these materials through the Planning Department.

Prior to completion of the Final Plat for division of the property, the Town of Jackson will ensure that the easement(s) dedicated to the Town for utility purposes accurately represent the existing buried utility systems and potential needs for maintenance of the existing systems as well as potential future needs and negotiate with the owner if revisions to the existing easement or necessity for a new easement is determined to be required.

A preliminary potable water system plan shall be provided on the plans consistent with the LDR's. This plan shall include backflow device and meter locations.

A water system analysis indicating the required fire flow demands and the impacts to the Town's existing system shall be required.

A preliminary sanitary sewer system plan shall be provided on the plans consistent with the LDR's.

Information concerning the additional wastewater flows to be delivered to the Town's system shall be required. In addition this information shall include a review of downstream impacts created from the additional flows being delivered.

Please be advised that infrastructure improvements necessary to meet the capacity demands and requirements for the proposed development shall be the responsibility of the developer. The Town of Jackson is not responsiblefor upsizing or extending of potable water, sanitary sewer, or storm drainage to meet development needs so long as the existing utility systems are within a reasonable distance of the subject property.

A preliminary irrigation system design (if applicable) with backflow system plan shall be provided on the plans consistent with the LDR's.

A complete and detailed landscaping plan shall be required.

A preliminary stormwater management plan for the site shall be provided on the plans consistent with the LDR's.

A complete grading and erosion control plan shall be provided on the plans consistent with the LDR's.

Site contours (existing and proposed) shall be provided on the plans beyond all property boundaries per the LDR's to ensure the development's integration into the surrounding public and private property.

A parking and access plan per the LDR's shall be required. The dimensions of the parking spaces and drive lanes, including turning movements (both ingress and egress), shall be clearly shown on the plans for review.

A traffic analysis for the development's impact on adjacent roadways per the LDR's shall be required.

Type of Review	Status	Dates			
Contact		Sent	Due	Received	Remarks

Notes

A pedestrian corridor plan shall be provided for review. This shall include all dimensions and elevations in relation to existing curb and future development together with ADA compliance. If awnings or canopies are proposed within the right-of-way, dimensional and drainage information shall be included on the plans.

Please be advised that the site layout submitted with the previous Pre-Application request (TOJ Planning Application P16-086) raises concerns about vehicle to vehicle/pedestrian/bicyclist conflicts at the access to Karns Meadow Avenue for users access to and from the proposed car wash facility as well as to the proposed parking lot to the west. Additionally, concerns regarding the flow of vehicles and larger RV's in and out of the lot is brought to question. Furthermore, the site plan should address pedestrian needs associated with utilizing the parking facility for existing commercial operations east of Karns Meadow Avenue.

All work to be completed within the Town's right-of-way shall be specifically addressed.

All onsite power shall be shown as underground and location(s) of transformers indicated.

Snow storage areas for the site shall be indicated on the plans.

Please be advised that a demolition permit shall be required for each existing structure to be removed from the site. Water and sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project.

Please be advised that failure to commence with construction activities and/or show reasonable progress within two (2) years of Building Permit approval shall result in pulling of appropriate bonds in order to abandon utility connections to Town of Jackson utility systems (Water, Wastewater, Storm Drainage) and/or repair impacted areas of the Town right-of-way.

START	NO COMMENT	6/27/2017	7/14/2017		
<none>					

TC Housing Authority	NO COMMENT	6/27/2017	7/14/2017		
None					

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: MAY 3, 2018
MEETING DATE: MAY 7, 2018

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: TYLER VALENTINE

SUBJECT: **ITEM P17-166 P17-167 & P17-168:** REQUEST FOR APPROVAL OF A DEVELOPMENT PLAN, CONDITIONAL USE PERMIT (HEAVY SERVICE USE) AND A CONDITONAL USE PERMIT (WIRELESS FACILITY) LOCATED AT 60 E. PEARL AVENUE.

APPLICANT: JACKSON HOLE FIRE & EMS

OWNER: TOWN OF JACKSON

REQUESTED ACTION

This item was continued from a previous Town Council meeting on April 16th because the Town was unaware of how much this project would ultimately cost based on not having the final construction bids.

The applicant, Jackson Hole Fire/EMS, is requesting approval of a Development Plan to remodel and expand Fire Station #1, a Conditional Use Permit (CUP) for the fire station use (Heavy Service), and a CUP for a new wireless communications facility at 60 E. Pearl Avenue.

APPLICABLE REGULATIONS

Section 8.3.2 Development Plan
Section 8.4.2 Conditional Use Permit (CUP)
Section 6.1.10.D Wireless Communications Facilities

LOCATION

The subject property is addressed as 60 E. Pearl Avenue and legally described as LOTS 4-5-6, BLK. 6 CACHE CREEK ADDITION, 1ST ADD. (JH FIRE HOUSE & FIRE ADMIN. BLDG.). An aerial photo and zoning map are shown below reflecting the general location of the proposed site (please see the applicant submission for a detailed site plan):


E Pearl Ave
S Cache St
S King St
60
50


DC
E Pearl Ave
S Cache St
S King St
60
P/SP
50
P/SP
CR-1

BACKGROUND/ALTERNATIVES

The subject site is approximately 0.52 acres (22,500 sf) in size and was re-zoned from Urban Commercial (UC) to Public/Semi-Public (P/SP) in July 1997. Currently the site is occupied by Fire Station #1 which consists of a 3,200 sf single-story fire administrative building with a 3,200 sf basement and a 9,339 sf two-story fire house with apparatus bays, training room and staff quarters. The original fire house was built in 1964 and has been expanded and remodeled several times since its origin. In 1997, the Town Council approved a CUP and Final (Intermediate) Development Plan for the administrative office building. In 2004 the Town Council approved a CUP for the addition of a dormitory to the existing fire house.

Timeline of events leading to this request:

- 2012: Vera Iconica Architecture & Hangar 41 were hired by the Fire Department to perform a needs assessment analysis of six fire stations within Teton County. Fire Station #1 (Pearl Ave) was recommended for additions/renovations.

- 2014: SPET (Special Purpose Excise Tax) election awarded $2.3 million for design and professional services for Teton County Fire/EMS.

- 2017: May 2017 SPET awarded $6.8 million to Teton County Fire/EMS, primarily to be used for Fire Station #1 remodel on Pearl Avenue. This led to the search for a temporary location for Fire/EMS to operate while Station #1 is under construction.

- 2017: June 2017, JIM (Joint Town and County meeting) approves Jackson Hole Fire/EMS to use existing 2014 SPET funds to turn the existing Pavilion building into a temporary fire station in addition to constructing a new stall barn for the Teton County Fair Grounds.

- 2017: September 2017, Jackson Hole Fire/EMS & Teton County Fair Division submit application for a temporary fire station and new stall barn.

- 2017: December 2017, Jackson Town Council approved two Conditional Use Permits for a temporary fire station and new stall barn at the Rodeo Grounds addressed at 305 W. Snow King Avenue.

Project Description

The applicant, Jackson Hole Fire/EMS is proposing to remodel/expand the existing fire house located at 60 E Pearl Avenue and is requesting approval of the following items:

1. **Development Plan**: Jackson Hole Fire/EMS is proposing to remodel and expand the existing Fire Station #1 by approximately 6,400 sf above grade. Section 4.2.1.B.12 Required Physical Development Permits requires a Development Plan for physical development between 5,001 sf – 15,000 sf.

2. **CUP (Heavy Service Use)**: Jackson Hole Fire/EMS is requesting a CUP (Heavy Service) for the expansion of Fire Station #1 which includes basement storage, a larger apparatus bay, new turn out room, new training room, expanded dormitory, new flex space and three ARUs.

3. **CUP (Wireless Communications Facility):** Jackson Hole Fire/EMS is requesting a CUP for a new wireless facility which will be attached to the side of the building and expand no higher than 5’ above the proposed building.

The plan includes demolishing most of the building while maintaining the existing first floor footprint. This proposal does not include the single-story administration building or involve reconfiguring the parking lot. The following is a breakdown of the proposed development and use for the fire house building:

	Existing Size	Proposed Size	Proposed Use
Basement	0 sf	1,172 sf	Storage
First Floor	6,307 sf	7,750 sf	Apparatus room, turn out room, public training room & bathrooms.
Second Floor	3,032 sf	8,004 sf	Flex space, Accessory Residential Units (ARUs) & dormitory, kitchen, office, laundry, bathrooms, etc.
TOTAL	9,339 sf	16,926 sf	

Below is the Physical Development Standards for P/SP which reflect all existing and proposed development:

	Required	Proposed	Complies
FAR (Floor Area Ratio)	N/A	0.84 or 18,954 sf (includes existing admin building)	Yes
Lot Coverage	N/A	0.42 or 9,507 sf (includes existing admin building)	Yes
LSR (Landscape Surface Ratio)	N/A	0.27 or 6,170 sf	Yes
Fire House - Front Setback (north)	N/A	19'-9"	Yes
Fire House - Side Setbacks (east)	N/A	6"	Yes
Fire House - Side Setbacks (west)	N/A	+70'	Yes
Fire House - Rear Setback (south)	N/A	1'-6"	Yes
Building Height	N/A	45'-6"	Yes
Parking	Independent Calculation (see below)	18 on-site + 9 inside + 18 on-street = 45	Yes[1] (see below)
Employee Housing	N/A	7-room dormitory + 3 ARUs	Yes

[1] 18 spaces along the north and south side of Pearl Street are painted red, no parking, reserved for Fire/EMS. These are not used for daily employee parking, but rather for temporary use for emergency vehicles.

CUP for Heavy Service Use

The majority of the operations and uses at Station #1 will remain at similar levels to what currently exists. The main areas of expansion are a new separate public training/meeting room, three additional dorm rooms, three additional ARUs and an expanded flex space serving the specific training/gathering/cooking needs of fire staff.

As a recap on Jackson Hole Fire/EMS operations, Fire/EMS operates 24 hours a day, 365 days a year. At all times, at least three (3) crew members will be on-site performing their required 48-hour shift. Shift changes occur in the morning at 7:00 AM. During the daytime, crew members will be accompanied by volunteers who are required to perform a 12-hour shift once a month. There are currently 24 volunteers, however not all will be present on a daily basis. On average, 7-8 total crew-members and volunteers will be present on a daily basis. Since this project is within the P/SP zoning district, all uses are exempt from employee/affordable housing requirements. However, knowing that the fire station has housing impacts, the applicant is proposing a seven-room dormitory with full kitchen, laundry and bathrooms along with three ARUs. Daily operations

include regular maintenance of vehicles/equipment, responding to emergency and non-emergency calls and attending training meetings at various locations including the Pavilion building. Weekly training meetings at Station #1 will be held inside on Wednesdays and start at 6:00 PM and last 2-3 hours. On average, 15-20 attendees will be at each training. Additional on-site activities include station tours for kids twice a month public training space available upon scheduling. Staff would like to point out that a CUP is typically required for dormitories (sleeping quarters), however since sleeping quarters are essential to fire station operations and are restricted to use of fire staff, Staff finds the dorm to be incidental to the overall use of the site thus the applicant does not need a CUP. The review of the dorm has been incorporated into the CUP for Heavy Service use.

The site layout with this request will not change significantly and it currently has two existing vehicular entrances that will remain; one on Pearl Avenue which accesses the apparatus bay, and one on the alley which also accesses the apparatus bay and the on-site parking lot. In regards to parking, Fire/EMS is providing the following: 18 on-site spaces, 9 emergency related spaces within the apparatus bay and 18 street (red curb) parking spaces (two of which are identified for permit pick-up/drop-off). Total spaces provided is 45. Please see the parking section below as the applicant has provided an independent calculation explaining how the proposed use falls within the 45 spaces provided.

CUP for Wireless Communications Facility

Station #1 currently has a 20' tall whip antenna attached to the side of the northwest tower that measures approximately 60' above grade. The whip antenna is classified as a wireless communications facility by federal regulations and serves as a radio communications base station for Fire/EMS. As part of the Station #1 remodel/expansion, the whip antenna will be temporarily relocated to the fairgrounds to service the temporary fire station. Upon completing Station #1, the whip antenna will be relocated to Station #1 and side-mounted to the new northern stair tower. Fire/EMS will first mount a supporting structure on the stair tower, which will be a metal bracket extending 5' above the roof. This portion of the building is 40' tall, thus this initial installation of the whip antenna will project no higher than 45' above grade. All antenna-associated equipment will be located on the roof deck above the northern stair tower and will not be visible from street view. The whip antenna will be set back 60' from the north property line, 73' from the east property line, 77' from the west property line and 90' from the south property line. The whip antenna itself is fiber glass and its slender design is naturally stealth, minimizing visual impacts.

Staff would like to point out that upon CUP approval for the 5' rooftop wireless facility, the applicant will come back later to apply for a Basic Use Permit (BUP) to extend the facility 20' taller, for an ultimate height of 25' above the building. Federal law mandates that existing wireless facilities not in the right-of-way may be extended by-right 20 feet or 20 percent more than the current height (whichever is greater). The Town of Jackson administers this federally-dictated extension – which in this case would be the 20 feet of added height - through a BUP. Please see the staff analysis below for the discussion and reasoning behind having two separate requests regarding the antenna.

Staff Review

Staff has reviewed the proposed development and uses for the subject property and have found all to be in compliance with the LDRs and consistent with the 2012 Comprehensive Plan. There are several moving parts that have led the Town, County and Fire/EMS to this proposal starting back in 2012 when the needs assessment analysis determined Fire Station #1 was in need of upgrades/renovations. The Town Council has already approved the temporary fire station at the Fairgrounds in December 2017 and this application was to be expected as part of the larger plan. This site is a Public/Semi-Public zoned property and should be continually used in a manner that serves the community. With that, staff finds that a fire station with communications whip antenna to be compatible with the existing uses on the site and will continue to provide

needed fire and emergency services to the community. Staff also finds that Fire/EMS has adequately addressed all of staff's concerns regarding operations and possible impacts

Historic Preservation

Staff has added a condition of approval requiring the applicant to work with the Historic Preservation Board in advance of obtaining a demolition permit for the fire house.

Parking

Parking is not changing from what currently exists today at 45 spaces: 18 in the parking lot, 9 inside the apparatus bay & 18 on-street (red curb). As stated above, development is increasing by approximately 6,400 sf and in traditional cases of commercial development, parking is added up by individual use. The applicant did not calculate parking in the traditional sense being that the fire station is unique and functions differently than typical commercial businesses. The applicant has provided an independent calculation based on their staffing needs and peak demand. As stated in their submittal, 7:30 AM – 5:30 PM is the peak demand at 15 spaces. 5:30 PM – 7:30 AM reduces in need to 11 spaces. Although the dorm is increasing from four rooms to seven and three new ARUs are being added, this will likely affect the overnight demand which is already low to begin with. Staff is not aware of any difficulties with the current parking supply or how it is managed and finds that the proposed expansion will not overburden the current state. Staff finds that 45 spaces is sufficient for Station #1 as it exceeds their current and proposed needs

Vehicular Access / Emergency Exit Plan

Primary vehicular access for emergency vehicles will continue on Pearl Avenue since the apparatus bay faces Pearl. However, some vehicles parked in the apparatus bay will exit through the rear (alley) as needed. Employees will continue to park in the on-site parking lot. An Emergency Exit Plan was not provided with this application, however the proposed remodel/expansion will not affect the routes that Fire/EMS currently take which depend upon the location of the call.

Affordable / Employee Housing

Fire/EMS - Section 6.3.1.C.10 Exemptions of the LDRs states that Heavy Service and Wireless Communications Facility uses in the P/SP zone are exempt from the standards of Division 6.3 Employee Housing. Although no housing mitigation is required, Jackson Hole Fire/EMS is proposing to build a seven-room dormitory and three ARUs to accommodate their needs. Staff finds that the proposed housing is sufficient for the proposed use

	Existing Development	Proposed Development
Housing Requirement	Heavy Service Use 9,339 sf @ 16 sf/1,000 sf = 149.4 sf Office Use 6,400 sf @ 14 sf/1,000 sf = 89.6 sf TOTAL = **239 sf**	Heavy Service Use 7,587 sf (including basement) @ 16 sf/1,000 sf = **121.4 sf**
Mitigation Provided	• 533 sf of dormitory (4 rooms)	• Approx. 1,600 sf of new dormitory (7 rooms) • 1,404 sf of new ARUs (3 units)

Landscaping

The LDRs have no landscaping requirements for uses within the P/SP zoning district and at this time the applicants have not proposed landscaping. The landscaping along Pearl and along the western property line will remain. Based on the proposed site plan, small portions of existing landscaping located to the east of the parking area will be removed and replaced with building and sidewalks.

Signage

Parking lot signage is proposed for the following: (1) handicap parking sign, (3) resident parking signs, and 1-2 signs designating parking for Fire/EMS. Fire/EMS will also be proposing new signage identifying Station #1 on the northern and western facades of the new building. However, these signs must be approved separately through a sign permit and not with this application.

Snow Storage / Trash / Bicycle Parking

Since the site plan is not changing significantly with this request and snow will continue to be stored along the western portion of the lot between the property line and the parking lot. In addition, the existing trash enclosure will be relocated to the southwestern corner of the lot. Finally, bicycle racks are being proposed both behind the existing administrative building and in front adjacent to Pearl Avenue. The applicant has exceed the minimum requirement for 1 bicycle parking space per 10 parking spaces. Staff finds that snow storage, trash and bicycle parking are sufficiently addressed and consistent with the LDRs.

Noise / Visual

Staff finds that from a noise and visual standpoint, there will not be any significant impacts beyond what typically occurs at Station #1. Parking will be screened as large emergency vehicles will remain housed within the fire house building and guest/staff parking remains in the rear. The main impacts will continue to be sirens and lights. Both sirens and lights are necessary for Fire/EMS to safely and efficiently navigate from point A to point B. These have occurred at this site since the 1960s and will continue at a rate based upon the calls received. It is not anticipated that this remodel/expansion will increase those impacts. In conclusion, staff finds that the applicant's request meets the standards of the LDRs and Comprehensive Plan.

Design Review Committee (DRC)

This item was first reviewed by the DRC on October 12, 2016 because of the non-residential nature of the project. The DRC generally favored the design, bulk, scale and materials. The DRC had the following recommendations/comments:

1. The 40' element with sandstone seemed a little out of place and a question of maximum allowed height was brought up. That element was specifically there to be used as a hose drying system.
    - This element remained as it was a necessary component of the fire station.
2. The exterior colors of the new structure are stronger than the admin building. It was recommended that the admin building be painted to a darker color to match the new one.
    - The applicant addressed this by changing the exterior material on the second story (facing Pearl) from grey fiber cement panels to a darker horizontal wood siding.
3. The DRC agreed that the sandstone should be removed.
    - The applicant addressed this by removing the sandstone and replacing it with grey cement panels.
4. The cement panels could be replaced with resin-core panels instead.
    - The applicant took this as a recommendation for consideration and not a requirement. No changes have been made at this time.

This item was later reviewed by the DRC on January 10, 2018 after the applicant had addressed the above mentioned recommendations/comments. The DRC unanimously recommended approval to Town Council.

Planning Commission

This item was reviewed by the Planning Commission on February 7, 2018 and the Commission unanimously recommended approval to Town Council as presented. The Planning Commission has some informal building code discussions with the applicant regarding elevators and windows. Also, additional discussion took place between the Commission and staff regarding the whip antenna. However no concerns or additional conditions were added to the project.

Wireless Communications Facility (Whip Antenna)

In 2017, the Town Council amended the Land Development Regulations (LDRs) in response to changes in federal law that limited and defined the authority of local governments to regulate the permitting of wireless communications facilities. The LDRs now have two types of permits for wireless communication facilities: 1) a Conditional Use Permit for any *new* facility; and 2) a Basic Use Permit for a facility that is an expansion of an *existing approved facility*, provided that the expansion is not a "substantial change" over current conditions. The distinction between these two types of applications involves the application of a variety of legal nuances embedded in the new federal law – such as what constitutes a "substantial change" or a "tower" – and can be difficult to determine. However, in this case, all parties agree that this application requires a CUP since the facility was never approved by the Town and therefore is a "new" wireless communications facility under the Town regulations.

Fire/EMS originally proposed attaching the whip antenna to the side of the new hose-drying tower. A total height of 25' is required for Fire/EMS's communication and radio needs and Fire/EMS's original application sought this height under this current CUP. Staff met with the applicant and clarified that the whip antenna is a "new" facility under the Town LDRs (having never been approved by the Town), meaning this CUP application is limited a maximum of 5 feet. Given that Fire/EMS needs 25' (not 5') for its communications needs, staff bifurcated the application process into the CUP and the BUP: first, the applicant is applying for a CUP for a new rooftop facility at 5' and, second, the applicant will subsequently apply for a BUP to extend the antenna by 20' to achieve the total 25' of height needed. This is appropriate because the new LDRs allow a carrier (whether private or public) to extend an existing facility by 20' with a BUP. In order to address the communication needs of Fire/EMS, is was the best way to get the needed height without evading our own process. The slight challenge as mentioned above is the need for multiple applications versus one seamless process.

The primary development standards that apply to CUP wireless communications facility are found in Sec. 6.1.10.D of the LDRs. Below staff has provided analysis of the primary standards.

Determination of Need *(Sec. 6.1.10.D.3.f.ii.a))*
The applicant is required to demonstrate that no existing facility or tower can accommodate the proposed use without causing impacts greater than the impacts caused by the proposed facility.

Complies: The applicant has provided a detailed explanation of the need for the proposed wireless facility. In summary, the applicant states that the whip antenna is needed for Fire/EMS dispatch. The antenna acts as a base station radio and has paging capabilities allowing it to serve as a back-up in the case that the main dispatch goes down. No other facility or tower has been identified that is capable of accommodating the whip antenna.

Stealth Requirement *(Sec. 6.1.10.D.3.f.i)*

All wireless facilities are required to be stealth. This is defined as a facility that is integrated into an existing structure so as not to be visible or that it is designed so "that the purpose and nature of the Wireless facility is not readily apparent to the reasonable observer." The one exception is that a non-stealth facility is allowed if it can be demonstrated "that a non-Stealth Facility will have concealment elements that more effectively minimize visual impacts than a Stealth Facility (which showing may be made for the Wireless Facility as a whole, or particular elements of the facility . . . ."

Complies. The proposed facility meets the standards for a stealth facility. The antenna itself, which currently is mounted to the existing firehouse, is 2.5 inches wide at the base and 1 inch wide at the top and need not be any larger. Adding additional stealth features to the antenna itself or creating a faux architectural structure to cover the antenna would 1) create a larger visual impact, 2) draw more attention to the facility, and 3) make the presence, purpose and nature of the facility more obvious to a reasonable observer. Therefore, leaving the 2.5 inch to 1 inch width antenna exposed, in this specific circumstance, minimized visual impacts and complies with the LDRs.

Design Review Committee ***(Sec. 6.1.10.D.3.d.ii)***
All Wireless Communications Facility – Major uses shall be subject to review by the Design Review Committee (DRC) prior to submission of the Planning Commission. The DRC shall review such facilities for consistency with the stealth requirements in 6.1.10.D.3.f.

Complies. As stated above, this application went before the DRC on October 12, 2016 and January 10, 2018. At the first DRC meeting the DRC recommended approval to Town Council with conditions, but the conditions were not related to the whip antenna which at that time was located on the hose drying tower and extended 20' above the building (approximately 60' above grade). At the second DRC meeting the DRC recommended approval to Town Council with no conditions. The DRC had no comments or concerns related to the new location and height of the whip antenna.

Height ***(Sec. 6.1.10.D.3.f.ii.c)2))***
The maximum height of a stand-alone tower for a Wireless Communications Facility is 30 feet, or 5'above the existing roof line for a roof-mounted facility

Complies. Because this is a roof-mounted facility that is shown as no more than 5' above the roof line of the north stair tower, the proposed facility meets the 5' height limit.

Collocation ***(Sec. 6.1.10.D.3.f.ii.l)3)***
New towers shall be constructed to allow collocation of as many antenna arrays as feasible without causing interference, complying with height limits, and not defeating stealth elements.

Complies: Because the whip antenna is being re-used, it will not allow collocation based on its structural build, materials and slender design. Staff finds that requiring the antenna to be built for collation directly violates the intent of a stealth design in this case.

Noise ***(Sec. 6.1.10.D.3.f.ii.k))***
All noise coming from a Wireless facility must comply with the standards in Sec. 6.4.3 Noise, that provides limits on allowed decibels (DBA) in different zones. The P/SP zone has a maximum noise level of 65 DBA as measured from the property line. Emergency generators are exempt from this standard.

Complies. The applicant's submittal states that there is no noise expected from the proposed electrical equipment.

All other standards in Sec. 6.1.10.D

There are a number of additional standards in Sec. 6.1.10.D that address requirements for application submittal, landscaping, setbacks, signage, lighting, access, visibility, and security. These standards are either met as part of this application (e.g., application submittal, access, security), will be met in the future at the building permit stage (e.g., signage, lighting), or do not apply to this particular application (landscaping, setbacks, visibility). The proposed application, therefore, complies with each of these standards, as applicable to this project.

Staff Findings

Item A: Development Plan. Pursuant to Section 8.3.2.C of the Land Development Regulations, the following findings shall be made for the approval of a Development Plan.

1. ***Compatibility with Future Character.*** *The proposed Conditional Use shall be compatible with the desired future character of the area.*

   The proposed development is located within District 2 Town Commercial Core - Subarea 2.3 Downtown of the 2012 Comprehensive Plan which states:

   Subarea 2.3 Downtown: This large, mixed-use, TRANSITIONAL Subarea currently consists of a variety of retail, restaurant, office and other commercial activities, along with long-term residences and lodging in a variety of building sizes and forms. Downtown is the center of civic, cultural, economic and social activity for our community as well as the center of the visitor experience, as a significant amount of lodging is located here. The existing character and built form is varied and inconsistent.

   The goal of this subarea is to create a vibrant mixed use area by accommodating a variety of uses and amenities. The Subarea will be the starting point for the development of a refined Lodging Overlay boundary and future discussion of the type and size of lodging desired. A key challenge will be to provide a balance between lodging and long-term residential housing. Future structures will be predominantly mixed use, while multifamily structures will be allowed if it properly addresses the street. Commercial uses that create an active and engaging pedestrian experience will be predominantly located on the first and second floors of buildings. Example of these units include restaurants, bars, a variety of retail shops and commercial amusement. Furthermore, as portions of the subarea will be located within a future Downtown Retail Shopping District, uses such as office, residential and lodging will be predominantly located on upper floors.

   A goal of the subarea will be to create a consistent building size and form. In the future, a variety of two to three story buildings are desired. Buildings should be located to create an attractive street wall and take advantage of good urban design principles including massing, articulation and the provision of public space. The pedestrian realm will be of great importance in this mixed use subarea, and emphasis should be placed on adding improvements focusing on the pedestrian experience. Parking should continue to be provided predominantly in public lots and on the street to create a vibrant, walkable area that is orientated to the pedestrian. On-site parking should be predominantly underground or screened from view. Future redevelopment should enhance the Flat Creek corridor for recreational and ecological purposes. Buildings should front onto the creek to provide opportunities for interaction and enjoyment of this community resource

   Complies. Staff finds the proposed project meets the intent and vision for this subarea. Subarea 2.3 is a transitional area and is the center of civic, cultural, economic and social activity and the proposed use falls within civic use. Buildings in this subarea should be predominantly mixed-use and consistent in size and form to those surrounding it. Staff finds that the proposed use size and scale are consistent with the surrounding buildings. In addition, parking is screened to the rear of the building and

pedestrian sidewalks are currently installed which are two goals for development in subarea 2.3. Finally, Fire Station #1 is an existing building and use, thus staff finds that it continues to meet the intent and goals for this subarea.

In addition, staff has analyzed this application for consistency with the Policy Objectives for District 2 Town Commercial Core as follows:

Common Value 1: Ecosystem Stewardship

Complies. Not Applicable.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing

Complies. Although not required, the applicant is expanding its dormitory and adding three ARUs to serve its needs. Staff finds that this project meets the intent of Policy 4.1.b.

Policy 4.1.d: Maintain Jackson as the economic center of the region

Complies. Not applicable.

Policy 4.2.c: Create vibrant walkable mixed use subareas

Complies. Staff finds that the proposed project provides a mixture of uses to serve the Fire Department while providing some public meeting space. This area already has sidewalks installed and provides adequate pedestrian access and walkability. The design will also enhance the visual appearance of the site which helps create and support vibrancy along Pearl Avenue.

Policy 4.2.d: Create a Downtown Retail Shopping District

Complies. Not applicable.

Policy 4.2.f: Maintain lodging as a key component in the downtown

Complies. Not Applicable.

Policy 4.4.b: Enhance Jackson Gateways

Complies. Not Applicable.

Policy 4.4.d: Enhance natural features in the building environment

Complies. Not Applicable.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Complies. Although not required by the LDRs, the applicant is providing seven (7) dormitory rooms and three (3) ARUs to meet their employee housing needs. Staff finds this to meet the intent of the above policy.

Policy 6.2.b: Support businesses located in the community because of our lifestyle

Complies. Not Applicable.

Policy 6.2.c: Encourage local entrepreneurial opportunities

Complies. Not Applicable.

Policy 6.3.a: Ensure year-round economic viability

Complies. Not Applicable.

Policy 7.1.c: Increase the capacity for use of alternative transportation modes

Complies. East Pearl Avenue currently includes pedestrian improvements, thus staff finds that increasing the capacity for alternative transportation modes is not applicable to this project. However, Staff finds that the applicant should consider incorporating additional bike racks into the plan beyond the one bicycle parking space requirement to encourage an alternative to vehicle usage.

2. ***NRO/SRO.*** *The proposed project achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO).*

   Complies. Not Applicable.

3. ***Impact on Public Facilities.*** *The proposed project does not have a have a significant impact on public facilities and services, including transportation, portable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.*

   Complies. Staff finds that the proposal will have no significant adverse impact on public facilities but will rather improve public facilities.

4. ***Design Guidelines.*** *The proposed project complies with the Town of Jackson Design Guidelines, if applicable.*

   Complies. This project went before the DRC on January 10, 2018, and they unanimously recommended approval to Town Council.

5. ***Other Relevant Standards/LDRs.*** *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances*

   Complies. Staff finds that the proposed project complies with the standards of these LDRs. In addition the project is in compliance with all other Town Ordinances.

6. ***Previous Approvals*** *The proposed project is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

   Complies. Not Applicable.

Item B: Conditional Use Permit (Heavy Service Use). Pursuant to Section 8.4.2.C of the Land Development Regulations, the following findings shall be made for the approval of a Conditional Use Permit.

1. ***Compatibility with Future Character.*** *The proposed Conditional Use shall be compatible with the desired future character of the area.*

   The proposed development is located within District 2 Town Commercial Core - Subarea 2.3 Downtown of the 2012 Comprehensive Plan which states:

   Subarea 2.3 Downtown: This large, mixed-use, TRANSITIONAL Subarea currently consists of a variety of retail, restaurant, office and other commercial activities, along with long-term residences and lodging in a variety of building sizes and forms. Downtown is the center of civic, cultural, economic and social activity for our community as well as the center of the visitor experience, as a significant amount of lodging is located here. The existing character and built form is varied and inconsistent.

   The goal of this subarea is to create a vibrant mixed use area by accommodating a variety of uses and amenities. The Subarea will be the starting point for the development of a refined Lodging Overlay boundary and future discussion of the type and size of lodging desired. A key challenge will be to provide a balance between lodging and long-term residential housing. Future structures will be predominantly mixed use, while multifamily structures will be allowed if it properly addresses the street. Commercial uses that create an active and engaging pedestrian experience will be predominantly located on the first and second floors of buildings. Example of these units include restaurants, bars, a variety of retail shops and commercial amusement. Furthermore, as portions of the subarea will be located within a future Downtown Retail Shopping District, uses such as office, residential and lodging will be predominantly located on upper floors.

   A goal of the subarea will be to create a consistent building size and form. In the future, a variety of two to three story buildings are desired. Buildings should be located to create an attractive street wall and take advantage of good urban design principles including massing, articulation and the provision of public space. The pedestrian realm will be of great importance in this mixed use subarea, and emphasis should be placed on adding improvements focusing on the pedestrian experience. Parking should continue to be provided predominantly in public lots and on the street to create a vibrant, walkable area that is orientated to the pedestrian. On-site parking should be predominantly underground or screened from view. Future redevelopment should enhance the Flat Creek corridor for recreational and ecological purposes. Buildings should front onto the creek to provide opportunities for interaction and enjoyment of this community resource

   Complies. Staff finds the proposed project meets the intent and vision for this subarea. Subarea 2.3 is a transitional area and is the center of civic, cultural, economic and social activity and the proposed use falls within civic use. Buildings in this subarea should be predominantly mixed-use and consistent in size and form to those surrounding it. Staff finds that the proposed use size and scale are consistent with the surrounding buildings. In addition, Parking is screened to the rear of the building and pedestrian sidewalks are currently installed which are two goals for development in subarea 2.3. Finally, Fire Station #1 is an existing building and use, thus staff finds that it continues to meet the intent and goals for this subarea.

   In addition, staff has analyzed this application for consistency with the Policy Objectives for District 2 Town Commercial Core as follows:

   Common Value 1: Ecosystem Stewardship

   Complies. Not Applicable.

   Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing

Complies. Although not required, the applicant is expanding its dormitory and adding three ARUs to serve its needs. Staff finds that this project meet the intent of Policy 4.1.b.

Policy 4.1.d: Maintain Jackson as the economic center of the region

Complies. Not applicable.

Policy 4.2.c: Create vibrant walkable mixed use subareas

Complies. Staff finds that the proposed project provides a mixture of uses to serve the Fire Department while providing some public meeting space. This area already has sidewalks installed and provides adequate pedestrian access and walkability. The design will also enhance the visual appearance of the site which helps create and support vibrancy along Pearl Avenue.

Policy 4.2.d: Create a Downtown Retail Shopping District

Complies. Not applicable.

Policy 4.2.f: Maintain lodging as a key component in the downtown

Complies. Not Applicable.

Policy 4.4.b: Enhance Jackson Gateways

Complies. Not Applicable.

Policy 4.4.d: Enhance natural features in the building environment

Complies. Not Applicable.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Complies. Although not required by the LDRs, the applicant is providing seven (7) dormitory rooms and three (3) ARUs to meet their employee housing needs. Staff finds this to meet the intent of the above policy.

Policy 6.2.b: Support businesses located in the community because of our lifestyle

Complies. Not Applicable.

Policy 6.2.c: Encourage local entrepreneurial opportunities

Complies. Not Applicable.

Policy 6.3.a: Ensure year-round economic viability

Complies. Not Applicable.

Policy 7.1.c: Increase the capacity for use of alternative transportation modes

Complies. East Pearl currently includes pedestrian improvements, thus staff finds that increasing the capacity for alternative transportation modes is not applicable to this project. However, Staff finds that the applicant should consider incorporating additional bike racks into the plan beyond the one bicycle parking space requirement to encourage an alternative to single vehicle usage.

2. ***Use Standards.*** *The proposed Conditional Use shall comply with the use specific standards of Division 6.1.*

   Complies. Staff finds that the proposal is compliant with the standards of Division 6.1. The proposed Heavy Service use is an allowed use within the Public/Semi-Public – (P/SP) zoning district with the approval of a Conditional Use Permit.

3. ***Visual Impacts.*** *The design, development, and operation of the proposed Conditional Use shall minimize the visual impact of the proposed use on adjacent lands.*

   Complies. Staff finds that the proposed operation will minimize the visual impact on adjacent lands. The use of this site has existed for several years and the visual impacts will slightly increase with a taller building. Specifically, this is a fire station requiring large emergency response vehicles to exit/enter the site with lights and sirens. The intensity of the use will be relative to the level of emergent/non-emergent calls and is difficult to predict. Staff also finds that the design is consistent in scale and bulk to the surrounding developments and no known visual impacts can be identified at this time.

4. ***Minimizes adverse environmental impact.*** *The development and operation of the proposed Conditional Use shall minimize adverse environmental impacts.*

   Complies. Staff finds that the proposed use will not have an adverse environmental impact. The site is also not located within the NRO and SRO, and all proposed use and operations will be conducted within previously disturbed areas.

5. ***Minimizes adverse impacts from nuisances.*** *The development and operation of the proposed Conditional Use shall minimize adverse impacts from nuisances.*

   Complies. Other than the typical noise and visual impacts associated with the existing fire station, staff finds that the proposed use will not increase or create any new adverse impacts from nuisances.

6. ***Impact on Public Facilities.*** *The proposed Conditional Use shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities.*

   Complies**.** Staff finds that the proposal will have no significant adverse impact on public facilities but will rather improve public facilities.

7. ***Other Relevant Standards/LDRs.*** *The development and operation of the proposed Conditional Use shall comply with all standards imposed on it by all other applicable provisions of the LDRs and all other Town Ordinances.*

   Complies. Staff finds that the proposed project complies with the standards of these LDRs. In addition the project is in compliance with all other Town Ordinances.

8. ***Previous Approvals***. *The proposed Conditional Use shall be in substantial conformance with all standards or conditions of any prior applicable permits or approvals*

   Complies. Not Applicable.

Item C: Conditional Use Permit (Whip Antenna). Pursuant to Section 8.4.2.C of the Land Development Regulations, the following findings shall be made for the approval of a Conditional Use Permit.

1. ***Compatibility with Future Character.*** *The proposed Conditional Use shall be compatible with the desired future character of the area.*

   The proposed development is located within District 2 Town Commercial Core - Subarea 2.3 Downtown of the 2012 Comprehensive Plan which states:

   Subarea 2.3 Downtown: This large, mixed-use, TRANSITIONAL Subarea currently consists of a variety of retail, restaurant, office and other commercial activities, along with long-term residences and lodging in a variety of building sizes and forms. Downtown is the center of civic, cultural, economic and social activity for our community as well as the center of the visitor experience, as a significant amount of lodging is located here. The existing character and built form is varied and inconsistent.

   The goal of this subarea is to create a vibrant mixed use area by accommodating a variety of uses and amenities. The Subarea will be the starting point for the development of a refined Lodging Overlay boundary and future discussion of the type and size of lodging desired. A key challenge will be to provide a balance between lodging and long-term residential housing. Future structures will be predominantly mixed use, while multifamily structures will be allowed if it properly addresses the street. Commercial uses that create an active and engaging pedestrian experience will be predominantly located on the first and second floors of buildings. Example of these units include restaurants, bars, a variety of retail shops and commercial amusement. Furthermore, as portions of the subarea will be located within a future Downtown Retail Shopping District, uses such as office, residential and lodging will be predominantly located on upper floors.

   A goal of the subarea will be to create a consistent building size and form. In the future, a variety of two to three story buildings are desired. Buildings should be located to create an attractive street wall and take advantage of good urban design principles including massing, articulation and the provision of public space. The pedestrian realm will be of great importance in this mixed use subarea, and emphasis should be placed on adding improvements focusing on the pedestrian experience. Parking should continue to be provided predominantly in public lots and on the street to create a vibrant, walkable area that is orientated to the pedestrian. On-site parking should be predominantly underground or screened from view. Future redevelopment should enhance the Flat Creek corridor for recreational and ecological purposes. Buildings should front onto the creek to provide opportunities for interaction and enjoyment of this community resource

   Staff finds the proposed project meets the intent and vision for this subarea. Subarea 2.3 is a transitional area and is desired to accommodate civic type uses. The proposal includes relocating and reusing the existing whip antenna which is a vital component of operations and communications for the fire station. Staff finds the proposed use and development to be consistent with the above mentioned vision for Subarea 2.3.

   In addition, staff has analyzed this application for consistency with the Policy Objectives for District 2 Town Commercial Core as follows:

Common Value 1: Ecosystem Stewardship

Complies. Not Applicable.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing

Complies. Not Applicable.

Policy 4.1.d: Maintain Jackson as the economic center of the region

Complies. By helping to keep Fire Station #1 and needed fire protection services in Town, the project helps to maintain Jackson as the economic center of the region.

Policy 4.2.c: Create vibrant walkable mixed use subareas

Complies. Not Applicable.

Policy 4.2.d: Create a Downtown Retail Shopping District

Complies. Not Applicable.

Policy 4.2.f: Maintain lodging as a key component in the downtown

Complies. Not Applicable.

Policy 4.4.b: Enhance Jackson Gateways

Complies. Not Applicable.

Policy 4.4.d: Enhance natural features in the building environment

Complies. Not Applicable.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Complies. Not Applicable.

Policy 6.2.b: Support businesses located in the community because of our lifestyle

Complies. Not Applicable.

Policy 6.2.c: Encourage local entrepreneurial opportunities

Complies. Not Applicable.

Policy 6.3.a: Ensure year-round economic viability

Complies. Not Applicable.

Policy 7.1.c: Increase the capacity for use of alternative transportation modes

Complies. Not Applicable.

2. ***Use Standards.*** *The proposed Conditional Use shall comply with the use specific standards of Division 6.1.*

   Complies. Staff finds that the proposal is compliant with the standards of Division 6.1. The proposed Wireless Communications Facility use is an allowed use within the Public/Semi-Public – (P/SP) zoning district with the approval of a Conditional Use Permit.

3. ***Visual Impacts.*** *The design, development, and operation of the proposed Conditional Use shall minimize the visual impact of the proposed use on adjacent lands.*

   Complies. Staff finds that the proposed whip antenna minimizes visual impacts based on the location, slender design and height extension above the building. In fact, the proposed location of the whip antenna will be relocated more central to the site which is also helpful from a visual standpoint. Furthermore, this project went before the DRC on January 10, 2018 and they unanimously recommended approval to Town Council.

4. ***Minimizes adverse environmental impact.*** *The development and operation of the proposed Conditional Use shall minimize adverse environmental impacts.*

   Complies. Staff finds that the proposed wireless facility will not have any significant adverse impacts to wildlife habitat, water or air quality, or any other environmental resources

5. ***Minimizes adverse impacts from nuisances.*** *The development and operation of the proposed Conditional Use shall minimize adverse impacts from nuisances.*

   Complies. Staff finds that since the site already operates with the whip antenna, the proposed relocation of the whip antenna will have no additional impacts from nuisances such as noise, light, vibration, dust, etc.

6. ***Impact on Public Facilities.*** *The proposed Conditional Use shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities.*

   Complies. Staff finds that the proposal will have no significant adverse impact on public facilities but will rather improve public facilities.

7. ***Other Relevant Standards/LDRs.*** *The development and operation of the proposed Conditional Use shall comply with all standards imposed on it by all other applicable provisions of the LDRs and all other Town Ordinances.*

   Complies. Staff finds that the proposed use, as conditioned, complies with other provisions of the LDRs and with all other Town Ordinances.

8. ***Previous Approvals****. The proposed Conditional Use shall be in substantial conformance with all standards or conditions of any prior applicable permits or approvals*

Complies. Not Applicable.

ATTACHMENTS

Applicant Submittal
Department Reviews
Public Comment

PUBLIC COMMENT

Staff has received public comment via phone call from the property owner to the south at 45 E. Simpson Avenue. The property owner is concerned about future construction times for this project and is requesting that the applicant not be allowed to work before 7:00 AM. The owner stated that a previous construction project on the roof of the fire station had construction workers starting at 6:00 AM which was a disturbance to this particular owner. Staff explained that the Town currently has no restrictions on day or time for construction, unless otherwise conditioned by the Town Council or Town staff.

LEGAL REVIEW

Complete.

RECOMMENDATIONS / CONDITIONS OF APPROVAL

Item A: The Planning Director recommends **approval** of a Development Plan (P17-166) for the Fire Station #1 remodel/expansion for the property located at 60 W. Pearl Avenue, subject to the departmental reviews attached hereto.

Item B: The Planning Director recommends **approval** of a Conditional Use Permit (P17-167) for the expansion of Fire Station #1, Heavy Service Use, for the property located at 60 W. Pearl Avenue, subject to the departmental reviews attached hereto and the following condition:

1. The applicant to work with the Historic Preservation Board in advance of obtaining a demolition permit for the fire house.

Item C: The Planning Director recommends **approval** of a Conditional Use Permit (P17-168) for a new wireless communications facility (whip antenna) for the property located at 60 W. Pearl Avenue, subject to the departmental reviews attached hereto and subject to the finding that the non-stealthing of the slim-line, 2.5 to 1 inch width, 25 foot whip antenna 1) minimizes visual impact, 2) makes the presence, purpose and nature of the facility not obvious to a reasonable observer, and 3) is itself a concealment element as that term is defined in the Town of Jackson LDRs.

SUGGESTED MOTIONS

Item A: Based upon the findings for a Development Plan as presented in the staff report and by the applicant related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Complies with the Town's Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals for Item P17-166, I move to recommend **approval** to the Town Council of a Development Plan for the expansion/remodel of Fire Station #1 located at 60 W. Pearl Avenue, subject to the department reviews attached hereto.

Item B: Based upon the findings for a Conditional Use Permit as presented in the staff report and by the applicant related to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public

Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for Item P17-167, I move to recommend **approval** to the Town Council of a Conditional Use Permit for a Heavy Service use, located at 60 W. Pearl Avenue, subject to the department reviews attached hereto and the following condition:

1. The applicant to work with the Historic Preservation Board in advance of obtaining a demolition permit for the fire house.

Item C: Based upon the findings for a Conditional Use Permit as presented in the staff report and by the applicant related to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for Item P17-168, I move to recommend **approval** to the Town Council of a Conditional Use Permit for a new rooftop wireless communications facility (Whip Antenna) located at 60 W. Pearl Avenue, subject to the department reviews attached hereto and subject to the findings that the non-stealthing of the slim-line, 2.5 to 1 inch wide whip antenna that will extend 5' above the stair tower 1) minimizes visual impact, 2) makes the presence, purpose and nature of the facility not obvious to a reasonable observer, and 3) is itself a concealment element as that term is defined in the Town of Jackson LDRs.

PLANNING PERMIT APPLICATION

Planning & Building Department
Planning Division

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

For Office Use Only

Fees Paid_____

Check # _____ Credit Card_____ Cash_____

Application #s _____ _____ _____

PROJECT.

Name/Description: Jackson Hole Fire / EMS Station 1 Remodel & Addition

Physical Address: 60 East Pearl Avenue, Jackson, Teton County, Wyoming

Lot, Subdivision: Lots 4-5-6, Block 6 of Cache Creek Addition PIDN: 22-41-16-34-2-06-008

OWNER.

Name: Teton County, Board of County Commissioners Phone: 307-733-4732

Mailing Address: PO Box 901, 40 East Pearl, Jackson, WY ZIP: 83001

E-mail: Matt Redwine, Battalion Chief: mredwine@tetonwyo.org

APPLICANT/AGENT.

Name: Kurt Dubbe, Dubbe Moulder Architects Phone: 307-733-9551

Mailing Address: PO Box 9227, Jackson, WY ZIP: _____

E-mail: kurt@dubbe-moulder.com / Mackenzie King: mking@dubbe-moulder.com

DESIGNATED PRIMARY CONTACT.

_____Owner X Applicant/Agent

TYPE OF APPLICATION. *Please check all that apply; see Fee Schedule for applicable fees.*

Use Permit

_____Basic Use

(2) X Conditional Use

_____Special Use

Physical Development

_____Sketch Plan

X Development Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Development Option/Subdivision

_____Development Option Plan

_____Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

Amendments to the LDRs

_____LDR Text Amendment

_____Zoning Map Amendment

_____Planned Unit Development

PRE-SUBMITTAL STEPS. *Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department.* ***If this application is amending a previous approval, indicate the original permit number.***

Pre-application Conference #: P17-017 Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. *Twelve (12) hard copies and one (1) digital copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department.. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant.*

Have you attached the following?

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

X **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.

X **Response to Submittal Checklist.** All applications require response to applicable review standards. These standards are outlined on the Submittal Checklists for each application type. If a pre-application conference is held, the Submittal Checklists will be provided at the conference. If no pre-application conference is required, please see the Administrative Manual for the applicable Checklists. The checklist is intended as a reference to assist you in submitting a sufficient application; submitting a copy of the checklist itself is not required.

FORMAT.

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

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

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



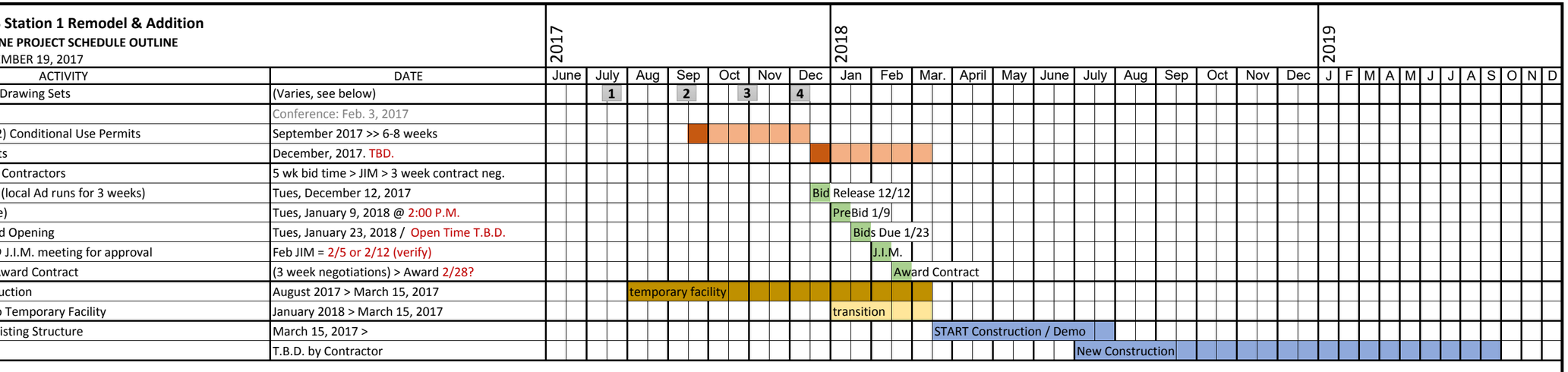
Signature of Owner or Authorized Applicant/Agent

09-28-17
Date

Mackenzie King
Name Printed

Project Manager
Title

Jackson Fire/ EMS Station 1 Remodel & Addition
PRELIMINARY BASELINE PROJECT SCHEDULE OUTLINE
LAST UPDATED: SEPTEMBER 19, 2017



ACTIVITY	DATE
Design Team: Deadlines / Drawing Sets	(Varies, see below)
Pre-Application	Conference: Feb. 3, 2017
(1) Development Plan & (2) Conditional Use Permits	September 2017 >> 6-8 weeks
Submit for Building Permits	December, 2017. TBD.
Solicit Bids from Qualified Contractors	5 wk bid time > JIM > 3 week contract neg.
Release Bid Documents (local Ad runs for 3 weeks)	Tues, December 12, 2017
Pre-Bid Meeting (On-Site)	Tues, January 9, 2018 @ 2:00 P.M.
Contractor Bids Due / Bid Opening	Tues, January 23, 2018 / Open Time T.B.D.
Present Qualified Bids @ J.I.M. meeting for approval	Feb JIM = 2/5 or 2/12 (verify)
Contract Negotiation / Award Contract	(3 week negotiations) > Award 2/28?
Temporary Facility Construction	August 2017 > March 15, 2017
JH Fire / EMS Transition to Temporary Facility	January 2018 > March 15, 2017
Selective Demolition of Existing Structure	March 15, 2017 >
New Construction	T.B.D. by Contractor

NOTES:

1. Final dates shall be listed in the Project Manual prior to bid release. At this time March 15, 2018 is the anticipated construction start date, putting the end of construction on or around September 15, 2019 (18 month construction time).
2. Temporary Facility involves added permanent upgrades to the Pavilion building, located within the Jackson Fair Grounds. Project shall be contracted independently of Station 1 Remodel & Addition.
3. Development Plan (DEV): required for non-residential development between 5,001-15,000SF (Section 4.2.1.B.12). Fee of $2,500 waived.
4. Conditional Use Permit (CUP) 1: Required for Heavy Retail / Service (Section 4.2.1.C.1.)
5. Conditional Use Permit (CUP) 2: Required for wireless communications facilities (Section 4.2.1.C.1)
6. Building Permits Include: Demolition Permit / Commercial Building Permit / Grading and Erosion Control (GEC) - verify if separate permit is required / (MEC) / (PLB)

DUBBE MOULDER ARCHITECTS

DESIGN TEAM DEADLINES / DRAWING SETS :

1 PROGRESS SET
Date on Drawing Set: July 18, 2017
Collect Drawings From Consultants: 7/18/17 (Tuesday)
Submit to Town: mid-August 2017
DMA redlines > to Team by mid-August

2 DEV / CUP SET
Date on Drawing Set: Sept 19, 2017
Collect Drawings From Consultants: 9/19/17 (Tuesday)
DMA redlines > to Team by beginning of October

3 PERMIT SET ?? (Title pending permit submission)
Date on Drawing Set: October 31, 2017
Collect Drawings From Consultants: 10/31/17 (Tuesday)
Submit to Town: TBD (December??)
DMA redlines > to Team by mid-November

4 BID SET
Date on Drawing Set: December 12, 2017
Collect Drawings From Consultants: 12/5/17 (Tuesday)
Release Bid Package: 12/12/17 (Tuesday)

5 100% DRAWING SET
Date on Drawing Set: TBD
Collect Drawings from Consultants: TBD

6 CONSTRUCTION SET
Date on Drawing Set: TBD
Collect Drawings from Consultants: TBD

PROPOSED DEVELOPMENT PROGRAM
Planning & Building Department
Planning Division

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

ph: (307) 733-0440
fax: (307) 734-3563
www.townofjackson.com

PROPOSED DEVELOPMENT PROGRAM. *If a proposed development program is required as part of an application, it should be submitted as a table, in the following format.*

PROPOSED DEVELOPMENT PROGRAM		
Area Calculations. ***Please complete for each affected lot or parcel.***		
	Base Site Area	**Adjusted Site Area**
Gross Site Area	none for all	none for all
Land within road easements and rights-of-way		
Land within existing vehicular access easements		
Land between levees or banks of rivers and streams		
Lakes or ponds > 1 acre		
Land previously committed as open space in accordance with these or prior LDRs		
50% of lands with slopes greater than 25%		
Calculated Totals	n/a*	n/a*

Development Calculations. ***Please complete for each structure or use.***				
	LDR Standard	**Existing**	**Proposed**	**Gross**
Number of units or density	n/a	0	3	
Floor area (by use if applicable)	n/a			
FAR or maximum floor area	n/a			
Site Development	n/a			
Landscape Surface Ratio	n/a	* see note below		
Setbacks	n/a			
Front or street yard	n/a			
Rear yard	n/a			
Side yard	n/a			
Side yard	n/a			
Height	n/a	varies*	varies*	

* Calculations better expressed in other documents, including:
- Drawing Set (CASME Sheets)
- Area Calculations Spreadsheet (Sheet A1.6 & Narrative)
- Presentation Package (Attachment No. 3 / 3-6-17 JIM presentation)

LETTER OF AUTHORIZATION

TETON COUNTY ,"Owner" whose address is: 60 EAST PEARL AVENUE

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

TETON COUNTY , as the owner of property more specifically legally described as: JACKSON HOLE FIRE/EMS

(If too lengthy, attach description)

HEREBY AUTHORIZES INTERIM CHIEF MOYER as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER: M. Moyer

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Interim Chief

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

STATE OF WYOMING)
)SS.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by MIKE MOYER this 14 day of AUGUST, 2017

WITNESS my hand and official seal.

Kelli L Fennessey (Seal)

(Notary Public)

My commission expires:

Kelli Fennessey - Notary Public
County of Teton
State of Wyoming
My Commission Expires: August 28, 2018

Development Plan (DEV) and Conditional Use Permits (CUP) - Narrative Statements
Drawing Set Date: September 19, 2017
Date Submitted to Town of Jackson (Planning Department): September 25, 2017

Jackson Hole Fire / EMS Station 1 Remodel & Addition
60 East Pearl Avenue
Jackson, Teton County, Wyoming

Owner: Teton County, Board of County Commissioners
Owner's Representative: Matt Redwine, Battalion Chief: mredwine@tetonwyo.org

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Applications:

1. **Development Plan:** Required for nonresidential development between 5,001-15,000SF (Section 4.2.1.B.12).
2. **Conditional Use Permit (A):** Required for Heavy Retail / Service
3. **Conditional Use Permit (B):** Required for Wireless Communications Facilities

Project Site

The existing Fire / EMS Station 1 is located in the Town of Jackson, at 60 East Pearl Avenue, between S Cache St and S King St. Station 1 is located on Parcel 22-41-16-34-2-06-008, adjacent to the existing JH Fire / EMS Administration Building. Both Station 1 and the Administration Building share Lots 4-5-6 of Block 6 of the Cache Creek Addition (1st Addition), and are owned by Teton County. The project site is located in the Public/Semi-Public-County (P/SP-TC) Zone and is surrounded by Downtown Core zoning (DC) on 3 sides, and Commercial Residential-1 (CR-1) zoning to the south. Per the Teton County Land Development Regulations (LDRs), Section 4.2.1 this project site has no minimum LSR, no required street setbacks, no overall height restrictions, and no maximum FAR.

Project Background

The existing Station 1 can be broken down into 4 prior construction dates:

1964: Three-Truck Fire House was the original one-story fire house, designed by Nelson Engineering, and provided an apparatus bay as well as a locker room, one restroom, and a meeting room. This original footprint remains as the north end of the current apparatus bay.

1974: Firehouse Addition was designed by Bruce Hawtin, and expanded the apparatus bay room to the south, bringing the building and garage bays closer to the alley, and doubling the square footage of the one-story building.

1991: Jackson Fire Hall Addition & Remodel, was designed by Plan One Architects, and added a second floor above the 1974 portion of the building. The upper story provided Fire / EMS with a kitchen, co-ed locker room, one private half-bathroom (just toilet, no shower), two offices and a large common area (common area is multi-use space to this day, and used as both training, dining, work-out, and living room by Fire / EMS staff). 1991 also added the exterior metal stairwell on the west elevation, and new concrete slabs on the first floor as required. CMU block walls (from 1964 & 1974 construction) were also reinforced with glass fiber coating, on both sides of the walls, in order support the additional seismic loading of the structure.

2004: Staff Quarters added on the west side of the building, including four small bedrooms (one twin bed per room) and one half-bathroom. The staff quarters is a one-story wood framed structure with horizontal wood siding, and a shed roof. While this addition did provide some much needed sleeping quarters for the Fire / EMS staff at the time, it was a temporary fix, and does not support the current staff sleeping, and living, requirements.

Program Study & Station 1 Analysis

In 2012 Vera Iconica Architecture in collaboration with Hangar 41 were retained by Teton County to conduct a study of six fire stations within Teton County. This study included a Programming Study for Station 1 in Jackson, Station 2 in Wilson, Station 3 in Hoback, and Station 4 in Moran, and a prioritization of improvement to these Fire / EMS stations. The following is the executive summary as written in the study:

The needs of Jackson Hole Fire/EMS facilities require periodic reevaluation to ensure that they meet the needs of the community and high standards of safety. The programming phase of this project included the field review and evaluation of each of four above referenced facilities, a needs assessment survey, which engaged the staff, and analysis of the existing conditions versus the needs of each station, the prioritization of stations based on needs, and the formulation of recommendations for future actions by the leadership.

Various levels of design deficiencies in the four subject stations were observed and analyzed the design teams. Areas of commonality and major deficiencies include:

1- Size of firefighting apparatus has changed and bay rooms are no longer sized for the current equipment.
2- Restricted space affecting the efficient and safe use of apparatus and accessory equipment.
3- Facilities are deficient in meeting current design standards in terms of health and safety, size, functionality, and allocation and separation of spaces.
4- Facilities are deficient in meeting current Building Codes, NFPA standards and accessibility requirements.
5- Lack of adequate and safe disinfection facilities.
6- Deficient storage space for EMS, hazardous material, and accessory firefighting equipment.
7- Undersized and inadequate staff Day Rooms with no “living room” areas.
8- Lack of gender-specific restrooms and bathing facilities.
9- Lack of adequate fitness facilities.
10- Lack of dedicated community room that may also be used as a “safe house.”

Other factors that were noted include the layout and adjacencies of the spaces, apparatus driveways, internal station traffic, and proximity of disinfecting/washing areas to apparatus bays.

Based on the results of the needs assessment survey, input from the staff, observations, and research, a space program for each station was developed and the exiting versus needed space requirements were tabulated and analyzed.

A needs assessment analysis was performed using a rating system for each criteria and a factor relevant to the occupancy, function, and operation of the station. Rating was based on a 0-10 point system, with 0 representing no need and 10 representing an urgent need. An average rating for each station was derived.

Based on the above analysis, and after factoring in the population served and the level of call volume for each station, a prioritization hierarchy was developed to determine globally which station represented a higher priority for needed improvements. Coincidentally, the priority of each station was found to correspond with the nation number, hence Station 1 having the top priority and Station 4 the least.

Please reference the study for more information on the above, including program break downs, structural evaluations, diagrams, and recommendations. The following is from the study and outlines the recommended improvements for Station 1:

A major addition and partial renovation are recommended for Station 1 to meet programming requirements. The primary upgrades recommended for Station 1 involve meeting additional space needs in the apparatus bays and equipment storage area, separation of and additional square footage for living / training areas, addition of office spaces, and the addition of Accessory Residential Units.
Since parts of this station are also used by the community, another important aspect of this recommendation is in the proper separation of public spaces from the firefighting functions and the need to meet current code and accessibility requirements, specifically in the spaces used by the public.

It is important to note the condition of the building envelope and north section of the roof are deteriorating and, at a minimum, the lower roof must be replaced in the next two years.

Proposed Funding & Schedule

Refer to Attachment No.1 for a baseline project schedule.

April 2015 Dubbe Moulder Architects (DMA) was awarded the contract by the Teton County, Board of County Commissioners to provide professional architectural services for the entire scope of work required, for a Remodel & Addition to Station 1. Preliminary cost estimates during the 2012 Study were equivalent to 5-7.5 million. DMA's new design is consistent with the original cost estimate, and in the ballpark of 6 million.

The project currently has two million dollars from 2014 SPET Election. The original 2.3 million from 2014 has been appropriately used to fund the design and professional services needed to date. The May 2017 SPET approved 6.8 million to Teton County Fire / EMS; a majority of this SPET funding will be allocated towards the Station 1 Remodel & Addition and the Fire / EMS temporary facility (page 4), with the remaining funds assigned towards small improvements for other Teton County Stations unrelated to this project.

Selective demolition of the existing structure is slated to begin March 2017. Construction work is expected to last approximately 18 months (contingent upon contractor selection), with project completion anticipated by Fall 2019. Pending funding and timing, some non-essential elements of the proposed design may be finished at a later date (example: the interior finishing of the 3 Accessory Residential Units are not vital to the Fire / EMS operations, and could be completed after staff and apparatus have moved back into Station 1). Note that the construction schedule for Station 1 is contingent on the development of the temporary facility, and is subject to change.

Constructing the project in phases has been discussed, however it was concluded that phasing the project construction would just increase project costs and timelines, with no real benefit to the current staff and apparatus bay use. Due to structural seismic upgrades and the overall scope of the Station 1 renovation project, it would be unsafe and unpractical to keep Station 1 operational

during construction. Therefore, a temporary location capable of housing apparatus, equipment, and personnel is needed for the anticipated 18 month construction window. Station 1 staff and apparatus will transition to the temporary facility prior to the start of construction.

Jackson Hole Fire / EMS Temporary Facility

A thorough search of facilities and properties in line with the needs of Station 1 operations revealed that construction of a temporary facility is likely the most feasible solution. A robust committee of town and county staff was formed to vet the pros & cons of the available options; and Matt Redwine, Battalion Chief, presenting three different temporary facility alternatives to the Town and County officials this winter. Elected officials approved Alternative-1, which utilizes existing 2014 SPET funds to turn the existing Fair Pavilion building into a temporary fire station.

The existing Pavilion Building provides office space for the Teton County Fair Board at the south end of the building, and an open-air Exhibit Hall to the north (existing roof, but no walls). Permanent upgrades to the Pavilion building would allow for future conversion into an enclosed multipurpose structure. In short, the open-air end of the Pavilion will be enclosed, requiring a new insulated shell / exterior walls, doors and windows, concrete slab, utility connections, and select interior walls as required.

While the completion of the temporary facility does affect the Station 1 construction schedule, these projects shall be independently reviewed by the Town Planning Department. The narrative submitted for the temporary facility will expand upon the above description. For more information on the temporary facility project, please contact the project manager, Kevin Meagher: KMeagher@townofjackson.com

Proposed Program

The existing structure needs to be brought up to current code requirements, and also needs an expanded program to satisfy current Fire / EMS operations, and community outreach. The following is a list of achievable goals created by DMA and the client:

Note: Fire / EMS staff and Owner group has been represented by Willy Watsabaugh – (now retired) Fire Chief, Matt Redwine – Battalion Chief, and Kelly Fennessey – Executive Assistant. DMA has been working closely with these persons to develop the program and design for the new Fire / EMS Station 1 Remodel & Addition.

- Increase staff quarters
- Add equal and private baths, showers
- Add 3 housing units with separation from operational component
- Seismically upgrade the entire structure
- Increase apparatus bay to create more space and options
- Separate public and operational space

- Create a safe haven public meeting room for large events and training
- Separate protective equipment (bunker gear) from apparatus exhaust
- Create hazmat decon to handle contaminated fire equipment and gear
- Create a shipping / receiving area
- Upgrade air quality control measures
- Upgrade paging and alert system
- Modernize the appearance from the Pearl St. Avenue side
- Create a more sustainable structure
- Increase staff moral and ownership

The following considerations have been discussed in length by the Design Team and the Client:

- Does this address 30 year goals?
- Where will staff and apparatus be located and for how long?
- Will SPET be the optimal funding source?
- How will the housing rules and regulations be handled?
- Does this address current and future parking concerns?
- Does this allow for future renovations?
- Should Fire / EMS seek new location?
- Should higher security be considered?

The new design proposes keeping the existing first floor footprint (1964 & 1974 construction), while rebuilding the entire second floor above. A new two story addition, with a full basement, will be constructed on the west side of the existing footprint. The full basement under the addition will be used for storage (both for Fire / EMS operations, and for the proposed 3 A.R.U's). Existing structure is approximately 9,339 sf and the proposed is approximately 17,782 sf (includes non-habitable areas). See area calculations (below), which are also on sheet A1.6. Refer to Attachment No.3 for the presentation package which includes supporting graphics for the existing / proposed design, including square footage comparisons.

AREA CALCULATIONS

SITE DEVELOPMENT

AREA OF EXISTING BUILDING FOOTPRINT	6,784 S.F.
AREA OF PROPOSED BUILDING FOOTPRINT	1,003 S.F.
PAVED OR UNPAVED PARKING AREAS:	6,732 S.F.
OTHER SITE DEVELOPMENT:	1,811 S.F.
COVERED PORCHES, DECKS, TERRACES, PATIOS, CORRALS, SIDEWALKS	
TOTAL SITE DEVELOPMENT	**16,330 S.F.**

GROSS SQUARE FOOTAGE TABULATION	**EXISTING**	**PROPOSED**
HABITABLE ABOVE GROUND	8,519	14,998 S.F.
HABITABLE BELOW GROUND	0	0 S.F.
NON-HABITABLE ABOVE GROUND	250	1,022 S.F.
NON-HABITABLE BELOW GROUND	0	1,762 S.F.
TOTAL		**17,782 S.F.**

On the first floor, the building addition provides space for all of the operational areas (Turn Out, Contaminated Laundry, Bathroom, and secure Medical Storage) to be moved out of the original footprint, allowing the (1964 and 1974 construction) areas to become one larger apparatus room. The addition also includes a public Training Room / Community Crisis area that is separate from Fire / EMS operations, as well as two interior stairwells for better circulation.

The existing second floor slab and roof structure are to remain (assuming no structural deficiencies are found during demo); and by demolishing the lower roof over the north end apparatus (1964 construction), a new floor pack can be constructed to match that already existing on the south end. The proposed second floor is designated for Fire / EMS staff use only, and will not be open to the public use. Secure door access (likely a punch code or similar hardware) will prevent non-staff from entering into the Fire / EMS operational areas. Operational program areas on the second floor include: 6 staff sleeping units (rooms are large enough to accommodate any future increase of staff, although more employees are not anticipated at this time), a Captain's Quarters, 4 unisex bathrooms, Laundry (for in-house laundry, not for contaminated laundry), Training Storage, Office / Conference, Kitchen, and Flex Space (this large multi-purpose room will serve as a dining room, living room, exercise / work out area, and as a training / education space).

Three A.R.U's are located on the south end of the second floor, but access to these units will not interfere with Station 1 areas or operations. Renting each of the Accessory Residential Units / 1-Bedroom Studios will be organized via the JH Fire / EMS and Teton County, and will likely give preference to Volunteer Firefighters and residents working within the public sector (ex: Police, Fire / EMS).

By keeping the existing roof structure, located over the south end of the second floor (1991 construction), the proposed top of roof(s) are designed to match the existing roof slope and elevation (top of parapet is approximately 31 feet above grade). All roofs will be flat, with a PVC roof membrane system, surrounded by low parapet wall. The roof portion over the Flex Space (Pearl Street / north side of the 2nd floor) will be a few feet taller than the rest of the roof(s) to allow for a higher finished ceiling in the space below.

A Roof Deck is requested by the Client to provide a communal outdoor space for staff to congregate (and provides a fantastic view of Snow King). Per the International Building Code (IBC 2015), the roof deck floor area cannot exceed more than 750sf with the one access stairwell provided. The Roof Deck will have guard rails surrounding the area (defined by roof deck pavers on pedestals), to prevent staff from walking around on the roof unnecessarily. Some mechanical equipment will be located on the roof, which will have some form of access walkways for maintenance. The Design Team has also allotted space for photovoltaic panels on the roof, final location and number of panels pending funding and final energy mitigation program plans.

Please reference the plan drawings for more information on the proposed layout and programs.

Refer to Attachment No.2 for Proposed Development Program calculations.

Shared Parking Plan (SPP)

Refer to Attachment No.3 for the presentation package which includes supporting graphics for the existing / proposed design, including the shared parking plan.

As a fire station this building is going to be occupied on a 24/7 basis. Factoring in the existing Administration Building + Station 1 parking needs, and the addition of 3 new A.R.U's, the existing Fire/ EMS parking lot (17 parking spaces) and the designated Fire/ EMS Pearl Street parking spaces (18 parking spaces) are more than sufficient for the proposed parking requirements. The SPP goes into more detail, but ultimately as long as 3 parking spaces are designated for the additional 3 A.R.Us (1 parking space per each 1-bedroom unit), we do not anticipate any parking conflicts.

DEVELOPMENT PLAN (DEV)
Required for nonresidential development between 5,001-15,000SF (Section 4.2.1.B.12).

A development plan shall be approved upon finding the application:

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

   This project site is located in District 2: Town Commercial Core. It should be noted that no public utilities will be adversely affected, and that any new connections (water, sewer, storm sewer) will tie in to existing lines. By upgrading services required for Fire / EMS operations (including a new back-up generator in case of power outages), this project benefits the Town by creating a more efficient emergency response team. Station 1 remains in character with the 2-3 story buildings and pedestrian access, typical of our commercial core. The street character of Station 1 has been improved, as noted below:

   - Orientated towards Pearl Street, the Proposed North Elevation brings Fire / EMS activities and operations into the public view. The second floor windows and garage doors both provide an ample amount of glazing, connecting the interior Apparatus Bays and Flex Space (training, workout, dining, living for staff) to the public view, and strengthening the fact that Fire / EMS operates 24/7.
   - Pearl Street, existing sidewalks, including the north concrete driveway, and the alley south of the property shall not be impacted. Improved pedestrian access around the Station 1 includes:
     - Open Walkway: Replacing the washed gravel between the existing Fire / EMS Administration Building and Station 1 with code compliant walkable surfaces (metal grate provides a durable walking surface, mitigates water shed an maintains existing access to utilities located on the corner of the Admin. building).
     - New concrete sidewalks and ADA access provided near the parking lot.
     - Awnings provided over all egress doors, garage doors, and public entrances.
     - Improved exterior lighting, including better parking lot lights, and wall-mounted sconces around all egress doors and garage bays.

- Exterior materials of a better quality, and more in keeping with the character of Jackson (Refer to Attachment No.3 for proposed materials and colors). Efforts have been made to select materials that will not depreciate in appearance or function over time (weathering / UV), and that will hold up to the heavy use of the building. For example, the panels surrounding the garage door bays will be a high quality prefabricated panels (metal likely), able to withstand inevitable equipment or vehicular impacts, and can be easily maintained.

A Training Room / Community Crisis is proposed on the first floor of the addition, providing space for our community members to gather needed throughout the year (Boy Scout troop meetings, CPR training, chamber mixers, etc.). ADA restrooms, and a kitchenette (Service 112) are located off of the Training Room, allowing this public space to remain independent of critical Fire / EMS programming space (secure doors will prevent public access into Fire/ EMS areas). Storefront windows line the west wall of the community room: bringing daylight into the space while defining the public entrances. This community space shall be reserved via Fire / EMS Administrative staff to avoid any conflicting uses.

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

   Not applicable to this project.

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

   As noted before, no public facilities or services will be adversely impacted during or after construction. Improving the structure, functions and efficiency of this building will benefit Fire / EMS for future decades, and subsequently, our community as a whole. Refer to the drawing set for more information on all existing / demolished / proposed utilities.

   Utility adjustments (capping old connections / new connections to lines) will be mitigated so the existing Administration Building can continue its Fire / EMS operations throughout the Station 1 construction. The Design Team and Owner group will work with the selected general contractor to assure that critical utilities are minimally affected, especially those utilities connected to the Administration building. A new back-up generator will be connect to both Fire / EMS buildings (Administration and Station 1), providing 72 hours of emergency power in the case of an outage.

   The relocation of Fire / EMS operations to a temporary facility during construction shall not impact the Fire / EMS emergency response time or operations. The location of the temporary facility was in part chosen because of the fair ground's proximity to main roads, like Snow King, Cache, and Hwy 89 / Broadway.

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

As an existing building many design elements within the guidelines are already met, or will be improved upon. This includes:

- Public Space
  - Pedestrian experience and along Pearl Street unchanged; improved north elevation design (quality materials, illuminated signage, larger massing).
  - Open walkway for Fire / EMS employees now code compliant (walkway connects Pearl Street and the north entrance to Station 1 with the existing Administration Building and parking lot).
  - Public entrance to Station 1 better defined with new concrete ramp, stairs, and sidewalk along the west elevation addition.
  - ADA and code compliant exterior walkways, entrances, and parking spaces.
- Composition
  - Proportion and massing in kind with the adjacent buildings, and architectural styles. As a public / semi-public (P/SP) zoning, there are no required setbacks or height limitations. Building masses and heights are reflective of the required functions associated with each element (stairwells, hose drying tower, parapet roofs, etc.).
    - Top of Hose Drying Tower: approximately 45'-6" above the north driveway slab. A vertical chase inside the tower provides a location for fire hoses to be lifted up, and dried out after use. Height of tower also reflective of the required mounting height for the whip antenna (existing antenna to be relocated from existing north tower to the new Hose Drying Tower); top of antenna needs to be approximately 60' above grade (approx. 20' antenna). RE: CUP (B), below, for more information. In comparison, the top of the existing tower framing is approximately 39 feet.
    - Top of parapet framing: 31'-0" (typical) and 33'-4" (north parapet roof only). In comparison, the top of the existing roof parapet wall is approximately 30'-6", and the top of the Cold Storage Building CMU block wall (located to the east of Station 1) is approximately 31'-6".
    - Combination of additive and subtractive (awnings create protrusions).
  - Volumes, patterns, and material selection are reflective of the both the residential and utilitarian functions of Station 1 (refer to drawing set). Features of note:
    - Shed roof and balcony for the 3 residential units - provides a more 'residential' feel at the south elevation.
    - Large areas of glazing (north and west elevations) connects the 24/7 operations and internal Fire / EMS activity with the public views of the building.
    - Red color typical of most fire station buildings; used as accent color.
    - Light greys, dark greys, and browns – more neutral tones, used in larger exterior cladding applications.
    - Horizontal and vertical elements; (banding between windows, cladding in both directions, a CMU block base, tower elements, etc.)
    - Variety of patterns and materials; quality details throughout.
  - Relationship to the existing Fire / EMS Administration Building: both the Administration and Station 1 should appear to match in appearance so it is clear that these two building are both part of the Fire / EMS operations. In addition to a new

awning over an existing Administration egress door, it is proposed that the exterior of the Administration Building be stained / painted to match the vertical wood siding finish on Station 1. Other design elements (ex. handrails painted to match, concrete paving, and shared utilities) will help visually sync the two buildings.

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

Project is in compliance with all Land Development Regulations and Town Ordinances. Design Team presented to the Design Review Committee (DRC) as a curtesy in Fall 2016, and the proposed design was well received. Project shall be presented to the Town Council and DRC again, as part of the official review process.

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

Yes, project is in conformance with all standards or conditions of any prior applicable permits or approvals. Refer to Town and County records for a complete list of prior building permits (Four (4) prior construction phases to Station 1 noted on page 1 of this document).

CONDITIONAL USE PERMIT (A)
Required for Heavy Retail / Service (Section 4.2.1.C.1)

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

1. *Is compatible with the desired future character of the area.*

In keeping with the current use of this site (P/SP-TC zone), this remodel and addition seeks to improve the existing Fire / EMS Station 1 as outlined below (refer to page 4 of this document for more information on proposed programming):

- Renovate existing building footprint, including the apparatus / equipment bays.
- Add program space required for efficient Fire / EMS operations (present and future needs).
- Add program space for community use.
  - Community room for training or events; safe haven public meeting room.
  - Three (3) accessory residential units; for Teton County / Town employees to rent.
- Improve health and safety, size, functionality, and allocation and separation of spaces.
  - Separate community program areas from Fire / EMS operations.
  - Apparatus bay exhaust system will be upgraded with carbon monoxide monitoring and mitigation system.
- Bring Station 1, and surrounding site, design up to current Building Codes, NFPA standards and accessibility requirements.
- Unify the existing Administration Building with the improved Station 1 design so it is clear that Fire / EMS operations are housed in both buildings. Visually connect the two different

designs and improve the Pearl Street view of this Fire / EMS facility. Paint / stain exterior of existing Administration Building in kind to the exterior cladding proposed for Station 1. Final Administration Building design shall be presented to the Design Review Committee / Town Council during the review process.

- Improve utilities and service:
  - Lower Valley Energy (LVE) plans to upgrade the overhead power lines along the south property line / Alley. One (1) new intermediate power pole anticipated, with one (1) existing power pole to be raised or replaced, as required. New transformer proposed by south-west corner of parking lot. LVE's proposed scope of work and overhead power re-design shall by finalized by Permit submission.
  - Establish common electrical characteristics between both Fire / EMS buildings, Administration Building and Station 1.
    - Upgrade Station 1 electric utility delivered voltage from 240/120 Volt 3 phase, which is an odd voltage in today's world, and phase out to 208/120 Volt 3 phase, which is a more common voltage used in commercial buildings, including the existing Fire / EMS Administration Building. New main distribution panel board (located on Station 1) sub-feeds in the Administration Building. This upgrade simplifies the service and maintenance for both Fire / EMS buildings.
    - New 250kW Diesel Generator (208/120V); provides 72 hours of emergency power in the possibility of power loss. New generator connects to Station 1, which in turn provides emergency backed power to the Administration Building. The two (2) existing generators will be relocated to other Fire / EMS Stations in Teton County.
  - ComTech Alert system upgraded and designed per current Fire / EMS needs.
    - (Existing) Emergency Alert Siren to be relocated to a monopole on the east elevation.
    - (Existing) 20' whip antenna to be relocated to the Hose Drying Tower.
    - Fire / EMS communications shall not be negatively affected during construction (dispatch is housed in the Administration Building).
  - Improved site access (compliant with the current LDRs):
    - Open Walkway established between Administration Building and Station 1.
    - Bike racks added to site (for staff and public use).
    - New exterior lighting (exterior lighting plans shall be finalized by Permit submission).
    - Better signage; illuminated signage letters on the north awning fascia (Pearl St. side).
    - Shared Parking Plan encourages better parking practices on and off site.
  - Energy mitigation program and increased building performance.
    - Enhance building envelope design (e.g. continuous rigid insulation).
    - Improve Electrical and Mechanical services and equipment.
      - Improved indoor air quality and energy efficiency with new Heat Recovery Ventilators.
    - Photovoltaic panels proposed at two roof locations; final panel design (layout and specifications) pending available energy mitigation funding.
    - Improvement project vs. new construction project: saves millions in construction costs and decreases our carbon footprint by reusing as much existing structure as possible.

Community Use

Project program required a separation of public use from the Fire / EMS operations. As described on page 8 of this document, the Training Room / Community Crisis (room #113) is located within the first floor of the proposed addition, and will be available for community gatherings and scheduled trainings. Training room reserved through Fire / EMS Administration to avoid conflicts with scheduling and Fire / EMS operations. This community room shall also act as a "safe haven" space, as defined by Wyoming State law.

Service Room #112: A small kitchenette, equipped with base and upper cabinets for storage, a countertop microwave, and a 24" wide sink is accessed from the Training Room. A 2'-6" wide service window allows for the passage of food and beverages between these rooms, and will be equipped with a roll-down metal door that can be locked when not in use. The intent of this space is to provide a preparation area for food and beverages that may be served during a gathering or training event.

Store bought food and baked goods likely provided for most events; but there is also the possibility of Fire / EMS staff making food in their upstairs kitchen (Kitchen #205), and then reheating it downstairs for an event. Kitchen #205: commercial kitchen, located on the 2nd floor and intended for staff use only; secure doors restrict public access to all Fire / EMS operations.

Access to the three (3) Accessory Residential Units (A.R.U's) shall be via the south stair tower, and covered balcony. These one-bedroom studio apartments are isolated from the Fire / EMS operations on the second floor (sound attenuation in shared stud walls, secure doors), and are intended for Teton County and Town of Jackson employees.

Secure doors shall restrict public access to all Fire / EMS program areas. A combination of punch-keypad and typical keyed locks (deadbolt / mortise) have been discussed. A punch keypad entry is ideal since the Fire / EMS staff (full time and volunteer) have staggered shifts – rotating schedules required for 24/7 emergency services.

2. *Complies with the use specific standards of Division 6.1: Allowed Uses and the zone.*

Yes. It should be noted that the parking requirements for "Heavy Retail/Service" (per 4.2.1.C.1) are unique to this existing site and available space. Refer to the Shared Parking Plan (page 7) for a complete breakdown of available public parking adjacent to, and on-site.

3. *Minimizes adverse visual impacts.*

Yes. Efforts have been made to located mechanical and electrical equipment out of the public eye, consolidating exterior equipment west of the parking lot and on the building roof. Painting the existing Administration Building to match Station 1 strengthens the overall site design, Pearl Street relationship, and the Fire / EMS facility as a whole.

4. *Minimizes adverse environmental impacts.*

Design Team will continue to work with Teton County (TC) and the Town of Jackson, including the TC Energy Mitigation Program, to create feasible and realistic energy conservation measures for this project. All materials, appliances, plumbing fixtures, and plumbing fittings selected shall aim to reduce energy waste (water / heat / power used, carbon footprint of material selected). LED light fixtures, advanced lighting controls and occupancy sensors, coupled with roof-top photovoltaic cells, and improved shell and core performance (continuous insulation and better building envelope coupled with a new HVAC system), shall all help mitigate energy usage over time.

As noted in the Shared Parking Plan (page 7), community members are encouraged to utilize the free public parking areas and public transportation systems, both located within blocks of the project site.

By reusing the current site, and as much of the existing building as possible, the environmental impacts are significantly reduced. (Compared to if this project were located elsewhere - which would incur additional property and building construction costs, and increase the carbon footprint of this development.)

5. *Minimizes adverse impacts from nuisances.*

Yes. Exterior lighting, and Fire/ EMS operations will be mitigated to reduce nuisances. Cold Storage Building (to the east) and Century Link / Bank of Jackson Hole building (to the west) both operate during day-time hours only. Noise levels and emergency sounds (sirens / alerts) anticipated to remain the same and are subject to the emergency call at that time.

6. *Minimizes adverse impacts on public facilities.*

As noted above, the public will not have access to any of the Fire / EMS program areas, promoting safe and efficient Fire / EMS operations. The selected general contractor will be responsible for creating a construction plan that mitigates impacts on the existing Administration Building, allowing for Fire / EMS dispatch and administrative functions to continue uninterrupted. Refer to page 4 of this document for more information on the temporary facility.

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

Project is in compliance with all Land Development Regulations and Town Ordinances. Design Team presented to the Design Review Committee (DRC) as a curtesy in Fall 2016, and the proposed design was well received. Project shall be presented to the Town Council and DRC again, as part of the official review process.

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

Yes, project is in conformance with all standards or conditions of any prior applicable permits or approvals. Refer to Town and County records for a complete list of prior building permits (Four (4) prior construction phases to Station 1 noted on page 1 of this document).

CONDITIONAL USE PERMIT (B)
Required for Wireless Communications Facilities (Section 4.2.1.C.1)

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

Refer to Attachment No.4 for exterior elevation drawings and photographs of the existing communications.

1. *Is compatible with the desired future character of the area.*

Yes. The necessary communications facilities shall remain in compliance with the existing character of the area. The proposed design relocates the essential communications to new locations on Station 1. Building forms, details, and functional space is improved, without significantly altering the existing tower masses and heights as viewed from the outside.

Existing wireless communications to be relocated within the new Station 1 design:
- 20 ft. whip antenna, currently side mounted on the north elevation tower.
  - Required for Fire / EMS dispatch.
  - Existing small dish net not required to be relocated.
- Emergency alert siren, post mounted. Located on the east edge of the existing parking lot.
  - Required by the Department of Homeland Security for all Emergency Operation Centers.

The whip antenna is needed for Fire / EMS dispatch, which is based out of the Administration Building. Antenna is currently side-mounted to the north-west tower (top of existing tower approximately 39 feet above finished grade; top of existing whip antenna approximately 60' above grade). Antenna shall be relocated to the Hose Drying Tower, likely side mounted to the south elevation of the tower, similarly to the existing detail.

Hose Drying Tower

The proposed Hose Drying Tower shall be located at the north-east corner of Station 1, and shall be most visible from the Pearl Street entrance / north elevation. The Hose Drying Tower functions primarily as a vertical chase between the first floor apparatus bay ceiling up through the roof pack above the second floor Flex Space. To compliment the massing created by the north stair tower (approximately 39 feet above grade), and provide clearance from the surrounding masses for prime reception, the Hose Drying Tower is the tallest element proposed within the Station 1 redesign (top of framing proposed at approximately 45 feet above grade). With no required height limitations for P/SP zoning, as well as the multitude of existing

communications on the surrounding buildings - the proposed tower and whip are well within the intended design milieu for this area of Town.

Fire hoses must be drained out after use, and many fire stations utilize hose drying towers to hoist the hoses up above the ground level to allow for efficient drying. A typical fire hose requires approximately 25 feet (minimum) of vertical clearance from the ground level to the top of the lifting mechanism (in which the hose can then fold over the mechanism allowing both ends to drain down). The lifting mechanism is typically a rack suspended by a cable and pulley that can be controlled from the ground; final mechanism and chase details to be determined.

Emergency Alert Siren

Existing modulator siren is currently mounted 40 feet above grade (estimated height) on a wood monopole, located on the east side of the Fire / EMS parking lot. As the Emergency Operations Center (EOC) for the Town of Jackson, this site is the ideal location for the modulator siren, which will alert the public of any emergency or impending disaster (sound or voice alert). Emergency management standards, established by the federal government, require this siren to remain at the designated EOC. Annual testing is done on the siren, however it has yet to be used since being installed (a good thing).

Provided below is a link to the siren specifications:
https://www.fedsig.com/product/modulator%C2%AE-ii-electronic-siren-series

Siren shall be relocated to the southern end of the east elevation of Station 1, mounted on a 50 ft. pole located adjacent to the finished face of exterior cladding. Communications with Rich Och (Teton County emergency management) indicate that the general contractor will be responsible for the relocation of the siren, and that it is acceptable for the siren to remain in storage for a year as required (depending on the contractor's scheduling and space needs during construction).

2. *Complies with the use specific standards of Division 6.1: Allowed Uses and the zone.*

Yes, wireless communication facilities (defined within Division 6.1.10) are permitted within this project site. Since both communication facilities of note are already existing on site, the purpose of this Conditional Use Permit (B) is to assure that the relocation of said communications does not adversely impact the character of the area or proposed design. As noted below, the relocation of these communications will improve the overall design of Station 1 and shall not introduce any elements uncharacteristic of this site.

3. *Minimizes adverse visual impacts.*

Yes. Whip antenna shall be side mounted on the south elevation of the Hose Drying Tower, similarly to the existing mounting detail. The antenna itself is very slender, and any design that would attempt to disguise or hide the whip antenna, or mounting connections, would draw more

attention this communication element. For aesthetic as well as functional reasons, the whip antenna shall be left exposed on the Hose Drying Tower. The small receiver dish, currently mounted on the whip antenna, shall not be relocated as it is no longer required for improved radio service.

The emergency alert siren shall be moved further out of the public view, tucked back along the south-east corner of Station 1, adjacent to the Cold Storage Building a few feet east of Station 1. The siren is really only noticeable when viewed from the alley, south of the project site, or when on the roof of Station 1. The siren must remain pole-mounted and at the same height (currently estimated at 40 feet above grade) in order to achieve the best broadcasting service when in use.

4. *Minimizes adverse environmental impacts.*

Yes. By reusing the existing whip antenna and emergency alert siren, it helps save on equipment costs and any additional carbon footprint that may be incurred by transferring new communications. It should also be noted that the proposed ComTech alerting system and associated lighting types and controls, shall implement energy efficient programming where possible to help mitigate energy usage for all communications and alerts. This includes dimmable lighting, occupancy sensors, and various alert sounds and lights that relate to the type of emergency situation at hand (fire and / or medical emergency).

5. *Minimizes adverse impacts from nuisances.*

Beyond the construction and relocation efforts, the proposed wireless communication facilities will not create any additional nuisances on or surrounding the project site. The ComTech alert system will be integrated within both Fire / EMS buildings on site, but all lighting and noise alerts shall be retained within the building itself, and should not affect any neighboring tenants.

Sound attenuation batt insulation shall be installed between most interior walls, as indicated on the drawings, to help reduce noise transfer between habitable spaces. The shared interior walls, located between the three (3) Accessory Residential Units and the Fire / EMS program space on the second floor, shall also be constructed with an acoustical insulating matt that is applied over the framed wall, and under the finished wall surface. This acoustical insulation matt can also be applied to floor or ceiling surfaces if further sound mitigation is needed between the A.R.U.'s and the apparatus bay below.

6. *Minimizes adverse impacts on public facilities.*

Project team and general contractor will coordinate all efforts to reduce any adverse impacts on public facilities. Coordination with Teton County Emergency Management and the Town of Jackson during construction will assure that all emergency services and Fire / EMS radio frequencies remain operational during relocation. Fire / EMS Dispatch, located in the Administration Building, will remain functional during both relocations of the whip antenna. Antenna shall be relocated first to the temporary facility at the fairgrounds, then back to the Hose

Drying Tower once Station 1 is reoccupied. The Station 1 base radio also serves as a backup paging alternative in the case of Dispatch failure.

For more information on the temporary facility project, please contact the project manager, Kevin Meagher: KMeagher@townofjackson.com

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

Project is in compliance with all Land Development Regulations and Town Ordinances. Design Team presented to the Design Review Committee (DRC) as a curtesy in Fall 2016, and the proposed design was well received. Project shall be presented to the Town Council and DRC again, as part of the official review process.

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

Yes, project is in conformance with all standards or conditions of any prior applicable permits or approvals. Refer to Town and County records for a complete list of prior building permits (Four (4) prior construction phases to Station 1 noted on page 1 of this document).

-SUPPLEMENTAL SUMBISSION-

Conditional Use Permit (B): Wireless Communication Facility

This package shall be included with the Development Plan (DEV) & Conditional Use Permits (CUP), previously submitted to the Town of Jackson Planning Department on September 19, 2017.

Jackson Hole Fire / EMS Station 1 Expansion

DUBBE MOULDER
ARCHITECTS

Submitted: Friday, December 8, 2017

Conditional Use Permit (CUP) - Narrative Statement (Supplemental Submission)
Date Submitted to Town of Jackson (Planning Department): December 8, 2017

Jackson Hole Fire / EMS Station 1 Expansion
60 East Pearl Avenue
Jackson, Teton County, Wyoming

Owner: Teton County, Board of County Commissioners
Owner's Representative: Matt Redwine, Battalion Chief: mredwine@tetonwyo.org

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NOTE: This application is a supplemental submission, to be included with the (1) DEV + (2) CUPs, previously submitted to the Town of Jackson Planning Department on September 19, 2017. This narrative pertains to the Wireless CUP only. More project information, including background narrative and complete drawing set, can be found with the original submission.

Applications:

1. **Conditional Use Permit (B):** Required for Wireless Communications Facilities

Revised application; previous application submitted September 26, 2017 but the proposed location of the whip antenna on the hose drying tower was deemed non-compliant with the Town standards (setback from property line was less than the required 20 feet). Whip antenna, and alert siren monopole, have both been relocated per November 2017 conversations with Town Planning Department.

Project Site

The existing Fire / EMS Station 1 is located in the Town of Jackson, at 60 East Pearl Avenue, between S Cache St and S King St. Station 1 is located on Parcel 22-41-16-34-2-06-008, adjacent to the existing JH Fire / EMS Administration Building. Both Station 1 and the Administration Building share Lots 4-5-6 of Block 6 of the Cache Creek Addition (1st Addition), and are owned by Teton County. The project site is located in the Public/Semi-Public-County (P/SP-TC) Zone and is surrounded by Downtown Core zoning (DC) on 3 sides, and Commercial Residential-1 (CR-1) zoning to the south. Per the Teton County Land Development Regulations (LDRs), Section 4.2.1 this project site has no minimum LSR, no required street setbacks, no overall height restrictions, and no maximum FAR.

Hose Drying Tower

Hose Drying Tower shall not have any wireless communication facilities mounted to it. Tower proximity to the adjacent property line does not meet required setbacks for wireless communications.

To compliment the massing created by the north stair tower (approximately 39 feet above grade), and to provide an anchoring element to the north facade, the Hose Drying Tower is the tallest component proposed within the Station 1 redesign (top of framing proposed at approximately 45 feet above grade). With no required height limitations for P/SP zoning, the proposed tower is within the intended design milieu for this area of Town, as well as a nod to archetypal fire station architecture.

The proposed Hose Drying Tower shall be located at the north-east corner of Station 1, and shall be most visible from the Pearl Street entrance / north elevation. The Hose Drying Tower functions primarily as a vertical chase, extending between the first floor apparatus bay ceiling and up through the roof pack above the second floor Flex Space.

Fire hoses must be drained out after use, and many fire stations utilize hose drying towers to hoist the hoses up above the ground level to allow for efficient drying. A typical fire hose requires approximately 25 feet (minimum) of vertical clearance from the ground level to the top of the lifting mechanism (in which the hose can then fold over the mechanism allowing both ends to drain down). The lifting mechanism is typically a rack suspended by a cable and pulley that can be controlled from the ground; final mechanism and chase details to be determined.

CONDITIONAL USE PERMIT (B)

Required for Wireless Communications Facilities (Section 4.2.1.C.1)
A conditional use permit shall be approved upon finding the application:

Refer to attached drawings and photographs, including with this supplemental package.

WHIP ANTENNA

Use:
The whip antenna is needed for Fire / EMS dispatch, located in the Administration Building adjacent to Station 1; main dispatch center is located in the Teton County Sheriff's Detention Center. The antenna acts as a base station radio and has paging capabilities, allowing it to serve as a back-up in the case that the main dispatch goes down (which happens a few times a year). This 20 foot fiberglass antenna has a high Gain Omni and an amplifier to boost it – capabilities that are required to remain. A more modern, perhaps shorter, antenna could be purchased, but since the existing antenna still performs well there is no need to purchase a new one unnecessarily. Whip antenna is the only wireless facility that shall be approved by this Conditional Use Permit (emergency alert siren is not considered a wireless facility by the Town Planning Department).

Existing Location:
Antenna is currently side-mounted (flush-mounted) to the north-west tower structure. Top of existing tower is approximately 39 feet above grade / top of slab; top of existing whip antenna is approximately 60 feet above grade. Since the antenna itself is very slim, no concealment elements were implemented in attempt to hide the antenna. Existing small dish net shall not be required to be relocated, and shall be returned to Owner.

During Construction:
General contractor shall coordinate with Teton County / Town of Jackson Emergency Management and the Owner's Representative to assure that all emergency services and Fire / EMS radio frequencies remain operational during relocation. Fire / EMS dispatch to remain functional during both relocations of the whip antenna. Antenna shall be relocated first to the Temporary Facility at the fairgrounds, where it shall remain during construction. Antenna will be moved back to Station 1 after construction is complete and the building is occupied.

Proposed (New) Location:
Antenna shall be relocated to the north stair tower, which provides access to the roof deck area, and roof-mounted mechanical equipment. Antenna shall be surface mounted (flush-mounted) to the south elevation of the stair tower, similarly to the existing mounting detail. A stealth design is not appropriate, as any attempts to conceal the antenna would ultimately draw more attention to this element.

As required by the Town Land Development Regulations (LDRs), the tallest point of the antenna shall not extend more than 5 feet above the roof or mass on which it is affixed. Top of the proposed whip antenna is approximately 45 feet above grade, refer to exterior elevation drawings for elevation markers and dimensions.

EMERGENCY ALERT SIREN

Use:
Modulator Electronic Siren serves as an alert system during high-level emergency situations. Modulator speaker provides a flat frequency response up to 2000Hz, producing intense warning signals and digital voice messaging over a large area. This siren is the only outdoor warning siren in downtown Jackson; more information on other outdoor warning sirens can be found on Teton County's Emergency Management website. While the siren has never been used, it is tested annually by Teton County's Emergency Operations Center (EOC).

Provided below is a link to the siren specifications:
https://www.fedsig.com/product/modulator%C2%AE-ii-electronic-siren-series

Existing Location:
Existing modulator siren is currently mounted 40 feet above grade (estimated height; could be 50 feet tall) on a wood monopole, located on the east side of the Fire / EMS parking lot. As the Emergency Operations Center (EOC) for the Town, this site is the ideal location for the modulator siren, which will alert the public of any emergency or impending disaster (sound or voice alert). Emergency management standards, established by the federal government, require this siren to remain at the designated EOC.

During Construction:
General contractor shall coordinate with Teton County's Emergency Management for the removal and storage of the modulator siren. Conversations with Rich Och and Matt Redwine indicate that the siren will likely remain in storage for a year as required, depending on the contractor's scheduling and space needs during construction.

Proposed (New) Location:
Since the siren, and monopole to which it is mounted, are not defined as a wireless communications facility (and because project site is zoned P/SP) - it has no required setbacks. This allows the siren to be located adjacent to a property line, so long as it does not impede on the required setback from existing overhead power lines (located along south boarder of the project site). General contractor will be responsible for coordinating with Teton County Emergency Management to determine the final location of the siren on site.

Proposed site plan suggests locating the siren along the west side of the (existing) parking lot, within the lawn area just north of the (new) transformer and proposed trash bin area. Siren will need to be setback approximately 20 feet from the overhead power lines that run parallel to the southern property boundary. Siren shall be clear of all surrounding building masses for maximum sound distribution.

Mounting height and detail shall match the existing assembly in-kind. Verify with manufacturer's specifications and recommended install.

FINDINGS FOR APPROVAL

Application Submittal Checklist for a CUP:

1. *Is compatible with the desired future character of the area.*

Yes. The necessary communications facilities shall remain in compliance with the existing character of the area. The proposed design relocates the essential communications to new locations on Station 1. Building forms, details, and functional space is improved, without significantly altering the existing tower masses and heights as viewed from the outside.

2. *Complies with the use specific standards of Division 6.1: Allowed Uses and the zone.*

Yes, wireless communication facilities (defined within Division 6.1.10) are permitted within this project site; refer to bullet points at the end of this narrative for more detail. Since the whip antenna already exists on site, the purpose of this Conditional Use Permit (B) is to assure that the relocation of this wireless facility does not adversely impact the character of the area or proposed design. Relocating the wireless facility shall not introduce any elements uncharacteristic of this project site or building character.

3. *Minimizes adverse visual impacts.*

Yes. Whip antenna shall be side mounted on the south elevation of the (north) stair tower, similarly to the existing mounting detail. The antenna itself is very slender, and any design that would attempt to disguise or hide the whip antenna, or mounting connections, would draw more attention this communication element. For aesthetic as well as functional reasons, the whip antenna shall be left exposed. The small receiver dish, currently mounted on the whip antenna, shall not be relocated as it is no longer required for improved radio service.

The whip antenna shall be further removed from public view - tucked back approximately 60 feet from the north property line and Pearl Street. Siren essentially shifts west 80 feet across the site, but the entire monopole is really only noticeable when viewed from the parking lot or alley. The siren must remain pole-mounted and at the same height (currently estimated at 40 feet above grade) in order to achieve the best broadcasting service when in use.

4. *Minimizes adverse environmental impacts.*

Yes. By reusing the existing antenna and siren, we save on equipment costs and any additional carbon footprint that may be incurred during transportation. It should also be noted that the proposed ComTech alerting system and associated lighting types and controls, shall implement energy efficient programming where possible to help mitigate energy usage for all communications and alerts. This includes dimmable lighting, occupancy sensors, and various alert sounds and lights that relate to the type of emergency situation at hand (fire and / or medical emergency).

5. *Minimizes adverse impacts from nuisances.*

Beyond the necessary construction, the proposed wireless communication facilities will not create any additional nuisances on or surrounding the project site. The ComTech alert system will be integrated within both Fire / EMS buildings on site, but all lighting and noise alerts shall be retained within the building itself, and should not affect any neighboring tenants.

Most interior framed walls will have sound attenuating assemblies, as indicated within the drawings, to help reduce noise transfer between habitable spaces. The shared interior walls, located between the three (3) Accessory Residential Units and the Fire / EMS program space on the second floor, shall also be constructed with an acoustical insulating matt that is applied over the framed wall, and under the finished wall surface. This acoustical insulation matt can also be applied to floor or ceiling surfaces if further sound mitigation is needed between the A.R.U.'s and the apparatus bay below.

6. *Minimizes adverse impacts on public facilities.*

Project team and general contractor will coordinate all efforts to reduce any adverse impacts on public facilities. Coordination with Teton County Emergency Management and the Town of Jackson during construction will assure that all emergency services and Fire / EMS radio frequencies remain operational during relocation. Fire / EMS dispatch will remain functional during both relocations of the whip antenna. Antenna shall be relocated first to the Temporary Facility at the fairgrounds, then back to the north stair tower once Station 1 is reoccupied. The Station 1 base radio also serves as a backup paging alternative in the case that the main dispatch center fails.

For more information on the temporary facility project, please contact the project manager, Kevin Meagher: KMeagher@townofjackson.com or Matt Redwine, Battalion Chief.

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

Project is in compliance with all current Land Development Regulations and Town Ordinances. Design Team presented to the Design Review Committee (DRC) as a curtesy in the Fall of 2016, and the proposed design was well received. Project shall be presented to the Town Council and the DRC again, as part of the official review process.

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

Yes, project is in conformance with all standards or conditions of any prior applicable permits or approvals. Refer to Town and County records for a complete list of prior building permits (Four (4) prior construction phases to Station 1, refer to original DEV + CUP submission for narrative).

REVIEW OF LAND DEVELOPMENT REGULATIONS

Article 6. Use Standards Applicable in All Zones | Division 6.1. Allowed Uses
6.1.10. Transportation and Infrastructure Uses (1/4/17, Ord. 1163).

- Siren and monopole is not considered a wireless communication facility and is exempt from the LDR's requirements for such.
- The only wireless communication facility required to adhere to LDR standards is the existing whip antenna / base station.
- Determination of Need: proposed (new) location does not require any building element, tower or otherwise, to be modified for the application of this wireless facility.
- Concealment Element: "Stealth Facility" or concealment elements are not applicable to this projects' wireless facility as it would add bulk and scale to an already very slender element.
- Height: The highest point of the structure mounted antenna does not exceed the top of the stair tower, to which it is affixed, by 5 feet (measured from top of wall framing).
- Setbacks: Whip antenna is not constructed using breakpoint design technology, therefore the minimum setback distance shall be equal to the height of the supporting structure. Antenna is self-supporting structure = 20 setback (minimum) required.
    - Existing setbacks (approximate): 26 feet from the north property line, 45 feet from the east property line, 105 feet from the west property line, and 124 feet from the south property line.
    - Proposed setbacks (approximate): 60 feet from the north property line, 73 feet from the east property line, 77 feet from the west property line, and 90 feet from the south property line.
- Other Conditions: no additional conditions, including excess equipment storage or hazardous materials will be incorporated with this wireless facility, or the siren.
- Landscaping: not applicable to this wireless facility, or the emergency alert siren.
- Signage: not applicable to this wireless facility, or the emergency alert siren.
- Lighting: not applicable to this wireless facility, or the emergency alert siren.
- Quantity Limit: The Hose Drying Tower is the only "Tower" element on this property. Whip antenna affixed to the (north) stair tower, which is considered part of the overall building massing. Public / Semi-Public zoning does not required any height limitations to the building masses.
- Emergency Generator: permitted and exempt from noise requirements during emergencies; proposed (new) backup generator on site for emergency use only.
- Noise Level: not applicable to this wireless facility, or the emergency alert siren.
- Visibility: Antenna shall be flush-mounted with no concealment elements, and will not be collocated with any other wireless facility in the future.
- Notice Requirements: not applicable to this wireless facility, or the emergency alert siren.
- Access: No Right-of-Way or access complying with the Americans with Disabilities Act is obstructed by the wireless facility, or the emergency alert siren.
- Security: Wireless facility, and emergency alert siren, are both designed to be resistant to and minimized opportunities for unauthorized access, climbing, vandalism, graffiti, or other conditions, which would result in hazardous conditions, visual blight, or attractive

nuisances. Wireless facility can be reached / maintained from the Roof Deck, which is only accessible to Fire / EMS staff.

- Building Design: Structure mounted antenna shall be integrated with the building design and appear to be visually unobtrusive. Highest point of the antenna shall not exceed 5 feet above the highest point of the stair tower to which it is affixed.

JH Fire / EMS Station 1

JIM Presentation - March 6, 2017

Addition & Remodel



DUBBE MOULDER
ARCHITECTS

Client	Jackson Fire-EMS
Architect	Dubbe-Moulder Architects
Consultant Architect	CRSA Architects
Civil Engineer	Y2 Consultants
Landscape Architect	Pierson Land Works
Structural Engineer	Y2 Consultants
Mechanical Engineer	CN Engineers
Electrical Engineer	Bradley Engineering
Surveyor	Pierson Land Works
General Contractor	T.B.D.



JH FIRE / EMS STATION 1 ADDITION & REMODEL

1.1 EXISTING SITE PLAN

DUBBE MOULDER ARCHITECTS

JIM Presentation - March 6, 2017



Proposed Basement: 1,762 sf
Additional 1st Floor: 1,443 sf
Additional 2nd Floor: 4,972 sf

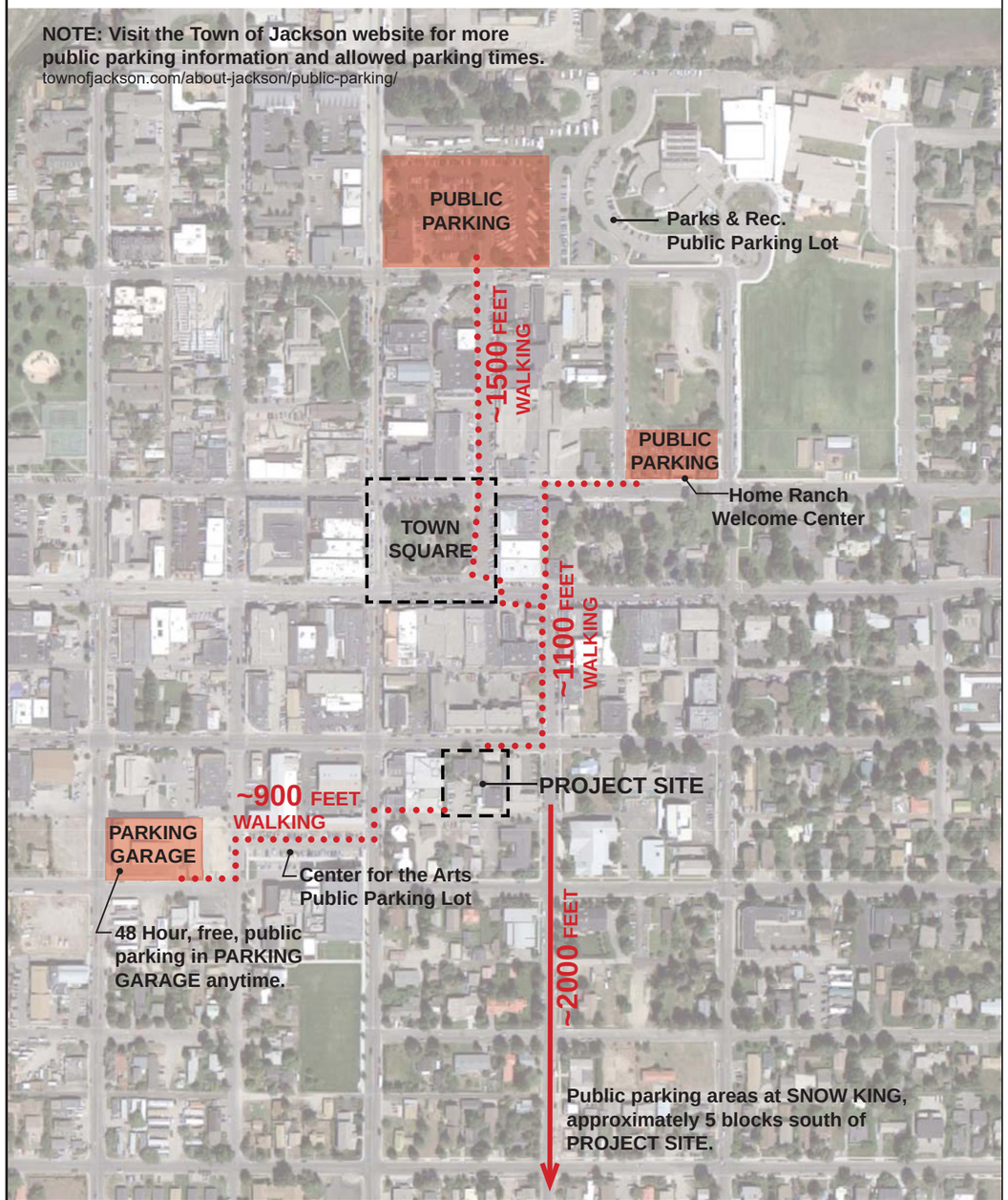
TOTAL AREA ADDED TO BUILDING: 8,177 sf

Proposed 1st Floor: 7,750 sf
Proposed 2nd Floor: 8,004 sf

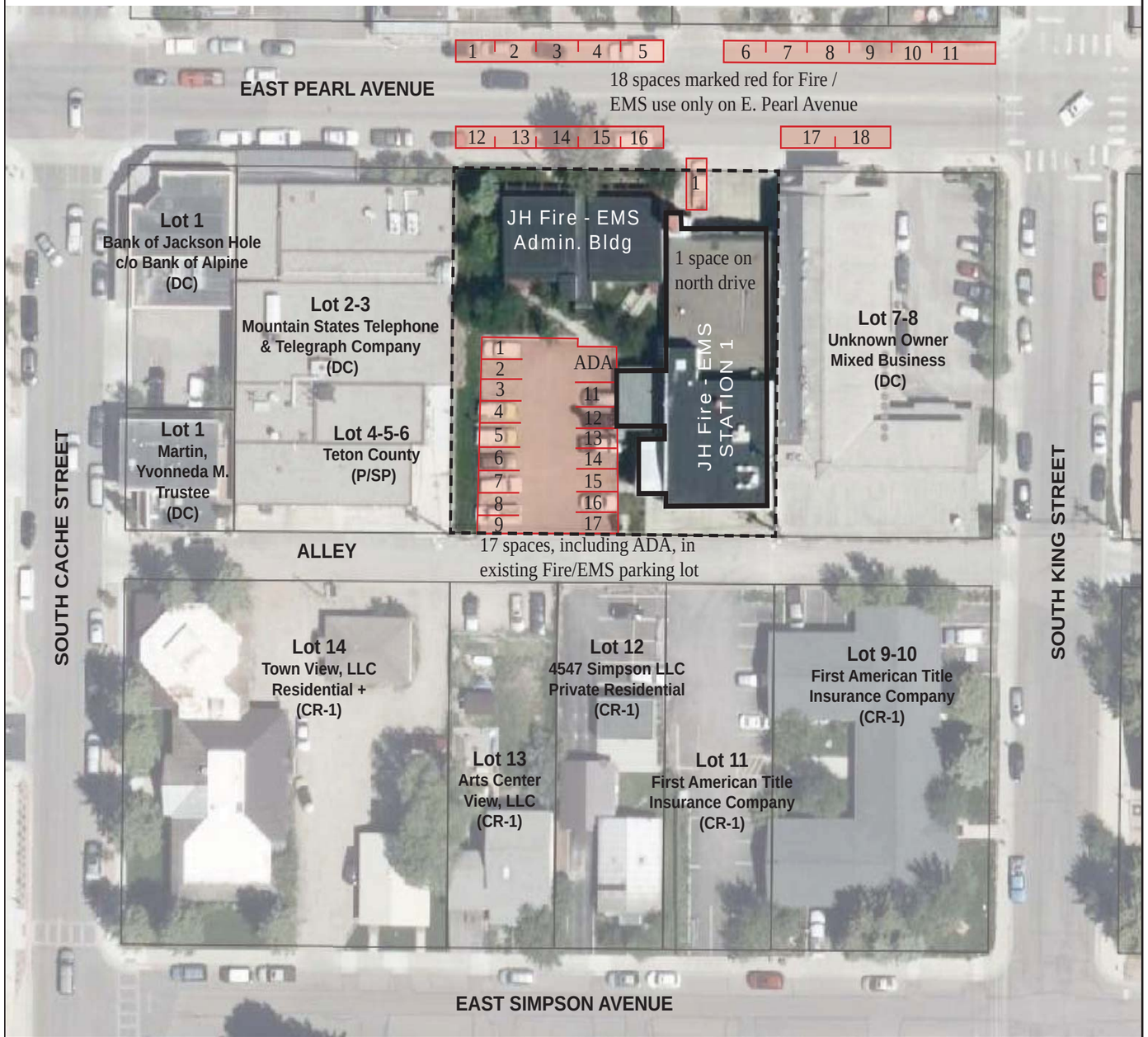
PROPOSED OCCUPIABLE SPACE (Includes Non-Habitable Areas): 17,516 sf

1.2 Proposed Site Plan

Public Parking Areas Proximate to Site



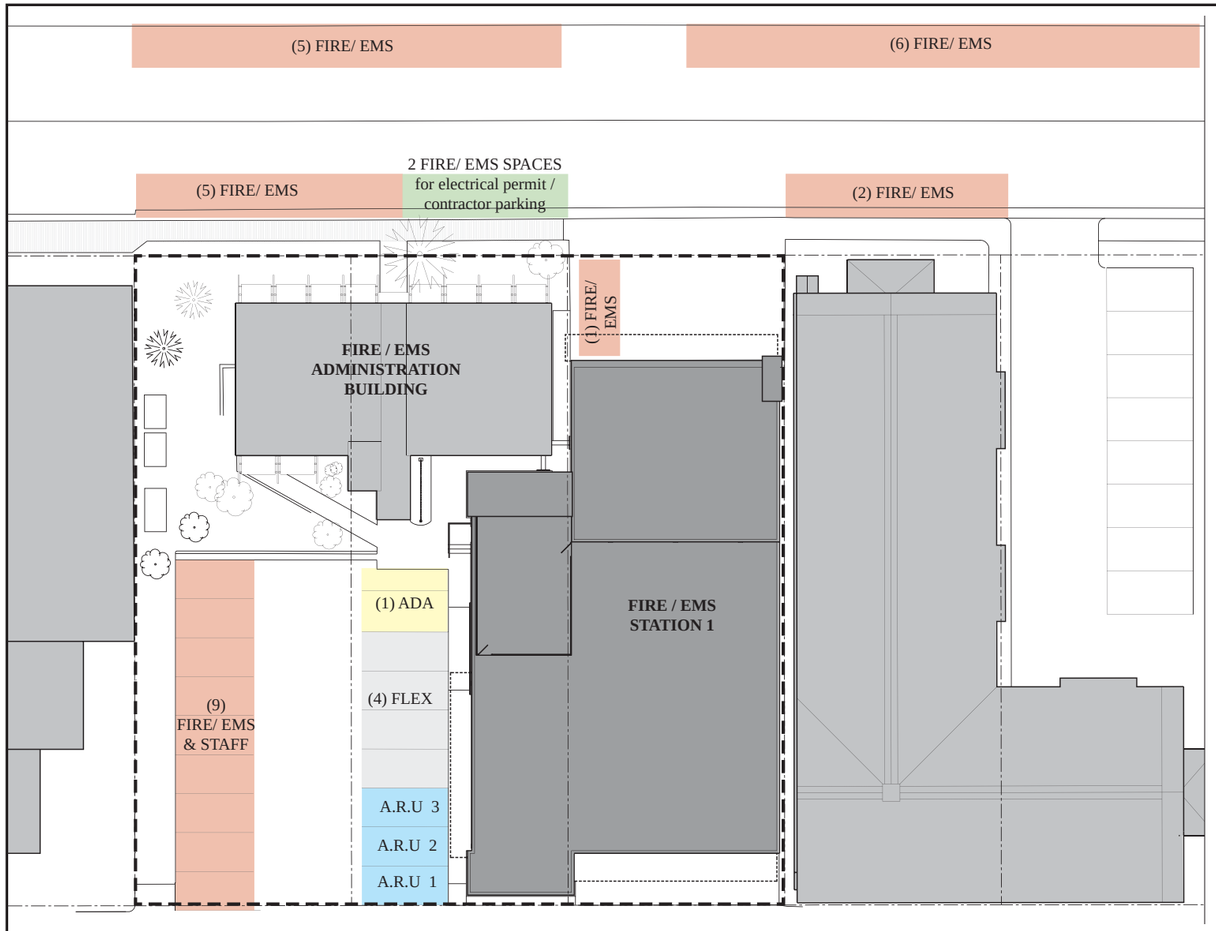
Existing Fire / EMS On-Site Parking

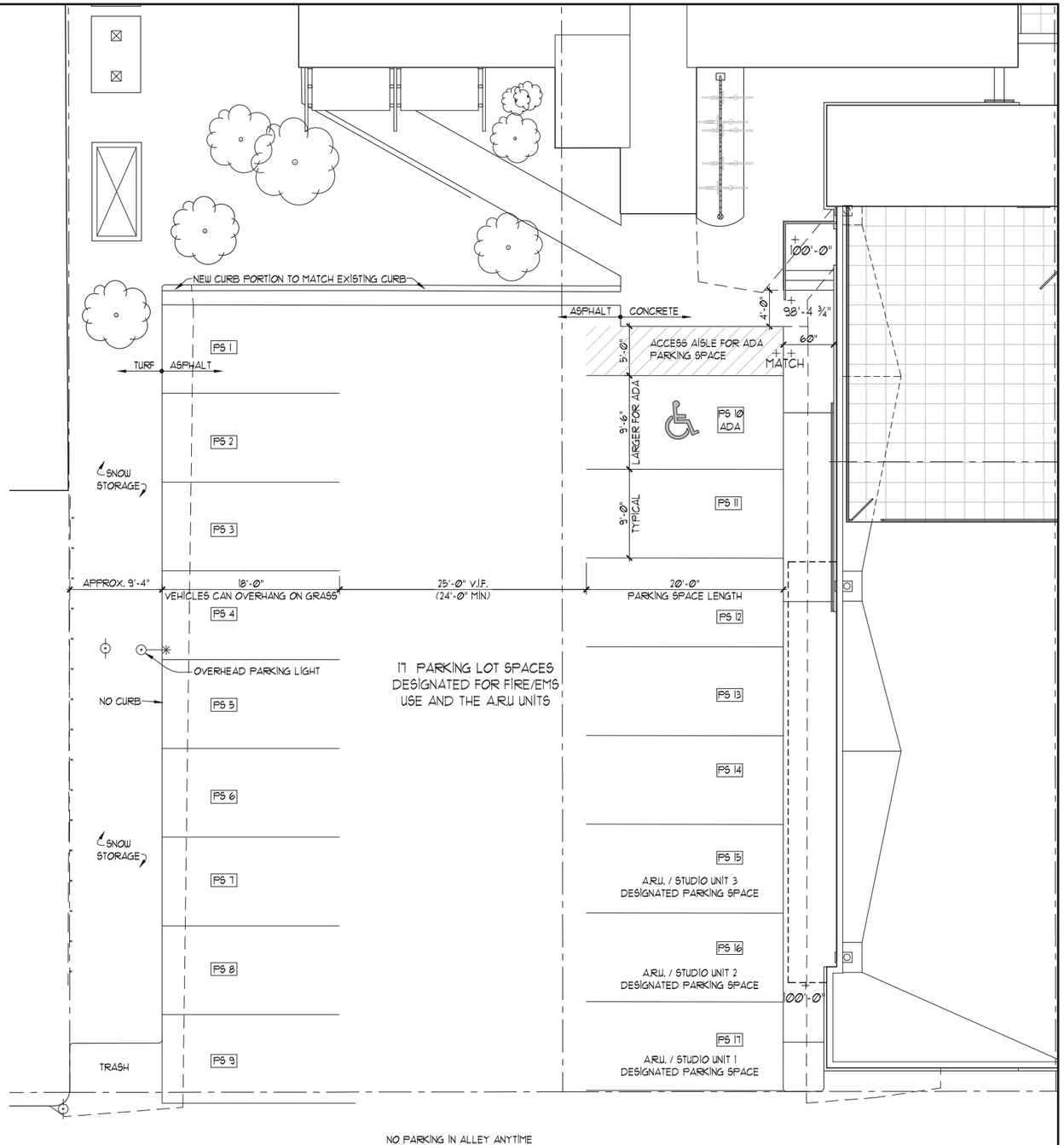


1.3 Existing Parking Plan

DUBBE MOULDER ARCHITECTS

JIM Presentation - March 6, 2017

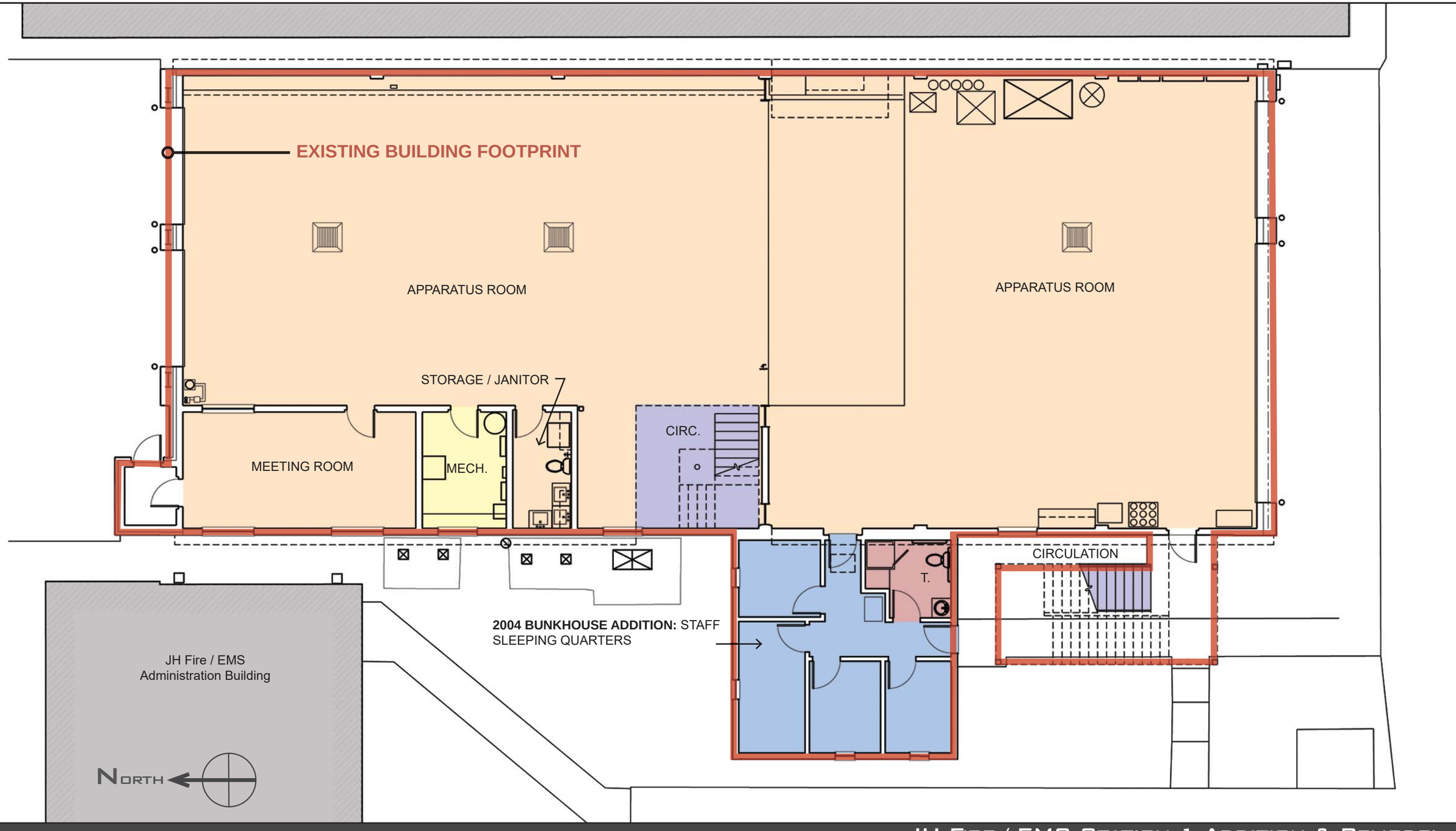




JH FIRE / EMS PARKING LOADS

HOURS	EXPECTED VEHICLES IN FIRE/EMS PARKING LOT (17 SPACES)					EXPECTED VEHICLES ON E. PEARL STREET (18 SPACES)				
	FIRE/ EMS	STAFF	PUBLIC	A.R.U.	TOTAL	VOLUNTEERS	FIRE/ EMS	PUBLIC	A.R.U.	TOTAL
EXISTING PARKING PLAN										
7:30AM-5:30PM	8	2	2	0	12 SPACES	1	VARIES	0	0	VARIES
5:30PM-7:30AM	4	5 TYP.	0	0	9 SPACES	1	1	0	0	VARIES
24/7	4	5 TYP.	0	0	9 SPACES	1	1	0	0	VARIES
PROPOSED PARKING PLAN										
7:30AM-5:30PM	8	2	2	3	15 SPACES					
5:30PM-7:30AM	4	4	0	3	11 SPACES					
24/7			N/A	3	3 MIN					
CONSTRUCTION PARKING PLAN										
7:30AM-5:30PM	0	0	0	0	0	1	5	2	0	VARIES
5:30PM-7:30AM	0	0	0	0	0	0	0	0	0	0
24/7	0	0	0	0	0	0	0	0	0	0

REF: Shared Parking Plan Narrative for more information.



2.1 Existing First Floor Plan

DUBBE MOULDER ARCHITECTS

JIM Presentation - March 6, 2017

EXISTING BUILDING FOOTPRINT

EXISTING 1ST FLOOR SQ. FT: 6,307 sf
Habitable: 6,056 sf
Exterior Stairwell: 251 sf

PROPOSED 1ST FLOOR SQ. FT: 7,750 sf
Existing Habitable to Remain: 5,481 sf
Proposed Habitable: 2,269 sf

(7,750 sf - 6,307 sf = 1,443 sf)

PROPOSED BASEMENT SQ. FT: 1,762
(Non-Habitable. Does Not Include Stairwells)

SHADED AREA =
PROPOSED FULL BASEMENT.
NON-HABITABLE (STORAGE)

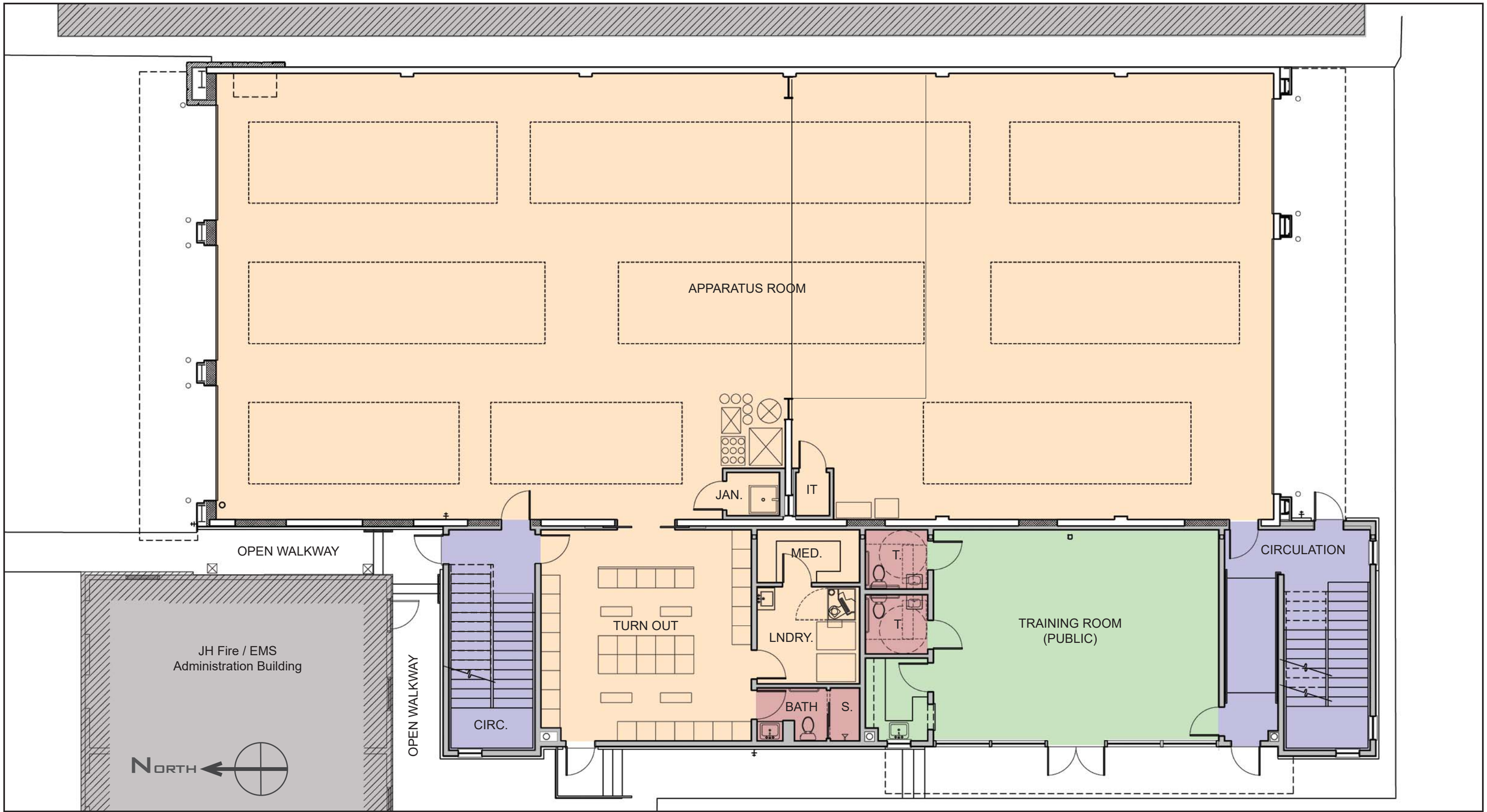
JH Fire / EMS
Administration Building

NORTH

2.2 Proposed First Floor Plan

DUBBE MOULDER ARCHITECTS

JIM Presentation - March 6, 2017

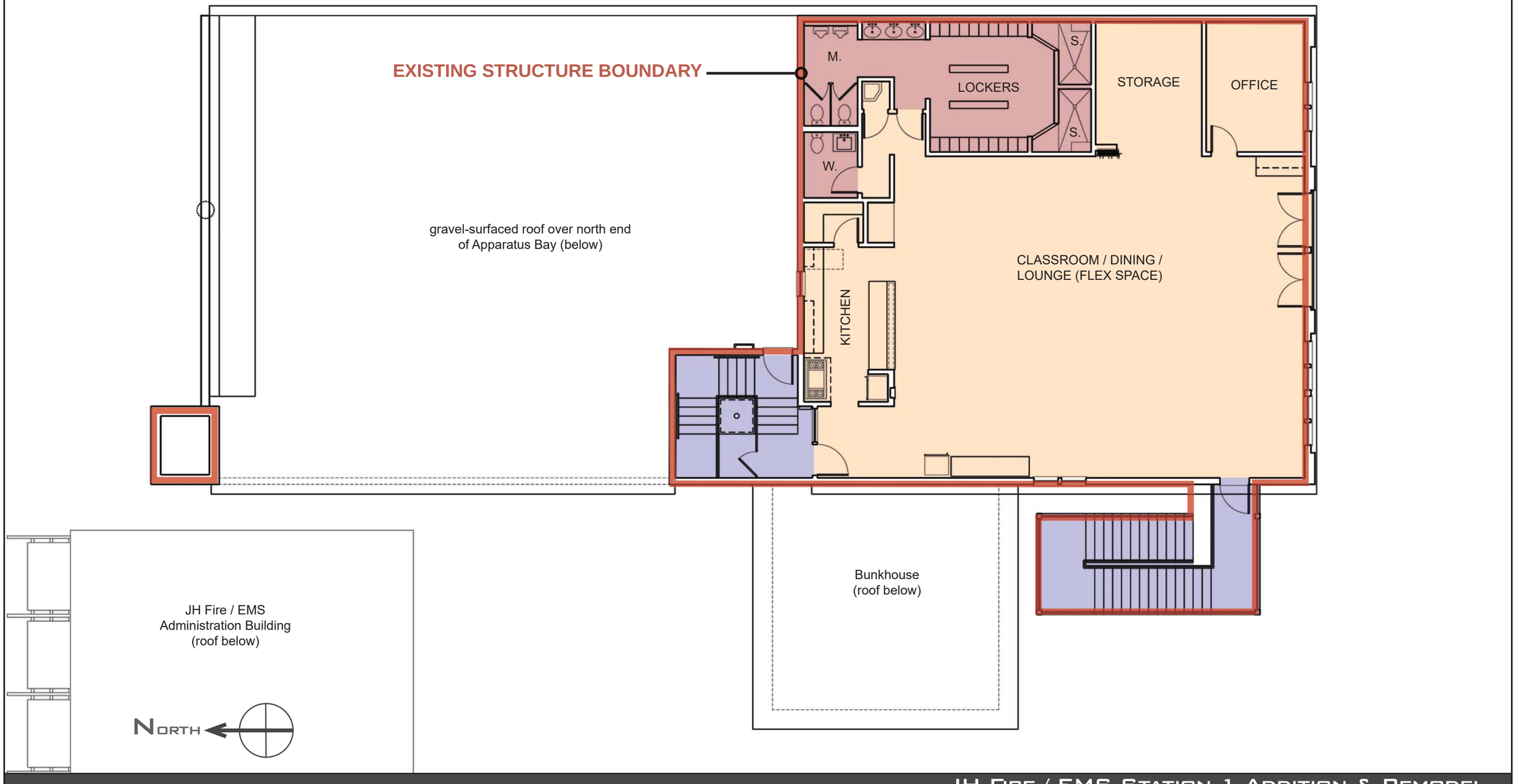


JH Fire / EMS Station 1 Addition & Remodel

2.3 Proposed First Floor Plan

DUBBE MOULDER ARCHITECTS

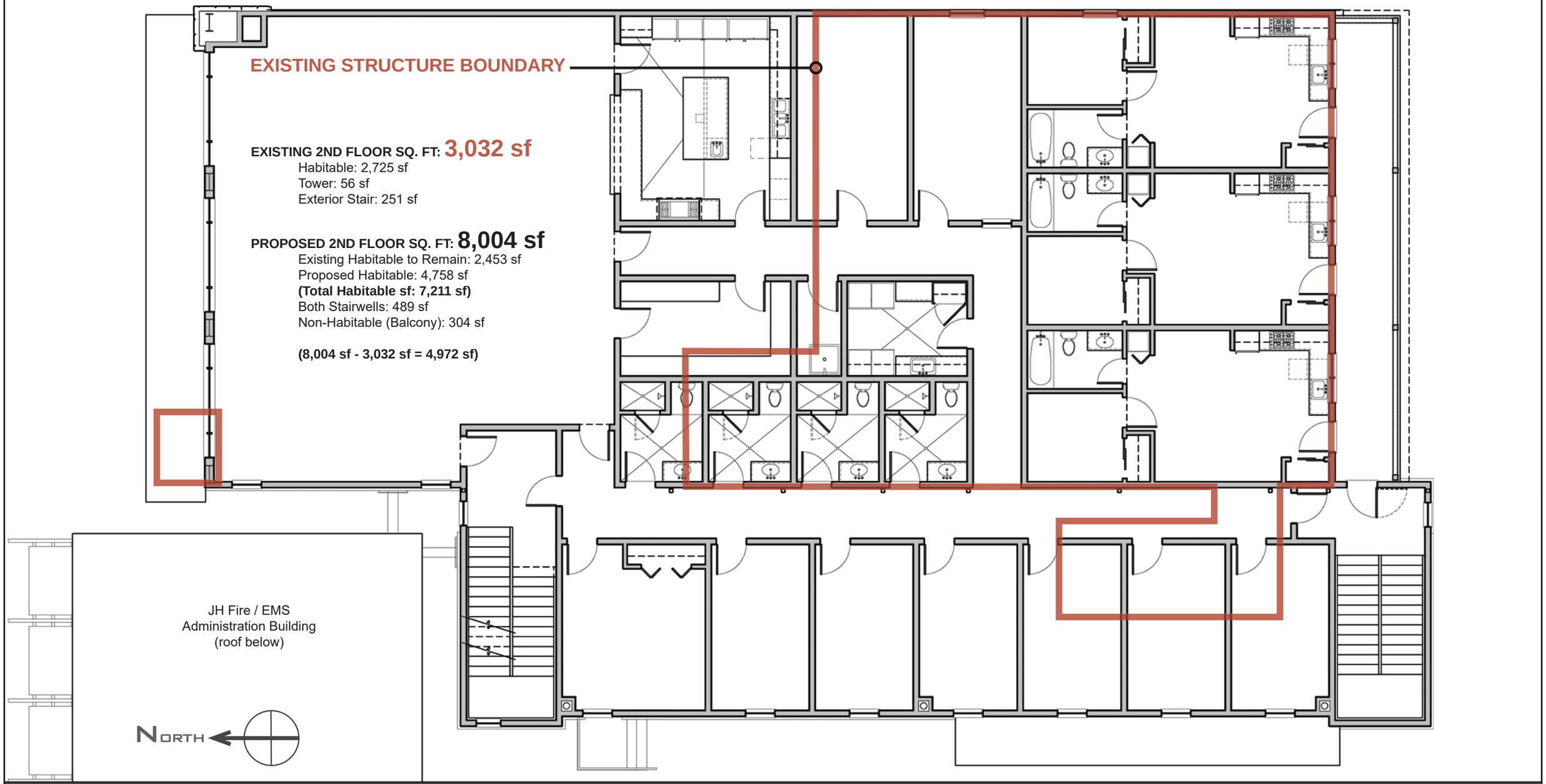
JIM Presentation - March 6, 2017



3.1 Existing Second Floor Plan

DUBBE MOULDER ARCHITECTS

JIM Presentation - March 6, 2017



3.2 Proposed Second Floor Plan

DUBBE MOULDER ARCHITECTS

JIM Presentation - March 6, 2017

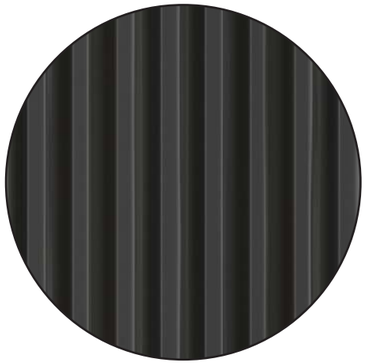


3.3 Proposed Second Floor Plan

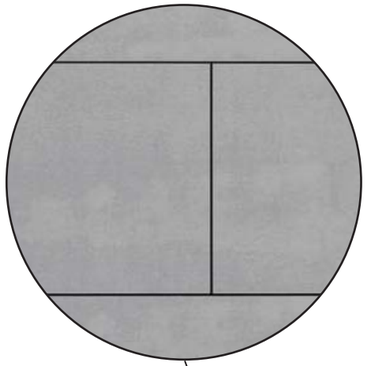
DUBBE MOULDER ARCHITECTS

JIM Presentation - March 6, 2017

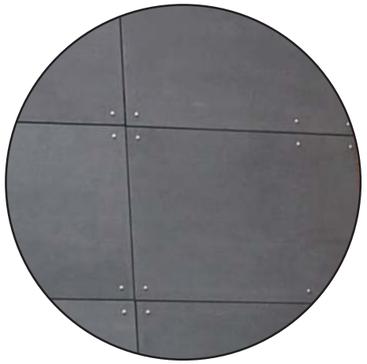
VERTICAL METAL SIDING



PREFABRICATD PANEL 1
High Pressure Compact Laminate (HPL)



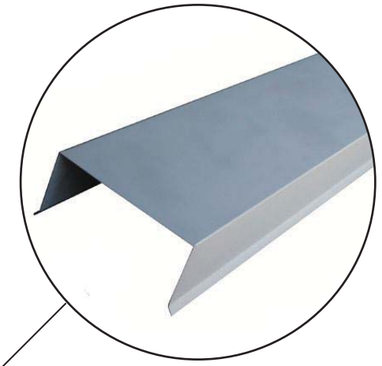
PREFABRICATD PANEL 2
High Pressure Compact Laminate (HPL)



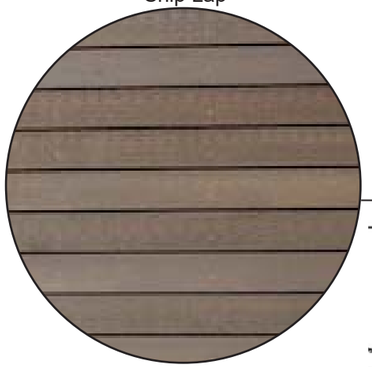
METAL CLAD WINDOW



METAL TRIM & FLASHING



HORIZONTAL WOOD SIDING
Ship Lap



VERTICAL WOOD SIDING,
Random Widths Batten & Board

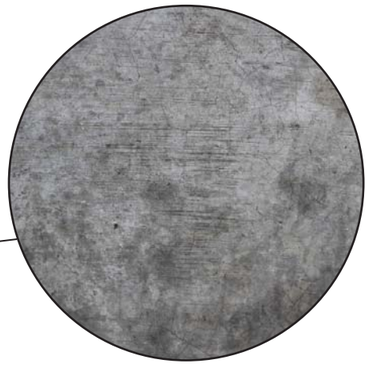




HOSE TOWER

FINAL PRECAST MASONRY
UNIT PANEL TYPE T.B.D..

CONCRETE BASE



4.1 Exterior Materials

DUBBE MOULDER ARCHITECTS

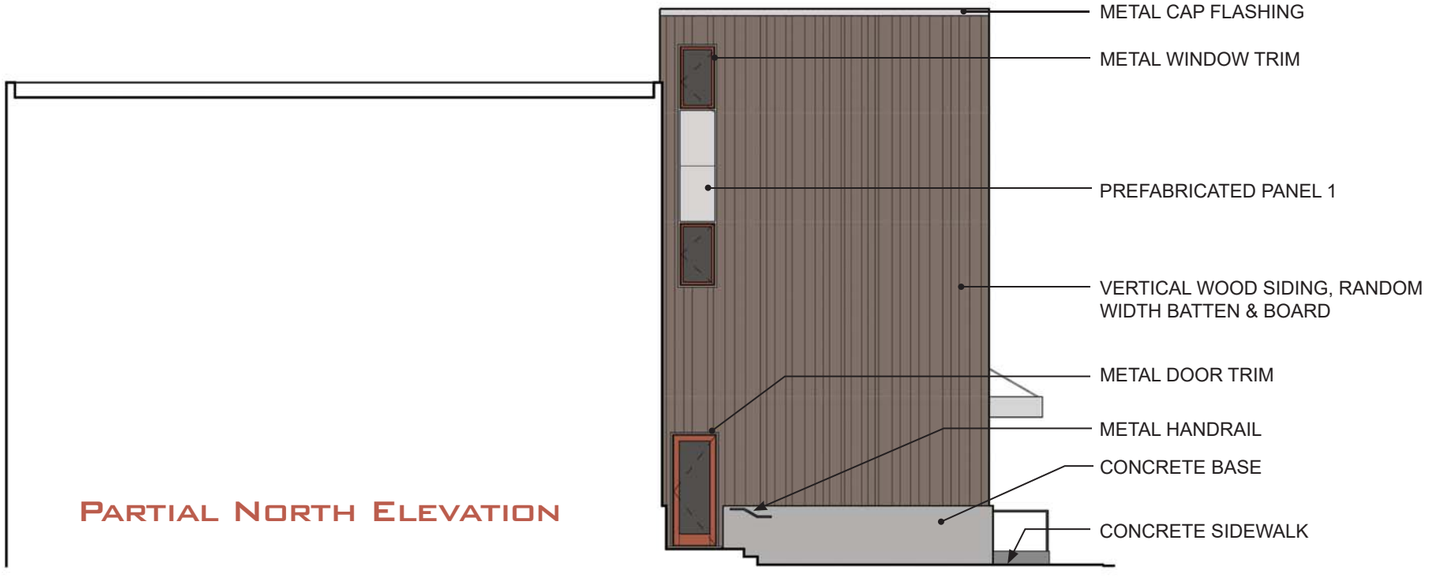
JIM Presentation - March 6, 2017



North Elevation



Existing North Elevation

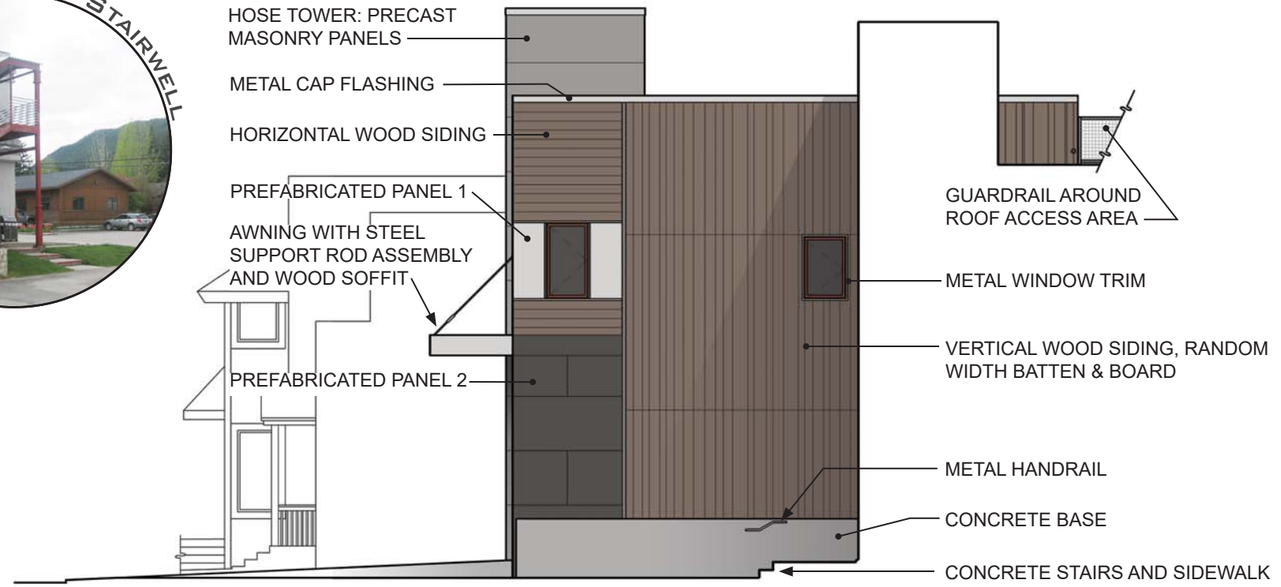


Partial North Elevation

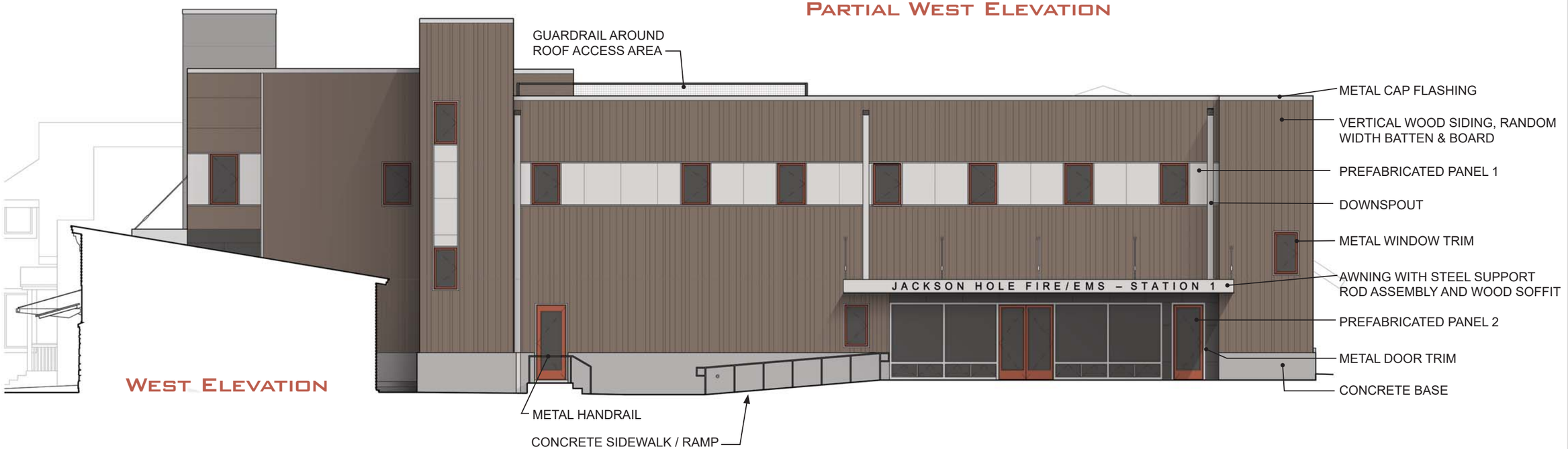








Partial West Elevation



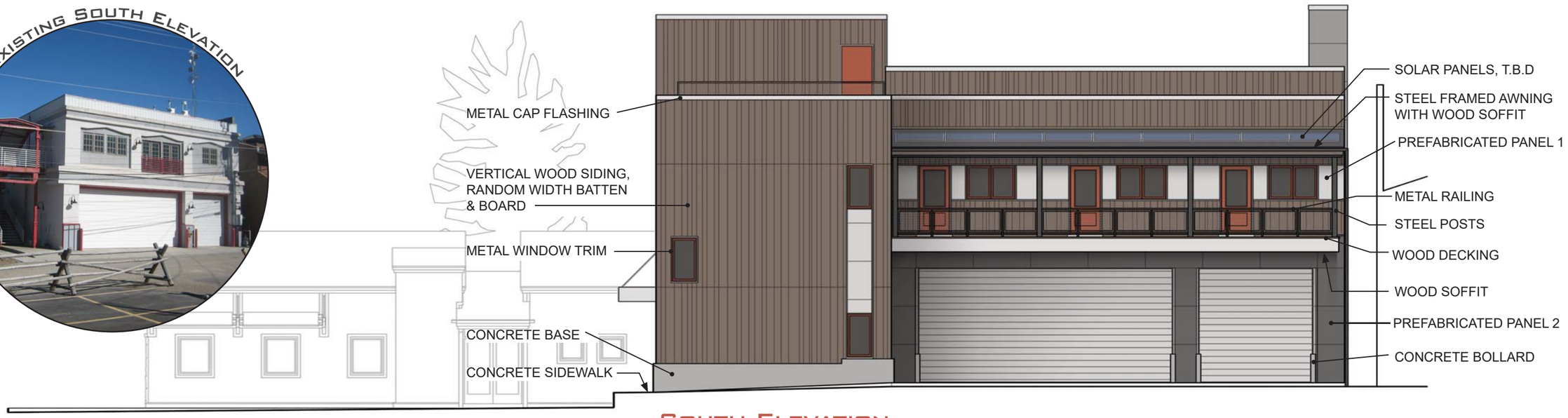
West Elevation

4.3 Exterior Elevations

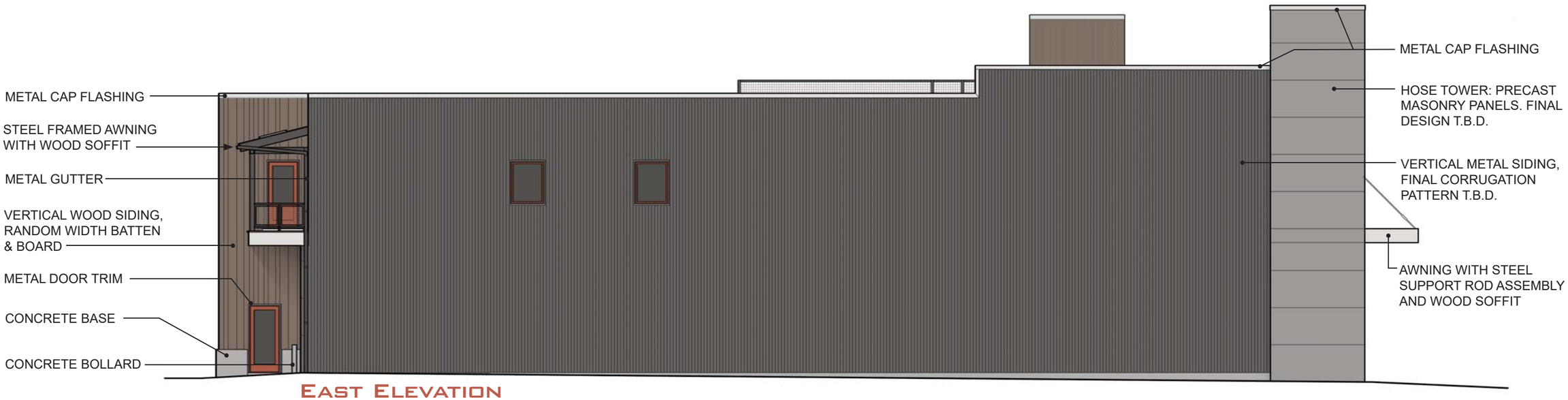
DUBBE MOULDER ARCHITECTS

JIM Presentation - March 6, 2017





SOUTH ELEVATION



EAST ELEVATION

4.4 EXTERIOR ELEVATIONS

DUBBE MOULDER ARCHITECTS

JIM Presentation - March 6, 2017



Pearl Street / North Elevation







JH Fire / EMS Station 1 Addition & Remodel

5.1 Exterior Massing Perspectives

DUBBE MOULDER ARCHITECTS

JIM Presentation - March 6, 2017





ALLEY / SOUTH & WEST ELEVATIONS





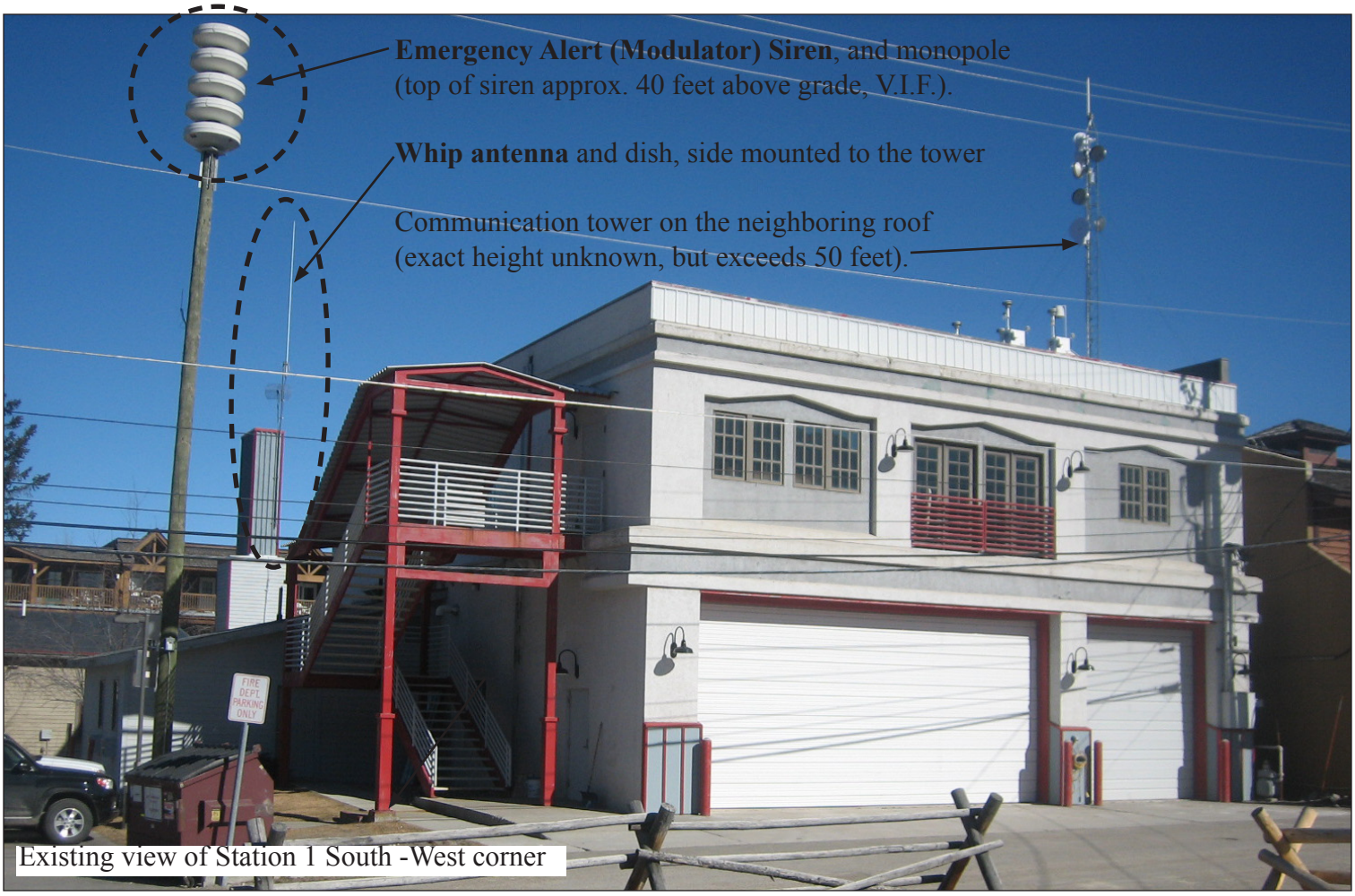


JH FIRE / EMS STATION 1 ADDITION & REMODEL

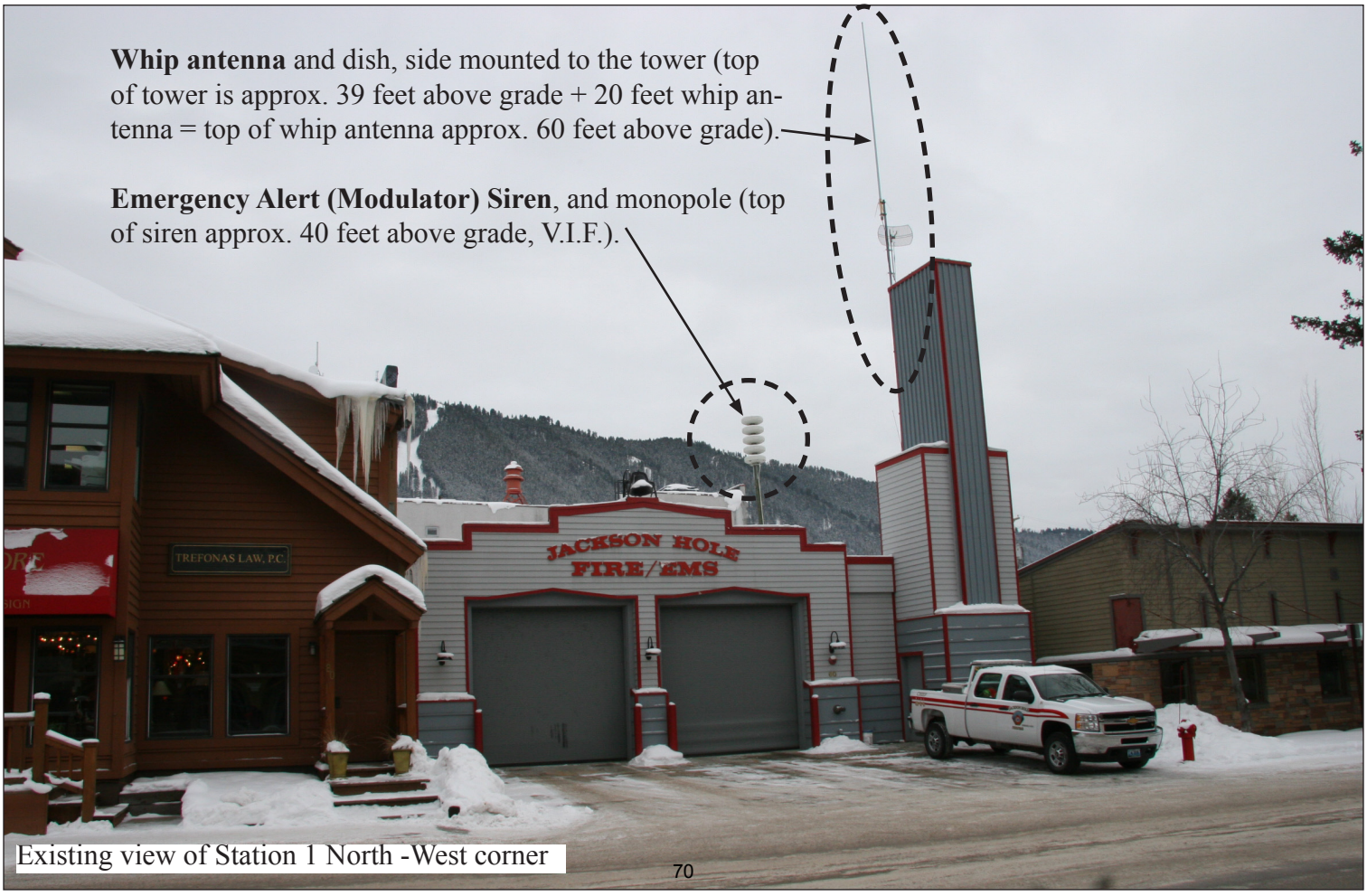
5.2 EXTERIOR MASSING PERSPECTIVES

DUBBE MOULDER ARCHITECTS

JIM Presentation - March 6, 2017



Existing view of Station 1 South -West corner



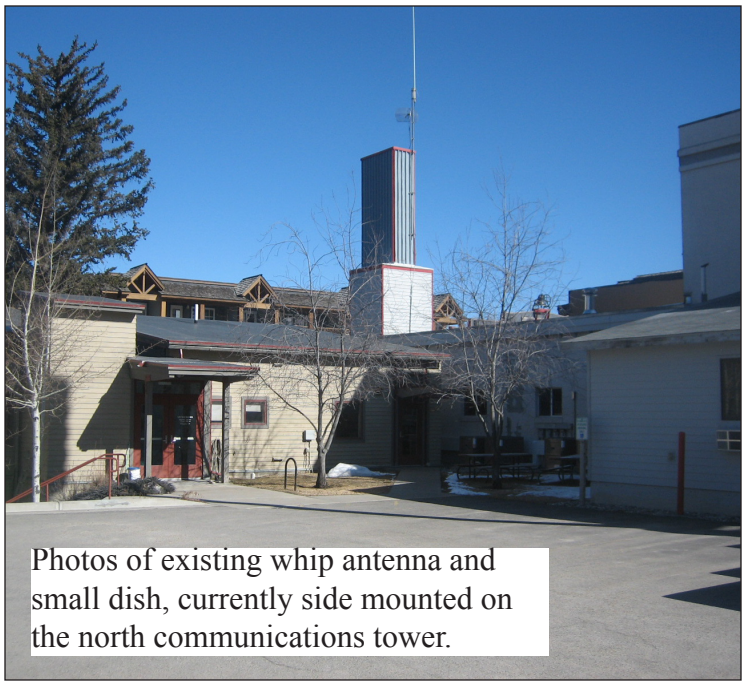
Existing view of Station 1 North -West corner



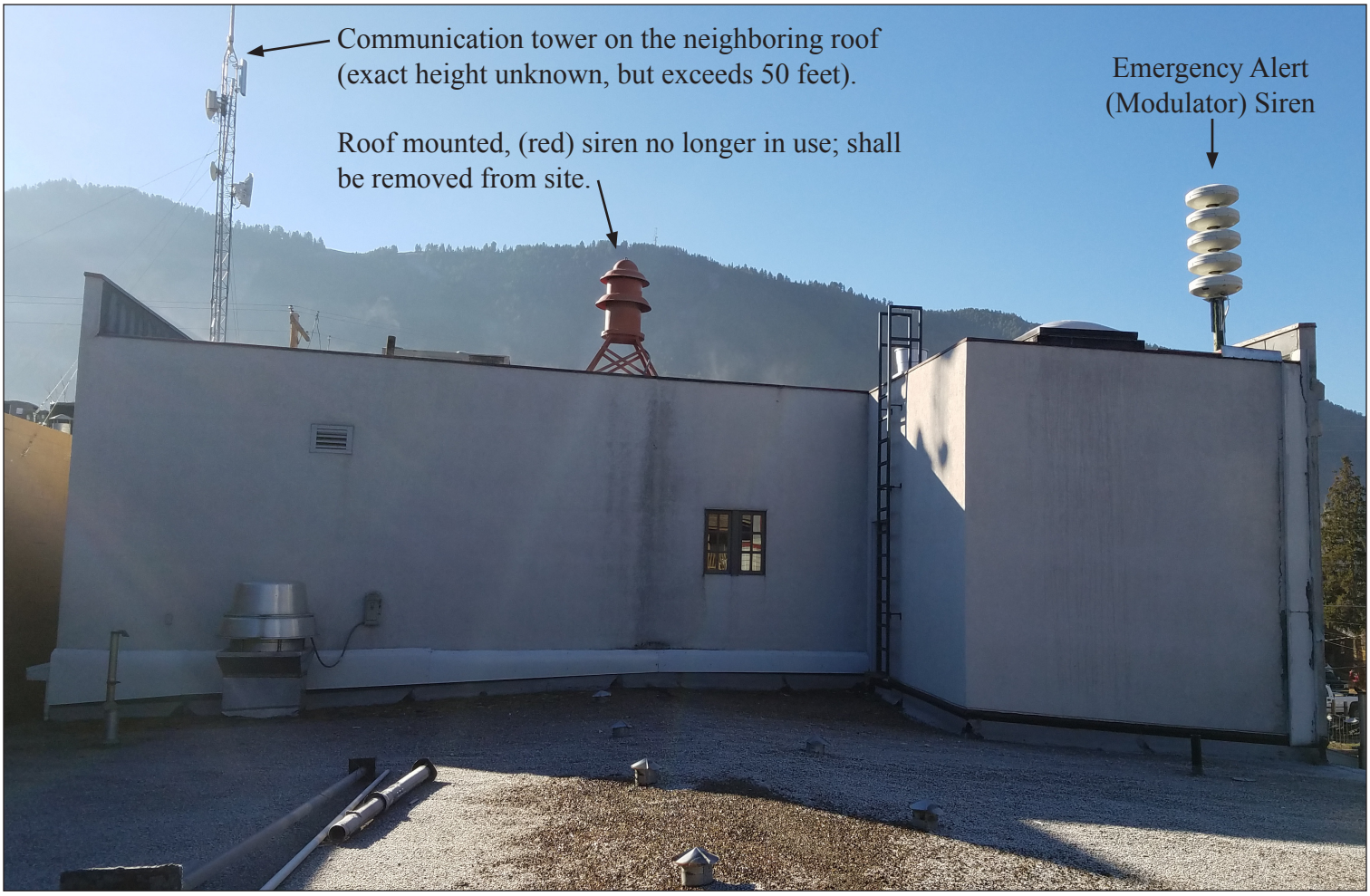








Photos of existing whip antenna and small dish, currently side mounted on the north communications tower.





Photos of the existing emergency alert siren mounted on wood monopole.



EXISTING SITE NOTES

1. THE EXISTING CONDITION SITE DRAWINGS REFLECT THE MEASURED AND RECORDED CONDITIONS PROVIDED BY PIERSON LAND WORKS, SURVEY, DATED AUGUST 2015. EXISTING BUILDING LOCATIONS AND DIMENSIONS ARE A COMBINATION OF THE SURVEY, THE EXISTING BUILDING PLANS, AND FIELD MEASUREMENTS.
2. VERIFY ALL UTILITY LINES AND LOCATIONS WITH CIVIL DRAWINGS. VERIFY ALL UTILITY LINE LOCATIONS AND CONNECTIONS ON SITE AND WITH ENGINEERED DRAWINGS.
3. WHILE THESE DRAWINGS WERE ACCURATELY PREPARED TO REFLECT EXISTING CONDITIONS, THEY SHOULD NOT BE RELIED UPON WITHOUT FURTHER CONFIRMATION SPECIFIC TO THE NEED.
4. NO INVASIVE OR SUB-SURFACE INVESTIGATIONS WERE MADE TO CONFIRM HIDDEN OR NON-VISUAL CONDITIONS.
5. A GEOTECHNICAL INVESTIGATION HAS NOT BEEN CONDUCTED FOR THIS PROJECT SITE PER THE RECOMMENDATION OF Y2 CONSULTANTS.

EAST PEARL AVE.

FIRE / EMS PARKING ZONE IN RED (4 OF THE 18 STREET PARKING SPACES HERE)

FIRE / EMS PARKING ZONE IN RED (2 OF THE 18 STREET PARKING SPACES HERE)

BOARDWALK

LAWN AREA

FLAG POLE

S 90°00'00" W 150.00' (REC.)

50'-0" x 150'-0"

LOT 6
BLOCK 6, TOWN OF JACKSON PLAT NO. 102
.71 AC. (REC.)

EXISTG TOWER

EXISTG BELL

ADMINISTRATIVE BUILDING
FINISH FLOOR = 1200.5'
FF BASEMENT = 1193.3'

RELOCATE EXISTING 20' WHIP ANTENNA, SIDE MOUNTED ON TOWER

EXISTG EPDM ROOFING

EXISTG NATURAL GAS METER LOCATION

VERIFY ALL EXISTG EQUIPMENT AND VENTING ALONG THIS WALL

EXISTG ELECTRICAL METER LOCATION

CONCRETE RETAINING WALL

SATELLITE ON ROOF OF ADJOINING BUILDING - POSSIBLY ENCROACHING

CONTROL POINT, RE: PLANS

EXISTG A.C. CONDENSER UNITS

EXISTG 4" CONCRETE PADS OVER 4" GRAVEL

GRAVEL SURFACED BUILT-UP ROOFING

EXISTG EXTERIOR CIRCUIT BREAKERS

EXISTG A.C. CONDENSER UNITS

FIRE STATION 1
FINISH FLOOR (NORTH) = 1201
FINISH FLOOR (SOUTH) = 1203.2

EXISTG GENERATOR (GENERAC 2000 SERIES)

COLD STORAGE BUILDING CONDOMINIUMS

EXISTG SKYLIGHT

EXISTING LADDER FROM ROOF BELOW

EXISTING EMERGENCY SIREN

SLOPED ACCESS FROM PARKING

CONCRETE CURB

ASPHALTIC CONCRETE PARKING LOT

N 00°00'00" W 150.00' (REC.) BASIS OF BEARING

N 00°00'00" W 150.00' (REC.)

APPROX. 12'-0"

18'-0" PARKING LENGTH APPROX.

25'-0" APPROX.

20'-0" PARKING LENGTH

50'-0" APPROXIMATE WIDTH OF EACH LOT

SLOPE DOWN

EXISTING 2004 BUNKHOUSE ADDITION

24'-11" APPROX.

VERIFY EXACT BOUNDARY OF EXISTING PARKING LOT

FIRE/ EMS PARKING LOT

EXISTG PARKING LOT LIGHT, TO BE REMOVED

EXISTG UTILITY POLE WITH EMERGENCY ALERT SIREN TO BE RELOCATED

EXISTG PARKING LOT LIGHT, TO BE REMOVED

EXISTG EPDM ROOFING OVER 1981 ADDITION

EXISTING PARAPET WALL

EXISTING EXTERNAL STAIRWAY

EXISTING METAL ROOF

VERIFY EXISTING MECHANICAL EQUIPMENT STORED ON ROOF

EXISTING PARAPET WALL

VERIFY ALL EQUIPMENT ALONG THIS CORNER RE: ELECTRICAL

EXISTING PARAPET WALL

EXISTG STEPS

DN

50'-0" x 150'-0"
LOT 4
BLOCK 6, TOWN OF JACKSON PLAT, NO. 102
.71 AC. (REC.)

50'-0" x 150'-0"
LOT 5
BLOCK 6, TOWN OF JACKSON PLAT, NO. 102
.71 AC. (REC.)

EXISTG TRASH DUMPSTER PAD

CONTROL POINT, RE: PLANS

S 90°00'00" W 150.00' (REC.)

EXISTG POWER POLE

EXISTG POWER POLE

ALLEY

SOUTH KING STREET

PROJECT NORTH

EXISTING SITE PLAN
1 / A1.1 1/8"=1'-0"

NOT FOR CONSTRUCTION PROGRESS SET

JH FIRE / EMS STATION 1 EXPANSION

60 EAST PEARL AVENUE
JACKSON, WYOMING

DUBBE MOULDER ARCHITECTS

JACKSON
1160 Alpine Lane, STE 2A
PO BOX 9227
Jackson, WY 83002
PHONE: (307) 733-9551

DRIGGS
37 North First East
PO BOX 169
Driggs, ID 83422
PHONE: (208) 354-0151

OWNERSHIP & USE OF DOCUMENTS

DRAWINGS & SPECIFICATIONS, AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF DUBBE-MOULDER ARCHITECTS, P.C.

GENERAL CONTRACTOR
T.B.D.

SURVEY
PIERSON LAND WORKS
P.O. BOX 1143
JACKSON, WY 83001
307.733.5429

CIVIL ENGINEER
Y2 CONSULTANTS
P.O. BOX 2674
215 E. SIMPSON AVE
JACKSON, WY 83001
307.733.2999

STRUCTURAL ENGINEER
Y2 CONSULTANTS
P.O. BOX 2674
215 E. SIMPSON AVE
JACKSON, WY 83001
307.733.2999

MECHANICAL ENGINEER
CN ENGINEERS
P.O. BOX 4195
410 CACHE STREET
JACKSON, WY 83001
307.733.8765

ELECTRICAL ENGINEER
BRADLEY ENGINEERING
P.O. BOX 2556
382 WALNUT ST
IDAHO FALLS, ID 83403
208.523.2862

OWNERS
TETON COUNTY
BOARD OF COUNTY COMMISSIONERS

JH FIRE / EMS STATION 1
60 EAST PEARL AVENUE
P.O. BOX 901
JACKSON, WY 83001

MATT REDWINE BATTALION CHIEF

Set Title: PERMIT SET

Set Title	Set Issue Date
PRELIMINARY SET	FEBRUARY 25, 2016
PROGRESS SET	JUNE 17, 2016
PROGRESS SET	JANUARY 6, 2017
PROGRESS SET	APRIL 3, 2017
PROGRESS SET	JULY 18, 2017
DEV / CUP SET	SEPTEMBER 19, 2017
PERMIT SET	T.B.D.

Drawing Title: EXISTING SITE PLAN

Drawn By:

Checked By:

Plot Date: DECEMBER 5, 2017

Sheet Number: A1.1

Scale: AS NOTED

Project Number: 1507

EAST PEARL AVE.

FIRE / EMS PARKING ZONE IN RED (5 OF THE 18 STREET PARKING SPACES HERE)

FIRE / EMS PARKING ZONE IN RED (2 OF THE 18 STREET PARKING SPACES HERE)

BOARDWALK

RELOCATE FIRE HYDRANT AWAY FROM DRIVEWAY. RE: CIVIL DWGS FOR EXACT LOCATION

RE: CIVIL

LOT 4 BLOCK 6, TOWN OF JACKSON PLAT. NO. 102 J1 AC. (REC.)

LOT 5 BLOCK 6, TOWN OF JACKSON PLAT. NO. 102 J1 AC. (REC.)

LOT 6 BLOCK 6, TOWN OF JACKSON PLAT. NO. 102 J1 AC. (REC.)

LAWN AREA

FLAG POLE

CONCRETE APRON / DRIVEWAY. VERIFY EXTENT OF NEW VERSUS EXISTING SLAB IN THE FIELD

VERIFY EXISTING WATER LINE CONNECTION IN FIELD. RE: CIVIL DWGS

FIRE DEPARTMENT CONNECTION. RE: MECHANICAL DWGS

RELOCATE (4) EXISTING AC CONDENSER UNITS TO THIS AREA. VERIFY PRECAST CONCRETE PAD SIZE AND LOCATION WITH BOTH CIVIL AND MECHANICAL DWGS

A/C

A/C

NOTE: VERIFY ANY NEW LANDSCAPING WITH OWNER AND ARCHITECT IN THE FIELD

LOCATE NEW BACK-UP GENERATOR HERE. V.I.F. APPROX. 7'x5' CONCRETE PAD SHOWN. VERIFY SIZE AND LOCATION WITH MECH. & CIVIL DWGS.

SATELLITE ON ROOF OF ADJOINING BUILDING - POSSIBLY ENCROACHING

CENTURY LINK BUILDING

RAILROAD TIE RETAINING WALL

CONCRETE RETAINING WALL

ADMINISTRATIVE BUILDING
FINISH FLOOR = 2200'5
FF BASEMENT = 189.3'

60'-5"

(NORTH) AWNING ROOF (ABOVE GARAGE BAYS)

HOSE DRYING TOWER

CONCRETE SIDEWALK, V.I.F.

METAL GRATE SURFACE AT NORTH SIDE OF OPEN WALKWAY, FINAL DESIGN T.B.D.

OPEN WALKWAY

SLOPE DOWN

NEW AWNINGS OVER EGRESS DOORS WITHIN WALKWAY

METAL GRATE LANDING AND STAIRS

OPEN WALKWAY

SOLAR PANELS, VERIFY DESIGN IN THE FIELD

CONCRETE SIDEWALK

CONTROL POINT, RE: PLANS

(NORTH) STAIR TOWER

SLOPE DOWN

ROOF DRAIN WITH OVERFLOW SCUPPER

PVC MEMBRANE

CRICKET

PARAPET WALL

BIKE RACKS

STAIRS TO BASEMENT 13 RISERS @ 6" RISERS @ 12"

DOWN

EXISTING TREES BY ADMIN. STAIRS TO REMAIN. VERIFY WITH CIVIL DWGS

PROPOSED LANDSCAPING T.B.D.

NEW AWNING OVER EGRESS DOOR

3'-2" V.I.F.

NEW EXISTING CONCRETE CURB

EXISTING CONCRETE SLAB BY CURB

VERIFY EXISTING VS. PROPOSED HARDSCAPE SURFACES RE: CIVIL DWGS.

APPROX. 22'-5½", V.I.F.

(EXISTING) 20 FOOT WHIP ANTENNA SHALL BE RELOCATED TO THE SOUTH FACE OF THE (NORTH) STAIR TOWER. MOUNTING DETAIL IN-KIND TO EXISTING ASSEMBLY. TOP OF ANTENNA + 5 FEET (MAX) ABOVE THE HIGHEST POINT OF THE STAIR TOWER TO WHICH IT IS AFFIXED

THROUGH WALL DRAIN ONTO LOWER ROOF AREA

GATE. RE: ROOF DECK DETAILS

2'-6" V.I.F.

5'-0"

ROOF DECK

VERIFY ALL MECHANICAL EQUIPMENT LOCATED ON ROOF. RE: MECH DWGS.

MECHANICAL STORAGE ON PROPOSED ROOF STRUCTURE

NEW ROOF STRUCTURE

PROPOSED EDGE OF PARKING LOT / ASPHALT SURFACE EDGE

PROPOSED CONCRETE SIDEWALK. VERIFY SPOT ELEVATIONS AND SLOPES WITH CIVIL DWGS

SLOPE UP (1/2)

PVC ROOFING WITH IPE DECK PAVERS ABOVE

GUARDRAIL 42" ABOVE FINISHED ROOF

FIRE STATION 1
FINISH FLOOR (NORTH) = 2021'
FINISH FLOOR (SOUTH) = 2052'

EXISTING ROOF STRUCTURE

6 OF EXISTING 1ST FLOOR STRUCTURAL BEAM (RE: GRID LINE 4 ON FLOOR PLANS)

WASHED ROCK GROUND COVER BETWEEN BUILDINGS. VERIFY DRAINAGE PLAN WITH CIVIL DWGS

GOLD STORAGE BUILDING CONDOMINIUMS

SOUTH KING STREET

LAWN AREA / SNOW STORAGE

EXISTING EDGE OF PARKING LOT / ASPHALT

PROPOSED EDGE OF PARKING LOT / ASPHALT SURFACE EDGE

APPROX. 9'-5"

GATE. RE: ROOF DECK DETAILS

EXISTING EDGE OF PARKING LOT / ASPHALTIC CONCRETE

PROPERTY LINE

ROOF DRAIN WITH OVERFLOW SCUPPER

PROPERTY LINE

FIRE/ EMS PARKING LOT

NEW OVERHEAD PARKING LOT LIGHT ON CONCRETE BASE. RE: ELECTRICAL DWGS

ASPHALTIC CONCRETE PARKING LOT. VERIFY PROPOSED VS. EXISTING SLAB WITH CIVIL. SOME EXISTING ASPHALT SURFACE MAY REMAIN. T.B.D.

NOTE: RE: PARKING PLAN, A1.4 FOR PROPOSED BUILDING FOOTPRINT, SPOT ELEVATIONS AND HARDSCAPING. VERIFY ALL GRADING WITH CIVIL DRAWINGS.

NEW ROOF STRUCTURE

EXISTING ROOF STRUCTURE

VERIFY SNOW STORAGE AREAS AND DRAINAGE PLAN WITH CIVIL DWGS

APPROX. 22'-5", V.I.F.

2'-5" V.I.F.

SLOPE DOWN

SLOPE DOWN

LAWN AREA / SNOW STORAGE

EXISTING EDGE OF PARKING LOT / ASPHALT

PROPOSED NEW EDGE OF PARKING LOT / ASPHALT

9'-8" V.I.F.

7'-6" V.I.F.

EXISTING EDGE OF PARKING LOT / ASPHALT

22'-10½"

PROPOSED EDGE OF PARKING LOT / ASPHALT

VERIFY ALL GRADING WITH CIVIL DWGS

(WEST) AWNING ROOF (ABOVE STOREFRONT WINDOWS & SIDEWALK)

PVC MEMBRANE ROOF

PARAPET WALL

ROOF DRAIN WITH OVERFLOW SCUPPER

CONTROL POINT, RE: PLANS

3'-5" V.I.F.

PARAPET WALL

PARAPET WALL

(EXISTING) EMERGENCY ALERT (MODULAR) SIREN TO BE RELOCATED. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR SIREN RELOCATION. COORDINATE WITH TETON COUNTY EMERGENCY MANAGEMENT AS REQUIRED. MOUNTING HEIGHT AND DETAIL TO MATCH EXISTING IN-KIND. VERIFY WITH MANUFACTURER.

LVE APPROX. 9'-4"

NEW LVE TRANSFORMER- AND CONCRETE PAD. VERIFY LOCATION AND DESIGN WITH LOWER VALLEY ENERGY AND CIVIL DRAWINGS

CONCRETE SIDEWALK AND STAIRS, 7 RISERS @ 6" EACH

4'-0"

SLOPE DOWN

SLOPE DOWN

SLOPE DOWN

(SOUTH) AWNING ROOF (ABOVE EXTERIOR BALCONY)

PROPOSED EAST AND SOUTH FRAMED WALLS ALIGN WITH THE LOCATIONS OF THE EXISTING EAST AND SOUTH FRAMED WALLS

RE: ELECTRICAL AND CIVIL DRAWINGS FOR ALL EXISTING AND PROPOSED UTILITIES

VERIFY REQ'D SETBACK IN FIELD

PROPOSED TRASH AREA

CONTROL POINT, RE: PLANS

APPROX. 22'-4½", V.I.F.

2'-6" V.I.F.

SHED ROOF OVER (SOUTH) STAIR

4'-8½"

4'-8½"

2'-10½"

EXISTING POWER POLE TO REMAIN OR BE RAISED. T.B.D. EXISTING OVERHEAD POWER LINES TO BE RETIRED. VERIFY WITH LOWER VALLEY ENERGY.

PROPOSED EDGE OF CONCRETE SIDEWALK TO MEET THE FINISHED ASPHALT IN ALLEY. RE: CIVIL

EXISTING POWER POLE (C). V.I.F.

NEW POWER POLE (B). VERIFY EXACT LOCATION AND DESIGN ON SITE AND WITH LOWER VALLEY ENERGY

21'-0" -VERIFY FINAL LOCATION WITH LVE

VERIFY PROP'D SEWER SERVICE AND CLEANOUT WITH CIVIL AND MECH. DWGS

EXISTING POWER POLE (A). V.I.F.

ALLEY / SOUTH DRIVEWAY / PARKING LOT. EXISTING SITE GRADING AND SPOT ELEVATIONS TO REMAIN UNCHANGED

SLOPE DOWN

ALLEY

SLOPE DOWN

SLOPE DOWN

PROJECT NORTH

N W E S

1 / A1.3 PROPOSED SITE PLAN 1/8"=1'-0"

NOT FOR CONSTRUCTION PROGRESS SET

JH FIRE / EMS STATION 1 EXPANSION

60 EAST PEARL AVENUE
JACKSON, WYOMING

DUBBE MOULDER ARCHITECTS

JACKSON
1160 Alpine Lane, STE 2A
PO BOX 9227
Jackson, WY 83002
PHONE: (307) 733-9551

DRIGGS
37 North First East
PO BOX 169
Driggs, ID 83422
PHONE: (208) 354-0151

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GENERAL CONTRACTOR
T.B.D.

SURVEY
PIERSON LAND WORKS
P.O. BOX 1143
JACKSON, WY 83001
307.733.5429

CIVIL ENGINEER
Y2 CONSULTANTS
P.O. BOX 2674
215 E. SIMPSON AVE
JACKSON, WY 83001
307.733.2999

STRUCTURAL ENGINEER
Y2 CONSULTANTS
P.O. BOX 2674
215 E. SIMPSON AVE
JACKSON, WY 83001
307.733.2999

MECHANICAL ENGINEER
CN ENGINEERS
P.O. BOX 4195
410 CACHE STREET
JACKSON, WY 83001
307.733.8765

ELECTRICAL ENGINEER
BRADLEY ENGINEERING
P.O. BOX 2556
382 WALNUT ST
IDAHO FALLS, ID 83403
208.523.2862

OWNERS
TETON COUNTY
BOARD OF COUNTY COMMISSIONERS

JH FIRE / EMS STATION 1
60 EAST PEARL AVENUE
P.O. BOX 901
JACKSON, WY 83001

MATT REDWINE BATTALION CHIEF

Set Title: PERMIT SET

Set Title	Set Issue Date
PRELIMINARY SET	FEBRUARY 25, 2016
PROGRESS SET	JUNE 17, 2016
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PROGRESS SET	JULY 18, 2017
DEV / CUP SET	SEPTEMBER 19, 2017
PERMIT SET	T.B.D.

Drawing Title: PROPOSED SITE PLAN

Drawn By:

Checked By:

Plot Date: DECEMBER 5, 2017

Scale: AS NOTED

Project Number: 1507

Sheet Number: A1.3

EXTERIOR MATERIALS SCHEDULE

PVC ROOFING:
TYPICAL OF ALL FLAT AND LOW-SLOPED ROOFS. VERIFY FINAL COLOR SELECTION WITH ARCHITECT. FASTENING TYPE T.B.D. (MECHANICALLY FASTENED VS. FULLY ADHERED.)

AWNING ROOF STRUCTURE:
STEEL ROD SUPPORT ASSEMBLY SUPPORTS TUBE-STEEL PURLINS AND WOOD SOFFIT - FINAL DETAIL T.B.D. BY ARCHITECT. RE: DETAILS.

METAL ROOFING:
TYPICAL OF SLOPED SHED ROOFS AT THE SOUTH STAIR ROOF AND BALCONY AWNING FINAL METAL ROOFING FINAL SPEC. T.B.D. CORRUGATED PAINT LOCK FACTORY FINISH. VERIFY FINISH COLOR WITH ARCHITECT.

METAL FLASHING:
FLASHING AS REQUIRED PER DETAILS, VERIFY INSTALLATION WITH MANUFACTURER. ALL EXPOSED METAL FLASHING TO BE PAINT-LOCKED. FINAL COLOR TO BE DETERMINED BY ARCHITECT. GAUGE THICKNESS TO MEET OR EXCEED STANDARDS PUBLISHED BY THAT TRADE. ALL NON-EXPOSED FLASHING MAY BE GALVANIZED OR APPROVED ALTERNATIVE.

METAL CAP FLASHING / METAL FASCIA:
PAINT LOCKED FACTORY FINISH, BENT METAL PROFILE. FINISH COLOR T.B.D.

METAL TRIM:
TYPICAL LOW-PROFILE BENT METAL TRIM. EXPOSED FLASHING PORTION APPROX. 1 ½" REVEAL. VERIFY WITH DRAWING DETAILS. TRIM SURROUNDS ALL WINDOWS, ENTRY DOORS, AND 'BANDING' ELEMENTS (PREFABRICATED PANEL TYPE 2) BETWEEN WINDOWS. RE: DETAILS.

METAL RAILINGS, TYPE 1:
TYPICAL LOCATION AT WALK OUT ROOF DECK AND SOUTH BALCONY. METAL TOP RAIL TO BE ROUND STOCK TUBE METAL, 1 ½ DIAMETER FINISH T.BD. LOWER RAIL TO MATCH WOVEN METAL INTERMEDIATE PANEL. ½" METAL FRAME WITH 4" MAX OPENING BETWEEN LEAVES. MATCH RAILINGS IN FINISH AND COLOR. RE: DETAILS.

METAL RAILINGS, TYPE 2:
ROUND STOCK TUBE 1 ½" DIAMETER. TOP RAIL ONLY. FINISH TYPE AND COLOR. T.B.D.

VERTICAL METAL SIDING:
VERTICAL METAL SIDING, TYPICAL OF EAST ELEVATION CLADDING. FINAL PATTERN AND FINISH T.B.D. BY ARCHITECT. RE: DETAILS FOR PROPOSED WALL ASSEMBLY. PAINT LOCKED FACTORY FINISH. VERIFY FINAL COLOR WITH ARCHITECT.

VERTICAL WOOD SIDING:
VERTICAL BOARDS OF VARYING SIZES RANGING FROM 1x4 TO 1x10, GRADE NO. 2 OR BETTER, INLAND RED CEDAR WITH RESAWN FACE. SHIP LAP PROFILE. VARY BOARD SIZES BUT KEEP REVEAL DIMENSION CONSISTENT (1" TO 1 ½" REVEAL ANTICIPATED.) FINAL DETAIL TO BE APPROVED BY ARCHITECT PER REVIEW OF THE MOCK-UP. PROVIDE PROPER BACKING FOR NAILING. NAILS TO BE PROPER GAUGE RUST RESISTANT OR ZINC COATED (WINGLE NAILS FOR SIDING APPLICATIONS. MOUNT OVER HORIZONTAL FURRING STRIPS. RE: DETAILS

HORIZONTAL WOOD SIDING:
HORIZONTAL WOOD SIDING TO BE 1x8, GRADE NO. 2 OR BETTER, INLAND RED CEDAR WITH RESAWN FACE. PROVIDE BEVEL PROFILE AND 6" EXPOSURE TO THE WEATHER. VERIFY WALL ASSEMBLY, INCLUDING BOARD PROFILE AND REVEAL WITH DETAILS FINAL DETAIL TO BE APPROVED BY ARCHITECT PER REVIEW OF THE MOCK-UP. NAILS TO BE PROPER GAUGE RUST-RESISTANT OR ZINC COATED NAILS FOR SIDING APPLICATIONS. MOUNT OVER VERTICAL FURRING STRIPS. RE: DETAILS.

WOOD SOFFIT:
ALL WOOD SOFFIT TO BE 1x6, GRADE NO. 2 OR BETTER, INLAND RED CEDAR WITH RESAWN FACE. PROVIDE TONGUE AND GROOVE PROFILE WITH SQUARE BUTT JOINTS. RE: DETAILS.

WOOD DECKING:
ALL WOOD DECKING TO BE 2x6, SELECT PATIO GRADE OR BETTER, CON-COMMON REDWOOD WITH SMOOTH SAWN FACE, TYPICAL OF SOUTH BALCONY DESIGN. SCREW DECKING TO STRUCTURAL UNDERCARRIAGE WITH PROPER GAUGE AND DIMENSION RUST RESISTANT OR ZINC COATED SCREWS. USE SQUARE DRIVE SCREW HEADS. PRE-DRILL AND COUNTERSINK.

PREFABRICATED PANEL TYPE 1:
FLAT SHEET METAL PANELS APPLIED OVER SHEATHING. FINAL DETAIL T.B.D. AND APPROVED BY ARCHITECT. PROVIDE MOCK UP PRIOR TO APPROVAL. DARK GREY COLOR FINISH. T.B.D.

PREFABRICATED PANEL TYPE 2:
FLAT SHEET METAL PANELS APPLIED OVER SHEATHING. FINAL DETAIL T.B.D. AND APPROVED BY ARCHITECT. PROVIDE MOCK UP PRIOR TO APPROVAL. LIGHT GREY COLOR FINISH. T.B.D.

PRECAST MASONRY PANELS:
PRECAST MASONRY PANELS (FOUND ON HOSE DRYING TOWER) THIN VENEER (APPROX. 2" DRAWN CURRENTLY, BUT SUBJECT TO CHANGE.) STONE OR CONCRETE LIKELY. FINAL PANEL TYPE, SIZE, ASSEMBLY, AND LAYOUT T.B.D. SECURE PANELS PER MANUFACTURER'S RECOMMENDATIONS. MOCK UP MAY BE REQUIRED. VERIFY DETAIL WITH ARCHITECT.

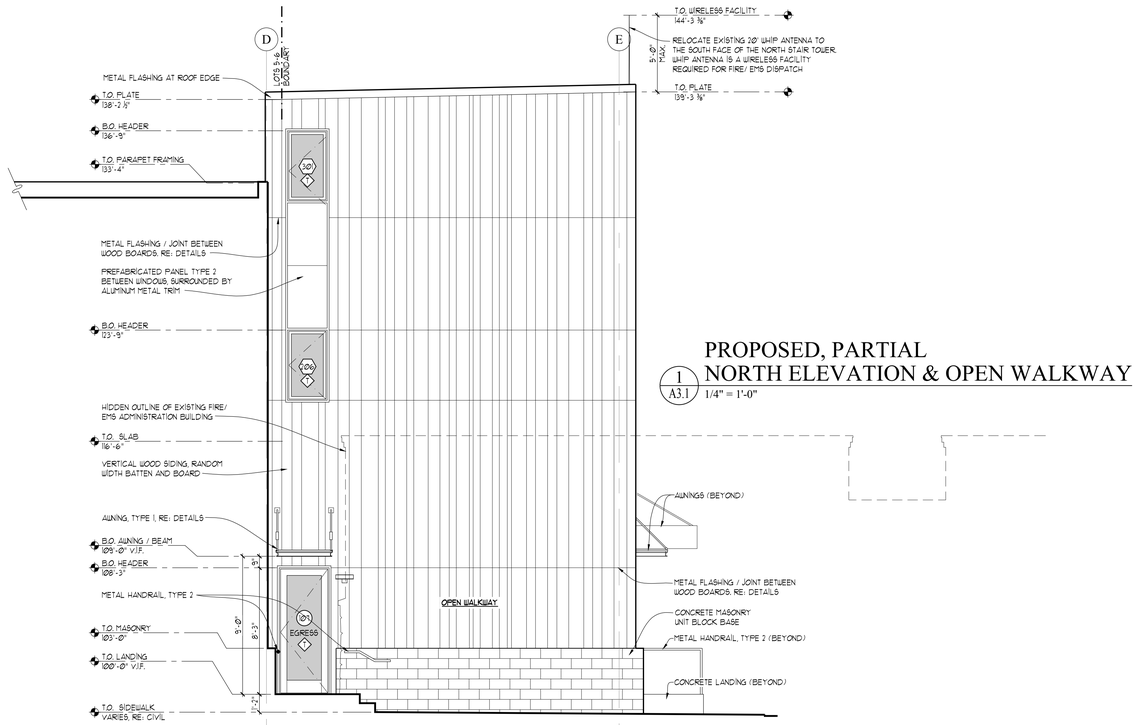
CONCRETE MASONRY UNIT BLOCK BASE:
6" SOLID CORE. SMOOTH FACE CONCRETE MASONRY UNIT BLOCK. FINISH COLOR, TEXTURE, AND DETAIL T.B.D. IN THE FIELD. PROVIDE METAL FLASHING AT CAP. RE: DETAILS. SECURE ALL MASONRY TO BUILDING WITH APPROPRIATE METAL TIES. SEE STRUCTURAL DRAWINGS FOR APPROPRIATE LEDGERS, ETC. PROVIDE MOCK-UP FOR REVIEW AND APPROVAL BY ARCHITECT PRIOR TO INSTALLATION.

ROOF DECK PAVERS:
24" x 24" IPE WOOD DECK PAVERS MOUNTED ON ADJUSTABLE PEDESTALS. VERIFY FINAL DETAILS AND FINISHES WITH MANUFACTURER AND ARCHITECT PRIOR TO INSTALLATION.

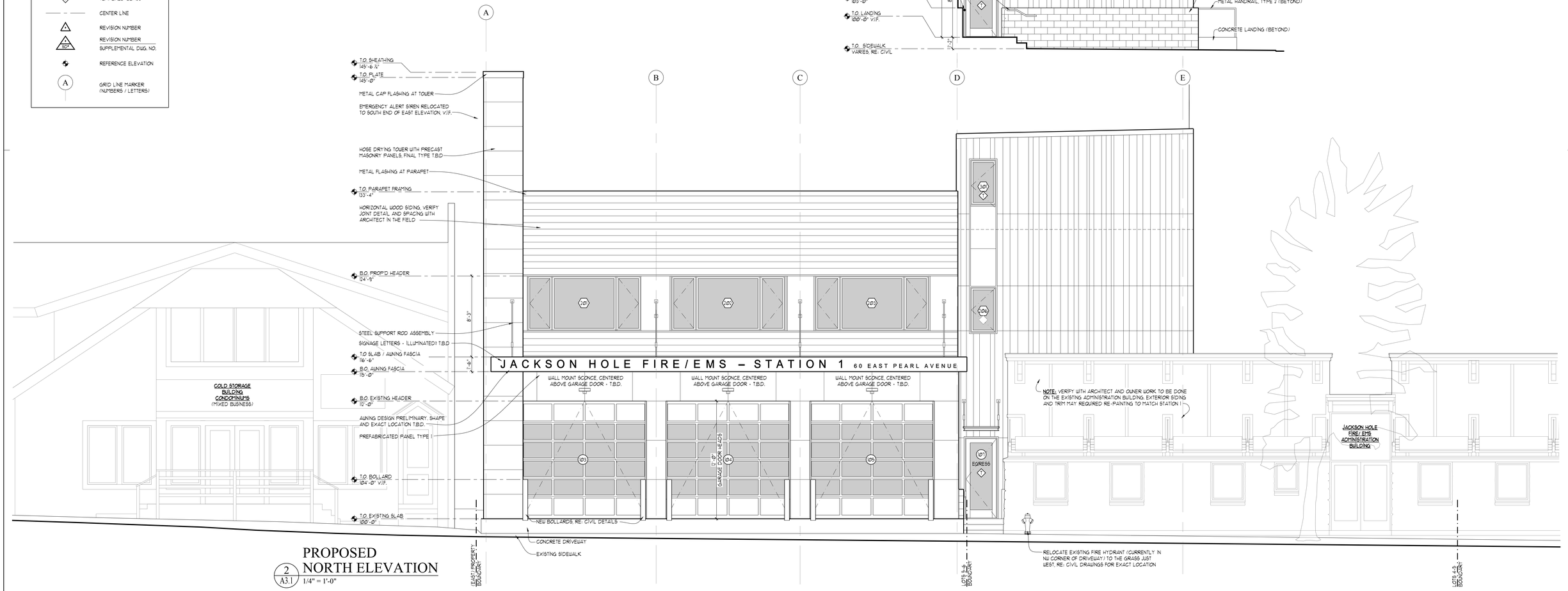
NOTE: REFER TO THE PROJECT MANUAL FOR COMPLETE SPECIFICATIONS, INCLUDING APPROVED MANUFACTURERS.

EXTERIOR ELEVATION LEGEND

- DETAIL NUMBER / SHEET NUMBER
- WALL SECTION LETTER / SHEET NUMBER
- 888 — DOOR NUMBER
- 888 — WINDOW NUMBER
- T — TEMPERED GLASS
- CENTER LINE
- 1 — REVISION NUMBER
- 1 / SD1* — REVISION NUMBER / SUPPLEMENTAL DWG. NO.
- REFERENCE ELEVATION
- A — GRID LINE MARKER (NUMBERS / LETTERS)



1 A3.1 — PROPOSED, PARTIAL NORTH ELEVATION & OPEN WALKWAY
1/4" = 1'-0"



2 A3.1 — PROPOSED NORTH ELEVATION
1/4" = 1'-0"

NOT FOR CONSTRUCTION PROGRESS SET

JH FIRE / EMS STATION 1 EXPANSION

60 EAST PEARL AVENUE
JACKSON, WYOMING

DUBBE MOULDER ARCHITECTS

JACKSON
1160 Alpine Lane, STE 2A
PO BOX 9227
Jackson, WY 83002
PHONE: (307) 733-9551

DRIGGS
37 North First East
PO BOX 169
Driggs, ID 83422
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T.B.D.

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PIERSON LAND WORKS
P.O. BOX 1143
JACKSON, WY 83001
307.733.5429

CIVIL ENGINEER
Y2 CONSULTANTS
P.O. BOX 2674
215 E. SIMPSON AVE
JACKSON, WY 83001
307.733.2999

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CN ENGINEERS
P.O. BOX 4195
410 CACHE STREET
JACKSON, WY 83001
307.733.8765

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BRADLEY ENGINEERING
P.O. BOX 2556
382 WALNUT ST
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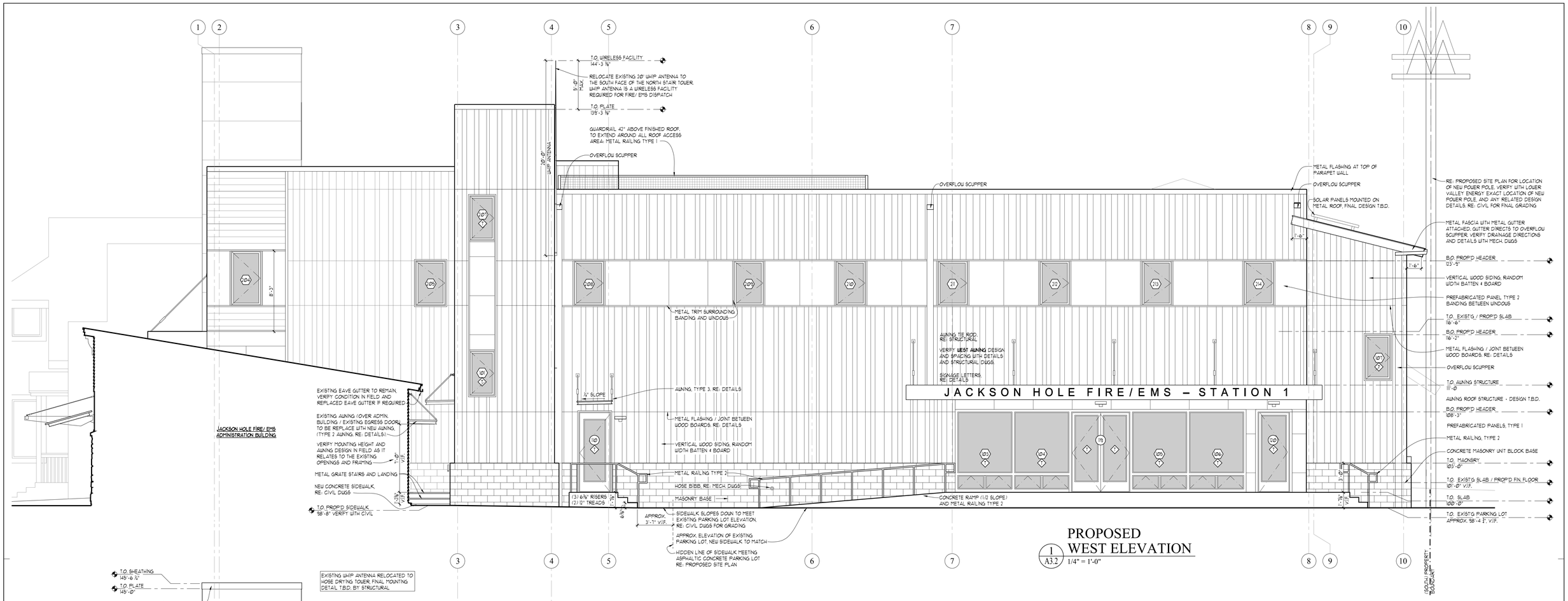
MATT REDWINE BATTALION CHIEF

Set Title: PERMIT SET

Set Title	Set Issue Date
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PROGRESS SET	JUNE 17, 2016
PROGRESS SET	JANUARY 6, 2017
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PROGRESS SET	JULY 18, 2017
DEV / CUP SET	SEPTEMBER 19, 2017
PERMIT SET	T.B.D.

Drawing Title: PROPOSED EXTERIOR ELEVATIONS

Drawn By:
Checked By:
Plot Date: DECEMBER 5, 2017
Scale: 1/4" = 1'-0"
Project Number: 1507
Sheet Number: A3.1



PROPOSED WEST ELEVATION

1 / A3.2 — 1/4" = 1'-0"

PROPOSED, PARTIAL WEST ELEVATION OF OPEN WALKWAY

2 / A3.2 — 1/4" = 1'-0"

REFERENCE NOTES

REFERENCE SHEET A3.1 FOR EXTERIOR MATERIALS SCHEDULE AND EXTERIOR ELEVATION LEGEND.

NOT FOR CONSTRUCTION PROGRESS SET

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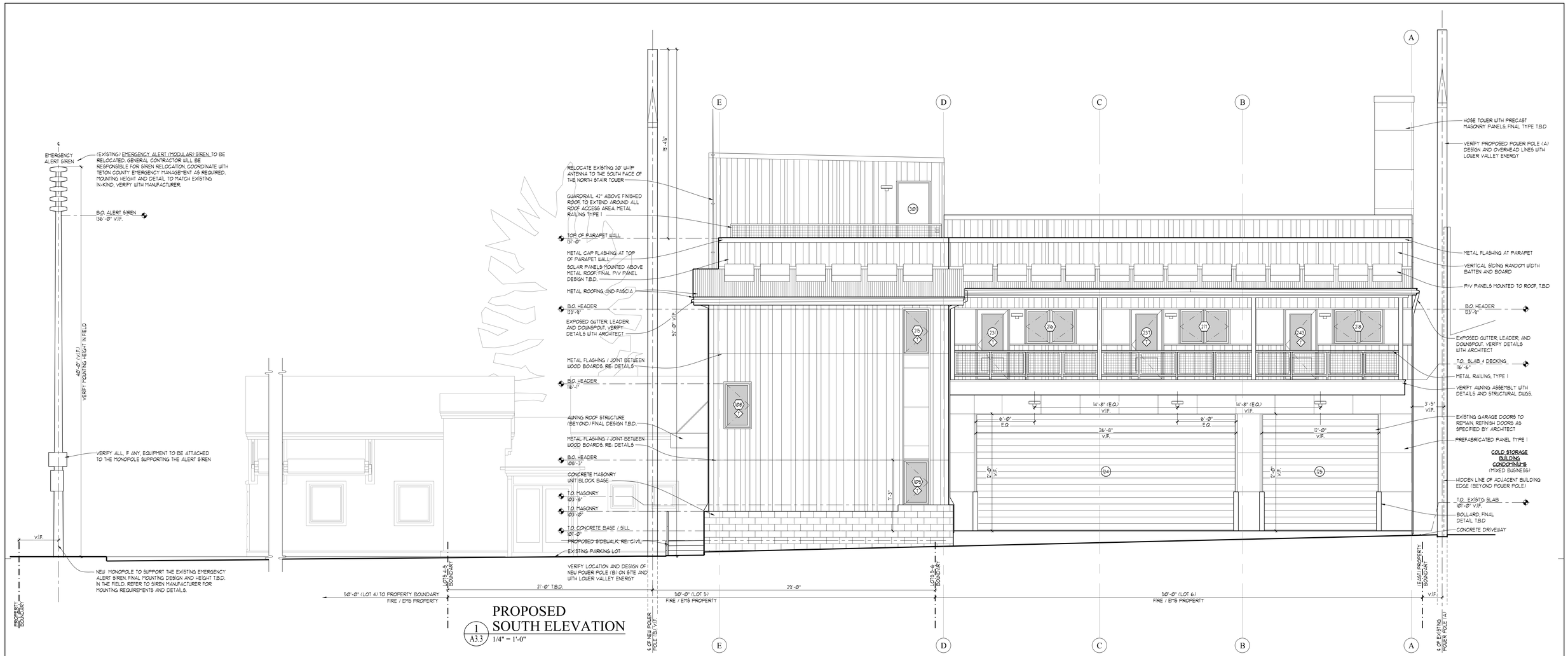
MATT REDWINE BATTALION CHIEF

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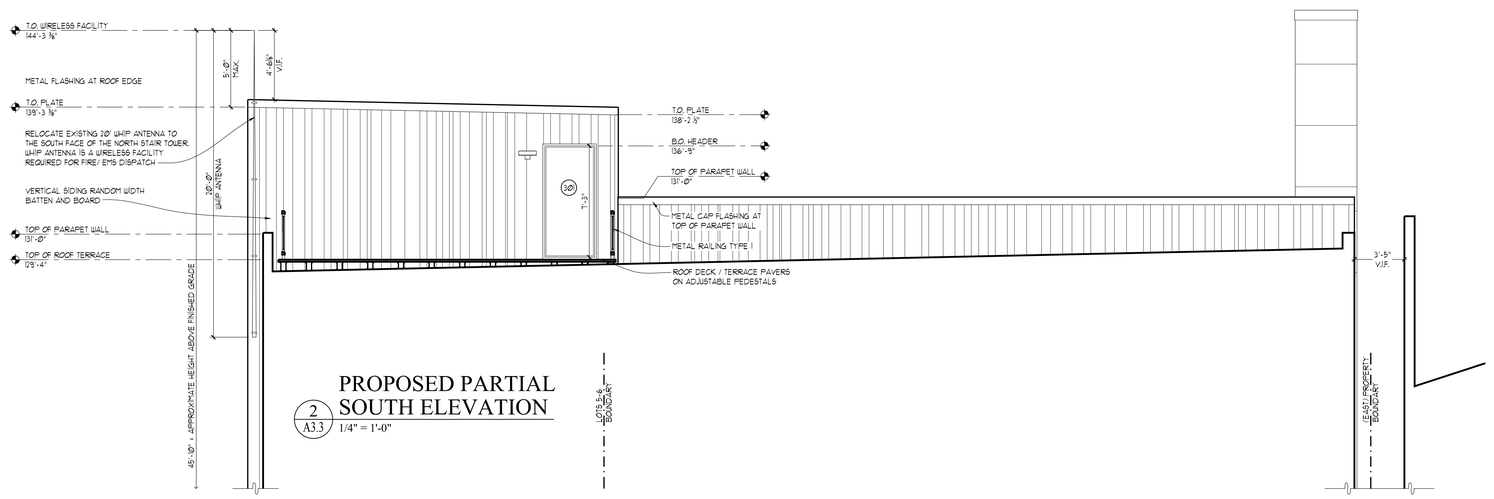
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PERMIT SET	T.B.D.

Drawing Title: PROPOSED EXTERIOR ELEVATIONS

Drawn By:
Checked By:
Plot Date: DECEMBER 5, 2017
Scale: 1/4" = 1'-0"
Project Number: 1507
Sheet Number: A3.2



1 A3.3 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



2 A3.3 PROPOSED PARTIAL SOUTH ELEVATION
1/4" = 1'-0"

REFERENCE NOTES

REFERENCE SHEET A3.1 FOR EXTERIOR MATERIALS SCHEDULE AND EXTERIOR ELEVATION LEGEND.

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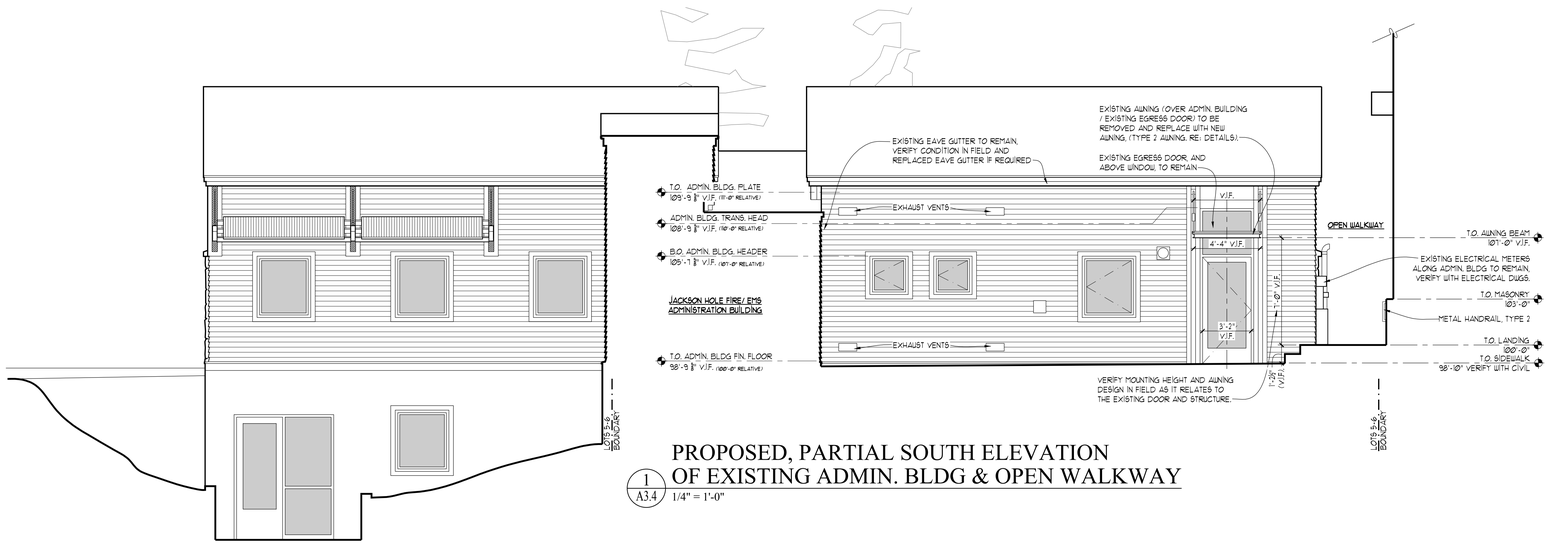
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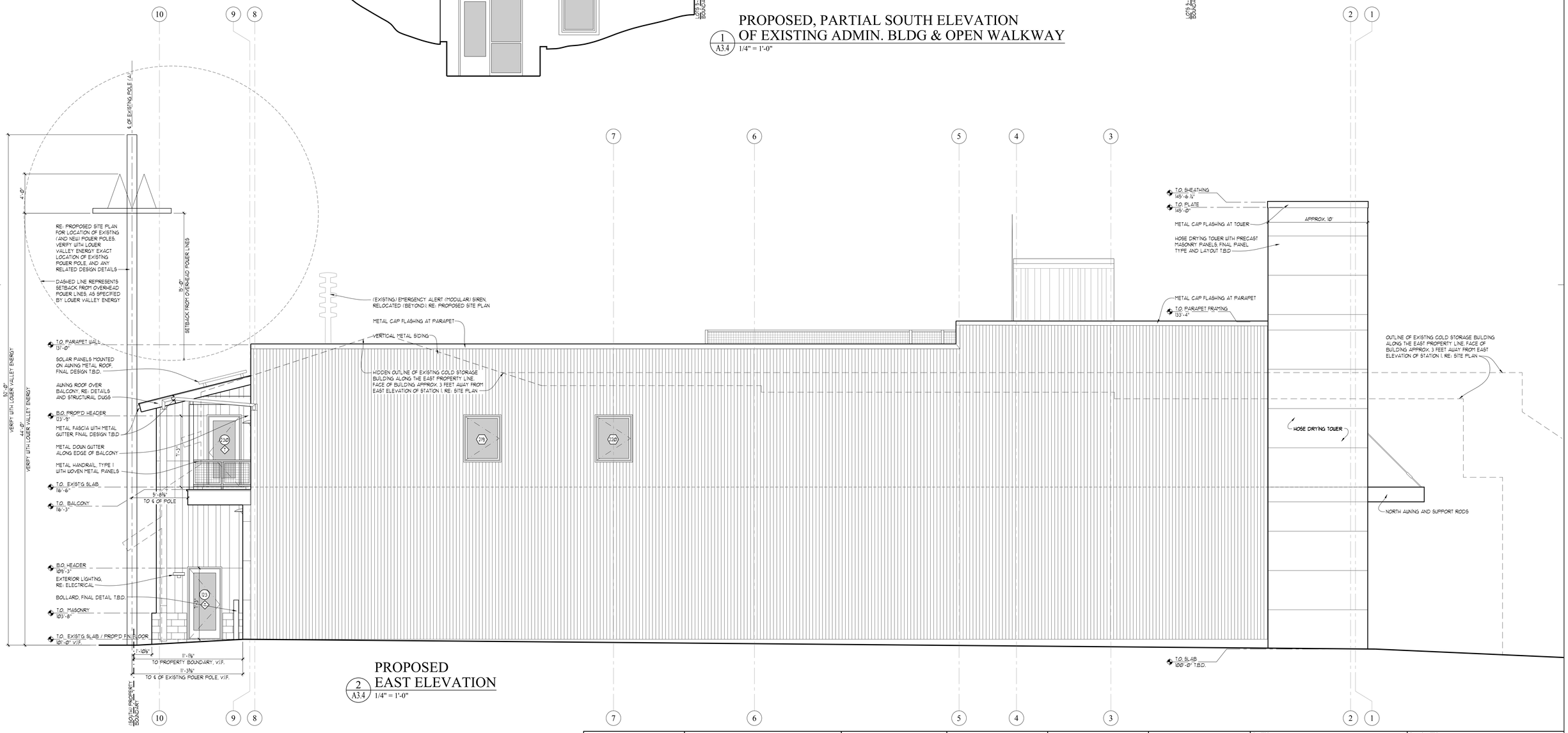
Drawing Title: PROPOSED EXTERIOR ELEVATIONS

Drawn By:
Checked By:
Plot Date: DECEMBER 5, 2017
Scale: 1/4" = 1'-0"
Project Number: 1507
Sheet Number: A3.3



1 / A3.4 — PROPOSED, PARTIAL SOUTH ELEVATION OF EXISTING ADMIN. BLDG & OPEN WALKWAY

1/4" = 1'-0"



2 / A3.4 — PROPOSED EAST ELEVATION

1/4" = 1'-0"

REFERENCE NOTES

REFERENCE SHEET A3.1 FOR EXTERIOR MATERIALS SCHEDULE AND EXTERIOR ELEVATION LEGEND.

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MATT REDWINE BATTALION CHIEF

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Drawn By:
Checked By:
Plot Date: DECEMBER 5, 2017
Scale: 1/4" = 1'-0"
Project Number: 1507
Sheet Number: A3.4

Project Plan Review History

PLANNING

Project Number	P17-166		**Applied**	9/28/2017	STOL
Project Name	Fire Station #1 - Dev Plan		**Approved**		
Type	DEVPLAN		**Closed**		
Subtype	PHYSICAL DEVELOPMENT		**Expired**		
Status	STAFF REVIEW		**Status**		

Applicant Mackenzie King **Owner** Teton County Board of Commissioners

Site Address	City	State	Zip
60 E PEARL AVENUE	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
CACHE CREEK	22411634206008.02	

Type of Review / Contact / Notes	Status	Dates: Sent	Due	Received	Remarks
Building Jim Green	NO COMMENT	9/27/2017	10/19/2017		
Fire Kathy Clay	APPROVED W/CONDITI	9/27/2017	10/19/2017	10/23/2017	

Type of Review	Status	Dates			
Contact		Sent	Due	Received	Remarks

Notes
(10/10/2017 10:17 AM STOL)
FIRE REVIEW

TO: Tyler Valentine, Senior Planner
Tiffany Stolte, Office Manager

FROM: Kathy Clay, Fire Marshal

DATE: October 3, 2017

SUBJECT: Station 1 Renovation
40 E Pearl
P17-166, 167, 168

This office has received the request for renovation at the above location. The 2015 edition of the International Fire Code (IFC) and the 2017 edition of the National Electric Code (NEC) shall be used. Comments include, but are not limited to:

General Requirements
1. Fire apparatus access shall be provided. (2015 IFC 503.1.1)
2. Visible address numbers, a minimum of 4 inches in height and 0.5 inch stroke width, shall be installed on all structures. (IFC 505.1)
3. Portable fire extinguishers shall be placed in accordance with code requirements. (IFC 906).
4. Interior finishes shall meet fire code requirements. (IFC Chapter 8)
5. Means of egress shall meet fire code requirements. (IFC Chapter 10)
6. The means of egress, including exit discharge, shall be illuminated at all times building space served by means of egress is occupied. (IFC 1008.1)
7. Any hazardous material storage shall meet fire code requirement. (IFC Chapter 27)
8. Requirements for carbon monoxide detection shall be followed. (IFC 908.7)
9. Final fire inspection shall be required before certificate of occupancy is released.

Sprinklers
1. As determined by the Building Official, the structure will have an automatic fire sprinkler system in accordance with appropriate NFPA standard for the occupancy type, as this is mixed use, NFPA 13. (IFC 903.2.7)
2. Fire Department Connection (FDC) location shall be determined by the AHJ and noted in the fire sprinkler plan review.
3. Water main shall be installed in accordance to NFPA 13 and NFPA 24 to provide for proper clearances, seismic requirements, flushing and hydro testing. (IFC 901.4.1)
4. Fire flow requirements shall meet Appendix B of the International Fire Code.
5. Pitot water flow test is required on all new fire sprinkler installations for NFPA 13R and NFPA 13 systems. Plans will not be approved without certified test. (NFPA 291)
6. Horn/strobe shall be installed above the fire department connection. (IFC 912.2.2.1)
7. Room which houses fire sprinkler riser shall be no less than 5' x 7' in dimension.
8. Concealed spaces within NFPA 13 protected structures having combustible materials shall comply with the requirements and may require additional protection. (IFC 903.3)
9. Exterior overhangs exceeding 4 feet shall be protected using fire sprinklers when combustible construction is used (NFPA 13).
10. Exterior egress stairways built of combustible construction shall be protected with fire sprinklers (NFPA 13).
Alarms
11. Building shall have a complete alarm system per NFPA 72. A full set of fire alarm plans from a fire alarm contractor shall be submitted with all calculations and cut sheets of all equipment.
(IFC Chapter 9)
12. Tactile appliances shall be installed where needed to notify occupants unable to see or hear emergency alarms, per most current edition of NFPA 72.
13. Audible appliances provided for the sleeping areas to awaken occupants shall produce a low frequency alarm signal per most current edition of NFPA 72.
14. Any structure with Group R occupancy shall have required carbon monoxide detection as required. (IFC 915.1)

Type of Review	Status	Dates			
Contact		Sent	Due	Received	Remarks
Notes					

Elevator

15. Elevator shall comply with ASME A17.1 with Phase I and Phase II of elevator emergency operations; subject to recall if required. (IFC Section 607)

Kitchen Fire Suppression

16. Commercial cooking hood exhausting foods creating grease laden vapors shall be of Type I and follow requirements of the International Mechanical Code. (IFC 609.2)

17. The automatic fire extinguishing system for commercial cooking systems shall be tested in accordance with UL300. (IFC 904.1)

18. Horn strobe shall tie into the fire extinguishing system under the commercial hood and be placedto alert occupants in the dining area (IFC 904.3.4)

Please feel free to contact me if you have any further questions at Kathy Clay at kclay@tetonwyo.org 307-733-4732.

Legal A Cohen-Davis	DENIED	9/27/2017	10/19/2017	10/23/2017	
Parks and Rec Steve Ashworth	NO COMMENT	9/27/2017	10/19/2017		
Pathways Brian Schilling	NO COMMENT	9/27/2017	10/19/2017		
Planning Tyler Valentine	NO COMMENT	9/27/2017	10/19/2017		
Police Todd Smith (10/19/2017 4:47 PM STOL) One of the most thorough projects I have seen presented. They covered all the bases. I have no concerns for law enforcement.	APPROVED	9/27/2017	10/19/2017	10/23/2017	
Public Works Jeremy Parker	APPROVED W/CONDITI	9/27/2017	10/19/2017	10/25/2017	

Type of Review	Status	Dates			
Contact		Sent	Due	Received	Remarks

Notes
(10/25/2017 12:24 PM JP)
Plan Review Comments – Approved w/ Conditions

P17-166, 167, 168
Final Development Plan, CUP (heavy retail/service), CUP (wireless tower)
Mackenzie King – Dubbe Moulder Architects (Owner: Teton County)
60 East Pearl Avenue

October 25, 2017
Jeremy Parker, (307)733-3079

Prior to Building Permit approval, the applicant shall be required to submit for Town Engineer and Planning Director approval a detailed construction staging/phasing plan and narrative on the expected public impact. This plan will likely also require discussion and review by the Town Council prior to the start of construction activities on-site.

Prior to Building Permit approval, a potable water system plan shall be provided on the plans for review consistent with the LDR's. This plan shall include backflow prevention device and meter locations. Please be advised that reduced pressure principal assemblies (RPZ) are required to be installed on all fire suppression systems, and a testable double check assembly is required on the potable system at a minimum. Inspection and sign-off for occupancy will require that all backflow prevention devices on the property be tested and tagged by a certified third-party testing company. Additionally,

Prior to Building Permit approval, a sanitary sewer system plan shall be provided on the plans for review consistent with the LDR's. This plan shall include locations of grease mitigation measures, cleanout locations, and connection points. Please be advised that there is currently a minimum of three service connections to the subject property and that no additional connections will be allowed as part of this project. Please coordinate to connect to one of the existing sanitary sewer service lines within the property boundaries. Additionally, if possible, the Town of Jackson would like to explore abandonment and elimination of extra service connections to the property during the demolition phase of construction.

Please beadvised that the proposed development and expansion of existing facilities and additional/changes of use on the property may result in additional water and sanitary sewer capacity fees. Assessment and payment of these fees shall be required prior to issuance of the Building Permit.

Prior to Building Permit approval, a storm-water management plan for the site shall be provided on the plans for review consistent with the LDR's. Calculations for pre- and post-development runoff volumes shall be provided for review as well. The plans shall include proposed locations of storm-water retention areas/structures, run-off water quality mitigation measures (sand/oil separator), snow storage areas, conveyance piping, relevant details, etc.

Please be advised that infrastructure improvements necessary to meet the capacity demands and requirements for the proposed development shall be the responsibility of the developer. The Town of Jackson is not responsible for upsizing or extending of potable water, sanitary sewer, or storm drainage to meet development needs so long as the existing utility systems are within a reasonable distance of the subject property.

Prior to Building Permit approval, a complete grading and erosion control plan shall be provided on the plans for review consistent with the LDR's. The plans shall include locations of all proposed erosion control/mitigation measures as well as all relevant details.

Prior to Building Permit approval, site contours (existing and proposed) shall be provided on the plans beyond all property boundaries per the LDR's to ensure the development's integration into the surrounding public and private property.

Prior to Building Permit approval, the dimensions of the parking spaces and drive lanes, including turning movements (both ingress and egress), shall be clearly shown on the plans for review.

Prior to Building Permit approval, all work to be completed within the Town's right-of-way shall be specifically addressed. This information shall include all relevant and necessary details associated with the proposed work and repairs to be completed.

Please be advised that a Public Right-of-Way permit is required for any and all work occurring within and usage of the Town's

Type of Review	Status	Dates			
Contact		Sent	Due	Received	Remarks

Notes
right-of-way.

All onsite power shall be shown as underground and location(s) of transformers indicated.

Please be advised that a demolition permit shall be required for each existing structure to be removed from the site. Water and sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project.

Please be advised that failure to commence with construction activities and/or show reasonable progress within two (2) years of Building Permit approval shall result in pulling of appropriate bonds in order to abandon utility connections to Town of Jackson utility systems (Water, Wastewater, Storm Drainage) and/or repair impacted areas of the Town right-of-way.

START	NO COMMENT	9/27/2017	10/19/2017	

<none>

TC Housing Authority	APPROVED W/CONDITI	9/27/2017	10/19/2017	10/23/2017	

Stacy Stoker
(10/23/2017 11:05 AM STOL)
Hi Tyler,
Happy Monday! Attached are my comments for P17-166, 167, 168.

Just a reminder, even though they are exempt from a housing requirement, they should still have a section for a Housing Mitigation Plan. They would just need to state that they are Institutional Use.

Thanks!
Stacy

Stacy Stoker
Housing Manager

Tyler Valentine

From: Terrence Whitaker <terry@terrywhitaker.net>
Sent: Friday, January 26, 2018 3:40 PM
To: Tyler Valentine
Subject: New Firestation

Tyler,

Re: New Firestation

As we discussed on the phone, I live at 47 east Simpson. It is within a 100 feet of the back door of the fire department. Several years ago Century Link put a new roof on their building across the alley from me and next to the fire department. It was an awful experience.

They began work at 6am working until dark, sometimes 7 days a week. They put a tar roof on the building, which meant they were using hot oil with thick, smelly fumes. I complained to the contractor, Century Link, the town and anyone else that might have some influence. It turns out there are no laws, ordinances or other restrictions and they told me to just get lost. I also rent my front house and it was very hard on my tenants.

I fully support the fire department and want them to have everything they need for their work. I am concerned that the construction of the building, because it will be so big, will have a huge negative influence on my life and health. I am in California getting medical treatment this winter. I have Leukemia and the stress from living near the construction could have a significant effect on my health. In the permitting process there should be a lot of opportunities to put in place reasonable restrictions that will make living near the project easier for the neighborhood. I have tried to be brief because I know the volume of material that you must get through to do your job. Thank you for your consideration.

Terry Whitaker

45 and 47 E. Simpson

Jackson, Wyoming

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: MAY 3, 2018
MEETING DATE: MAY 7, 2018

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: TYLER VALENTINE

SUBJECT: **ITEM P18-110:** ENCROACHMENT AGREEMENT WITH TOWN SQUARE, LLC C/O WILLIAM LEE GARDNER FOR PROPERTY LOCATED AT 10 E. BROADWAY AVENUE.

APPLICANT: ROADHOUSE BREWING COMPANY, GAVIN FINE

STATEMENT/PURPOSE

The purpose of this item is to present to the Town Council consideration of an Encroachment Agreement with property owner, Town Square, LLC C/O Willian Lee Gardner, for an existing second-story deck and new covered canopy to encroach 10'-8¼" into the Town right-of-way for the property located at 10 E. Broadway Avenue.

LOCATION

Town Square, LLC C/O Willian Lee Gardner are the owners of property described as 10 E. Broadway Avenue, legally described as LOT 1, W 1/2 LOT 2, BLK. 1, CACHE-1 (please see the vicinity map on the following page).



[BACKGROUND/ALTERNATIVES]

Background

The subject property is located within the TS (Town Square) zoning district and is 0.26 acres (approximately 11,325 sf) in size. The Town Square Tavern, who historically operated a restaurant/bar on the second floor, no longer operates at this location and Roadhouse Brewing Company is currently in the process of procuring the 6,715 sf space to use as a restaurant/brewery. Because both uses are restaurant/bar, no change of use permit was required. Roadhouse Brewing Company went before the Design Review Committee (DRC) for proposed exterior changes and the DRC recommended approval of the design to the Planning Director. Also, in February 2018, a Building Permit (B18-0123) for tenant outfit was submitted and is currently in review by the appropriate departments.

Request

Currently Roadhouse Brewing Company is pursuing permits to improve the interior tenant space described above to operate a new restaurant/brewery. As part of re-branding the restaurant space, some exterior improvements have been proposed and approved at staff level including new paint and exterior materials. However one of the new exterior improvements requires Town Council approval, specifically a new canopy which extends out over the existing second-story deck. It should be noted that although the applicant is requesting an encroachment agreement for two improvements, one of the encroachments (existing second-story deck) is existing and was never addressed through an encroachment agreement. The following two encroachments require Town Council approval:

- Existing second-story deck which extends north into the right-of-way (over the boardwalk) by 10'-8¼" with a width of 47'-4½". The vertical height clearance as measured from the boardwalk is 10'-10".

- New second-story covered canopy which extends into the right-of-way (and over the existing deck) by 10' with a width of 35'-5 ½".

Town Engineer has reviewed the applicant's request and has not identified any issues at this time.

ATTACHMENTS

Applicant Submittal
Department Reviews

FISCAL IMPACT

None.

STAFF IMPACT

The Town Attorney would finalize an Encroachment Agreement upon direction by Town Council.

LEGAL REVIEW

Complete. Should Town Council approve the request the Town Attorney would prepare an Encroachment Agreement.

RECOMMENDATION

The Planning Director provides no recommendation on this request.

SUGGESTED MOTION

I move to authorize staff to prepare an Encroachment Agreement between the Town of Jackson and property owner, Town Square, LLC C/O Willian Lee Gardner, to allow an existing second-story deck and new second-story canopy to encroach into the Town right-of-way as described above in the staff report, subject to final review and approval by the Town Attorney.

Project Plan Review History

PLANNING

Project Number P18-110
Project Name Encroachment Agreement - Roadhouse Brewing
Type ENCROACHMENT
Subtype SITE DEVELOPMENT
Status STAFF REVIEW

Applied 4/10/2018 STOL
Approved
Closed
Expired
Status

Applicant Roadhouse Brewing Company
Owner TOWN SQUARE, LLC

Site Address	City	State	Zip
10 E BROADWAY AVENUE	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
CACHE CREEK	22411634205005	

Type of Review / Contact / Notes	Status	Dates: Sent	Due	Received	Remarks
Building Jim Green	NO COMMENT	4/10/2018	4/24/2018		
Legal A Cohen-Davis (4/24/2018 4:37 PM AC) If approved, an Encroachment Agreement will be necessary.	APPROVED W/CONDITI	4/10/2018	4/24/2018	4/24/2018	
Planning Tyler Sinclair	NO COMMENT	4/10/2018	4/24/2018		
Public Works Brian Lenz	NO COMMENT	4/10/2018	4/24/2018		

ENCROACHMENT AGREEMENT APPLICATION

Planning & Building Department
Planning Division

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

ph: (307) 733-0440
fax: (307) 734-3563
www.townofjackson.com

OWNER OF PROPERTY:

Name: Town Square LLC C/O Lee Gardner - building owner Phone: 307-413-1659

Mailing Address: P O Box 159, Teton Village, WY ZIP: 83025

E-mail: lee@leestees.com

APPLICANT/AGENT:

Name: Roadhouse Brewing Company Phone: 307-200-4718

Mailing Address: P O Box 1686 Jackson, WY ZIP: 83001

E-mail: gavin@jhfinedining.com

DESIGNATED PRIMARY CONTACT:

Owner_____ Applicant/Agent x

PROPERTY:

Physical Address of Property: 10 East Broadway

Lot, Subdivision: LOT 1, W 1/2 LOT 2, BLK. 1, CACHE-1

PIDN: 22-41-16-34-2-05-005

Description of Public Right-of Way: An existing 2nd floor deck covers the Town of Jackson pedestrian walkway. It extends out 10'-6" to the north from the northern property line for the Tavern streetfront which starts from the east property line and runs 46'-6" to the west. The new tenant wants to add a trellis and retractable canopy (only for sun and rain) to the existing deck

SUBMITTAL REQUIREMENTS. Three (3) hard copies and one (1) digital copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant.

Have you attached the following?

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

10/29/15

Y **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.

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

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

FORMAT:

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

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

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

Signature of Owner or Authorized Applicant/Agent

4/3/18
Date

Gavin Fine
Name Printed

co-owner of Roadhouse Brewing Company
Title

10/29/15

GYDEARCHITECTS.COM
80 W. BROADWAY, SUITE 200, PO BOX 4735
JACKSON, WY 83001
307 733 7303

10 East Broadway Avenue
Lot 1, W ½ 2, BLOCK 1, CACHE-1
PIDN 22-41-16-34-2-05-005

Encroachment Narrative for Existing Second Story Deck and New Trellis

Roadhouse Brewing Company is remodeling the tenant space at 10 East Broadway Avenue formerly known as The Town Square Tavern. This space being remodeled is a tenant space within the larger building that has several other tenants including (at the date of this letter) Starbucks, Lee's Tees, Lucky You Gifts and Teton Toys. The entire building is 26,242 square feet including the basement. The former use of this tenant space was a restaurant and bar, and the new use will be the same with an additional microbrewery accessory use. The majority of this tenant space is on the second floor (6,715 square feet) of the building. A small retail area and entry stair (318 sf) for the new Roadhouse Brewery exists on the ground level. An existing second story deck covers the public pedestrian boardwalk on the ground level. This existing deck extends approximately 10'-8 ¼" past the exterior northern face of the building and runs from the east property line to approximately 47'- 4 ½" to the west.

This encroachment easement application is for the existing second story deck that extends past the northern property line as well as a proposed new trellis that will be added to this deck. The trellis will not extend past the width or length of the existing deck and will be considerably shorter than the North façade of the building. Please see included exhibit for more details. The existing deck currently helps protects pedestrians below from rain, snow and ice. The new trellis will add visual interest and vitality to the town square as well as creating a favorable ambiance for patrons eating on the deck. A retractable canopy will be part of the trellis. The canopy is not meant to be deployed permanently but to add protection for guests when needed from sun or sudden rain. The trellis will be wood with a dark stain and the canopy will be a dark gray. The colors and design of the trellis will complement the new brick color of the façade that is being proposed with this remodel.

LETTER OF AUTHORIZATION

Lee Gardner ,"Owner" whose address is: 10 east broadway JACKSON, WY 83001
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)
Lee Gardner , as the owner of property more specifically legally described as: LOT 1- W 1/2 LOT 2, BLOCK 1, CACHE 1
(If too lengthy, attach description)

HEREBY AUTHORIZES Gavin Fine **as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.**

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)
Title: corp. owner
(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

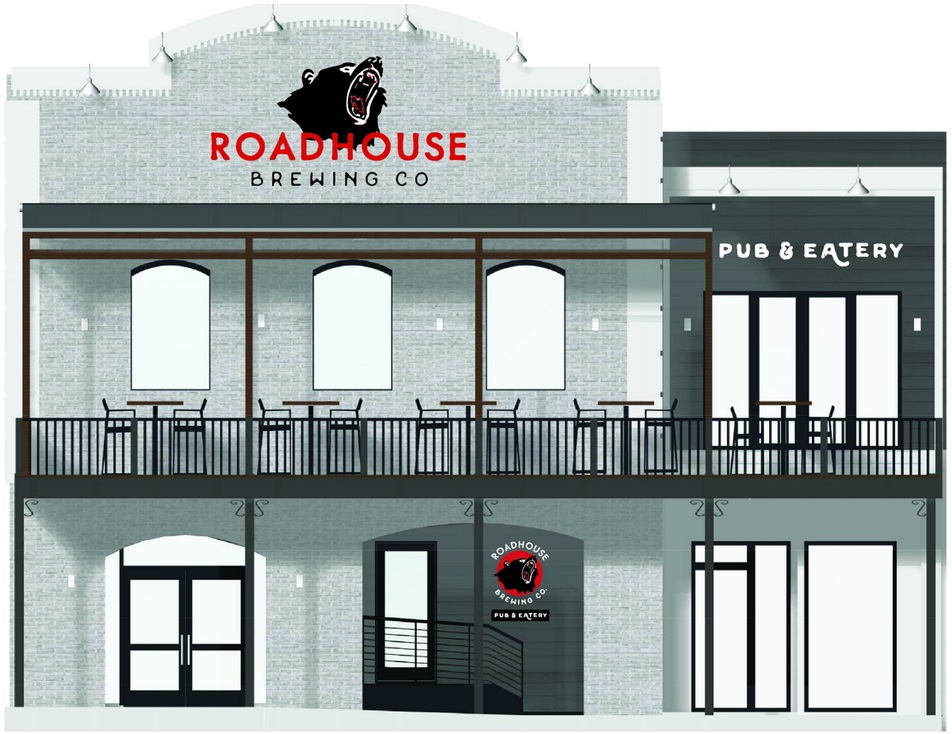
STATE OF WYOMING)
)SS.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by LEE GARDNER this 30th day of MARCH ,200 2018
WITNESS my hand and official seal.

(Seal)

(Notary Public)
My commission expires:

AMY JONES - NOTARY PUBLIC
COUNTY OF TETON STATE OF WYOMING
MY COMMISSION EXPIRES JAN. 22, 2022



Proposed facade changes, new trellis and retractable canopy on existing deck
NTS





Existing Tavern and deck before Roadhouse Brewery Remodel

PROJECT SUMMARY

Encroachment Description:
An existing 2nd floor deck covers the Town of Jackson pedestrian walkway. It extends out apx.10'-8" to the north from the northern property line (assumed from face of northern building). It runs in front of the Tavern second floor streetfront which starts from the east property line and runs 46'-6" to the west. The new tenant wants to add a trellis and retractable canopy (only for sun and rain) to the existing deck.

Overall Work Description:
The project is a remodel of the existing Town Square Tavern (1989) into the Roadhouse Brewing Company restaurant and microbrewery. There is no change of use from the last tenant except for an accessory use. The majority of this space is on the second level (6,715 sf) and will include a new microbrewery space, remodel of existing bars, restaurant sitting/tasting area, and repair or new finishes to all other spaces. The kitchen will remain the same footprint but equipment will be altered from the existing. Restrooms will stay the same layout but will be remodeled. All means of egress will remain the same except for finishes. The main level retail area (380 sf) will also be remodeled and will sell brand merchandise, beer and ice cream. The basement space will not be remodeled but finishes will be repaired. The exterior facade will have new paint colors, improvements to the existing deck and a new trellis addition.

PROJECT INFORMATION

Project Description:	TAVERN REMODEL 17141 10 EAST BROADWAY, WY 83001 LOT 1, W 1/2 LOT 2, BLK. 1, CACHE-1
Building Owner:	TOWN SQUARE LLC C/O WILLIAM LEE GARDNER POB 159 TETON VILLAGE, WY 83025 307-413-1659 LEE@LEESTEES.COM
Project Client:	ROADHOUSE BREWING CO. P.O. BOX 1686 JACKSON, WY 83001 gavin@jhfinedining.com GAVIN FINE AND COLBY COX 307.200.4718
Project Architect:	GYDE ARCHITECTS PC 80 W BROADWAY P.O. BOX 4735 JACKSON, WY 83001 T. 307.733.7303 F. 307.733.4374
Contractor:	TWO OCEAN BUILDERS, STEVE TATIGIAN P.O. BOX 11424 JACKSON, WY 83002 307.733.2822 info@twooceanbuilders.com; statigian@yahoo.com

Architect
GYDE Architects
P.O. Box 4735
Jackson, Wyoming 83001

Drawing Title
ENCROACHMENT
EASEMENT COVER

Date
04/06/18

Project
TAVERN REMODEL
10 EAST BROADWAY, WY
83001

Easement
1



new trellis to align with northern end of existing deck

existing exterior facade of building

existing deck and guardrail



proposed new retractable canopy for sun and rain

proposed new wood trellis; new columns to align with existing deck columns below

existing boardwalk

existing exterior facade of building

existing deck and deck structure

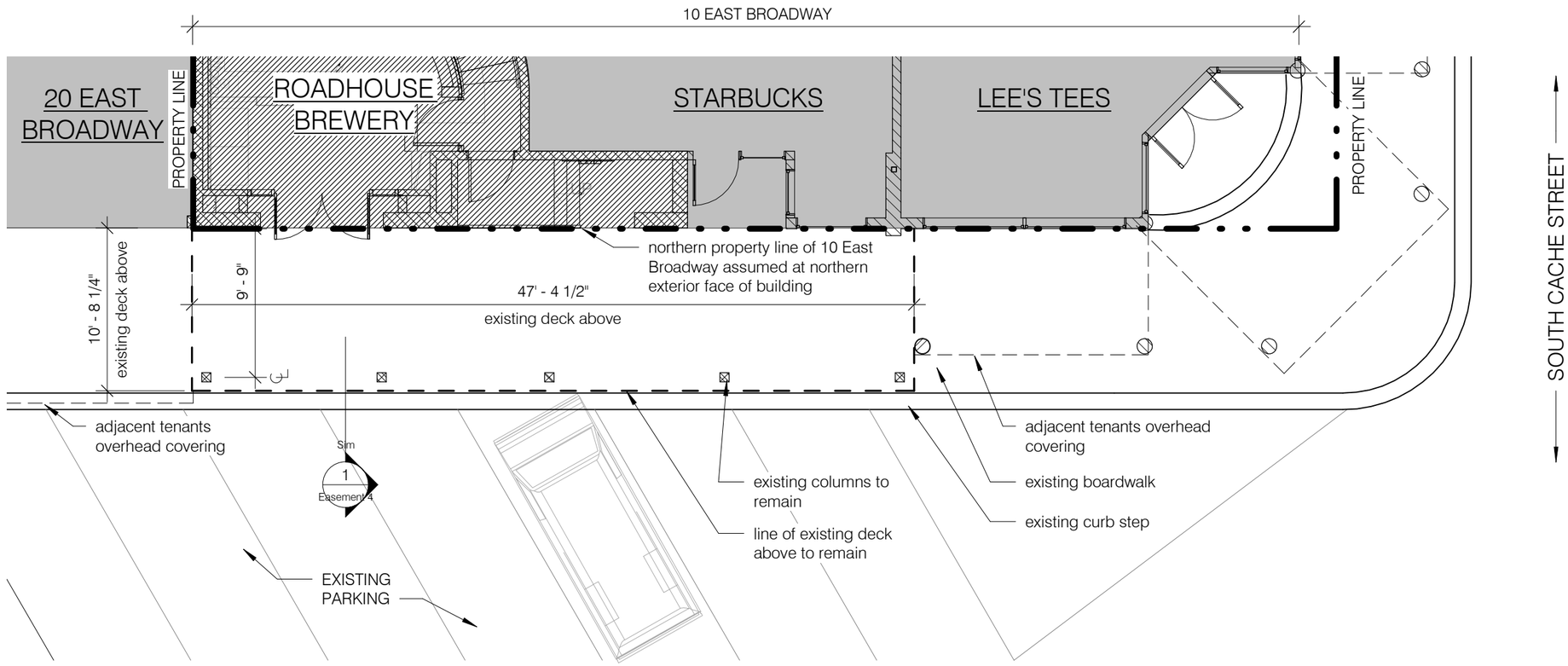
Architect
GYDE Architects
P.O. Box 4735
Jackson, Wyoming 83001

Drawing Title
3D VIEWS

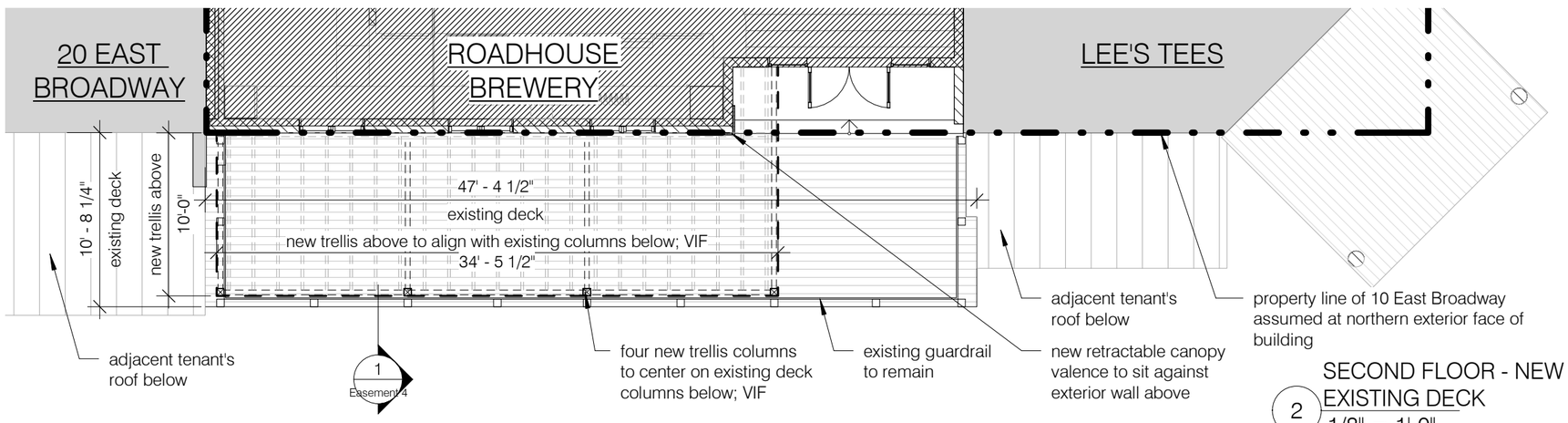
Date
04/06/18

Project
TAVERN REMODEL
10 EAST BROADWAY, WY
83001

Easement
2



3 FIRST FLOOR - EXISTING DECK
1/8" = 1'-0"



2 SECOND FLOOR - NEW TRELLIS AND EXISTING DECK
1/8" = 1'-0"

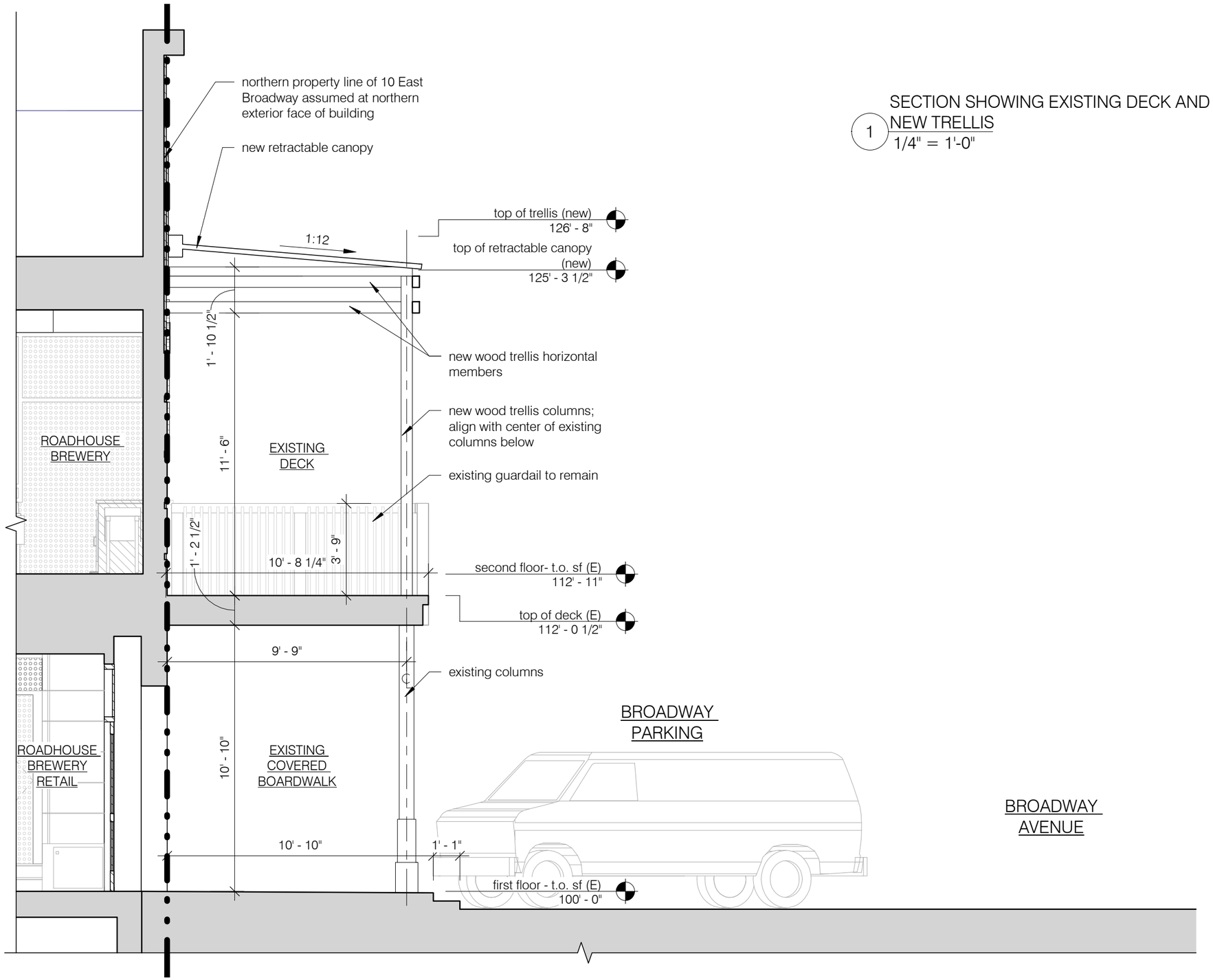
Architect
GYDE Architects
P.O. Box 4735
Jackson, Wyoming 83001

Drawing Title
EXISTING DECK AND NEW TRELLIS PLANS

Date
04/06/18

Project
TAVERN REMODEL
10 EAST BROADWAY, WY
83001

Easement 3



1 SECTION SHOWING EXISTING DECK AND NEW TRELLIS
1/4" = 1'-0"

Architect
GYDE Architects
P.O. Box 4735
Jackson, Wyoming 83001

Drawing Title
EXISTING DECK AND NEW TRELLIS SECTION

Date
04/06/18

Project
TAVERN REMODEL
10 EAST BROADWAY, WY
83001

Easement
4

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: May 1, 2018
MEETING DATE: May 7, 2018

SUBMITTING DEPARTMENT: Legal
DEPARTMENT DIRECTOR: Audrey Cohen-Davis
PRESENTER: Lea Colasuonno

SUBJECT: Electric Bicycle and Pathway Regulation Ordinances E, F & H

STATEMENT/PURPOSE

The purpose of this item is to discuss three ordinances:

1. A new ordinance allowing and regulating Electric Bicycles ("e-bikes") on Town of Jackson on-street bike lanes and Pathways;
2. A new ordinance setting forth Pathway and Pathway user regulations; and
3. An ordinance amending Sec. 10.04.205 of the Jackson Municipal Code.

BACKGROUND/ALTERNATIVES

Given the prevalence of e-bicycles in the Town, their availability at local bike shops, and, in general, their increasing use throughout Teton County for both transportation and recreation, the Pathways Director Brian Schilling presented Council various options for regulating e-bikes in the Town. When the Town Council and Board of County Commissioners considered the item, a motion was made and passed directing staff to prepare ordinances to allow e-bikes on Town of Jackson Pathways and bike lanes.

On April 16, 2018 staff presented two (2) ordinances for Council consideration, at which time Council sought three (3) material changes. The changes Council requested and the outstanding policy questions related to each are outlined below.

1. Add a speed limit to the ordinance regulating the use of Pathways within the Town (Ordinance E).
    - Given that the Pathway has segments with different characteristics (curvy, hilly, flat, straight, etc.), Council has a few options for setting a speed limit:
        - Set one speed limit and deploy it where appropriate. An example of this would be to set a slow speed limit for congested areas, such as Garaman Park and May Park, and leave the remainder of the Pathway without a speed limit. (The ordinance is currently set up this way, as it is the minimum number of speed limits Council could enact.)
        - Set *different* speed limits for *different* Pathway segments in the Town. An example of this would be to set one limit for Garaman Park, one for May Park, one for the segment near the schools, and so on.
        - Set one speed limit for any and all Pathways in the Town (i.e. upon entering the Town from County or Federal Pathway segments, one uniform speed limit would apply).
2. Add a requirement that all Electric Bicycles be equipped with a speedometer (Ordinance F).
    - Staff drafted this with the requirement that the speedometer be functional.
3. Require the Electric Bicycle owner (rather than a third-party) to attest under oath to the classification, the top assisted speed, the functionality of the speedometer, and the motor wattage of the Electric Bicycle at the time of permitting (Ordinance F).

- Staff amended this provision as requested by Council. The sole additional noteworthy point for this material change is that, in light of Council's request that each bike have a speedometer, staff added that the owner affirm under oath that the speedometer is functional at the time of permitting.

Third Ordinance:
Staff identified an additional relevant Jackson Municipal Code provision regarding e-bikes. Specifically, JMC § 10.04.205 prohibits any type of "motorized vehicle" within Town on-street bike lanes and Pathways. Because some e-bikes meet the definition of a motor vehicle under Wyoming State Statute, this could be interpreted to prohibit e-bikes in these areas, thus potentially creating inconsistency and ambiguity in the Town. As a result, staff amended this section to explicitly permit Electric Bicycles, as that term is defined in § 10.13.010, on Town Pathways and on-street bike lanes thus clarifying for the public that e-bikes are allowed in both of these areas.

ALIGNMENT WITH COUNCIL'S STRATEGIC INTENT
This item aligns with Council's goal to timely, efficiently, and safely deliver quality services and facilities in a fiscally responsible and coordinated manner; to move residents and visitors safely, efficiently, and economically within our community and throughout the region using alternative transportation; to keep Town as Heart by implementing growth management policies and keep the Town as a center of the regional community; and to be responsible stewards of natural resources by encouraging pathway use by the public.

ATTACHMENTS
- Ordinance E
- Ordinance F
- Ordinance H

FISCAL IMPACT
This item will have various fiscal impacts.

The Cost of Permitting: By implementing a permitting system, the Town will purchase permits to affix to e-bikes. Furthermore, this will require coordination with the local bike shops to assess the class of e-bike being permitted.

The Cost of Ordinance Passage: The fiscal impact of passage of an ordinance varies between $250.00 and $700.00, depending on the length of the ordinance. Ordinances appear in the paper the Wednesday following Council's action on third reading. Should Council make material changes to the ordinance on third reading, the ordinance needs to be re-advertised in its final form.

The Cost of Enforcement: If Council enacts the Pathway rules in conjunction with passage of the e-bike ordinance (as recommended) police services on the pathways would need to be available and, potentially, increased.

STAFF IMPACT
The staff impact of this item has been significant. The Police Chief, Pathways Coordinator, and the Assistant Town Attorney met regularly and worked collaboratively over email and the phone to hash out a variety of enforcement issues, understand the intended and unintended consequences of changes to law and policy on the Town pathways and on-street bike lanes, developed a permitting system for e-bikes, considered how to work with and utilize local bike shops regarding the selling, registering, and permitting of e-bikes. The Assistant Town Attorney spent substantial time evaluating state law, local law and LDRs, and crafting ordinances throughout the Code for e-bikes.

LEGAL REVIEW
Complete.

RECOMMENDATION
Staff recommends enacting the ordinances.

SUGGESTED MOTIONS

If Council seeks to enact only the e-bike ordinance:

- ✓ I move to approve Ordinance F on first reading to second reading.

If Council seeks to enact only the Pathways ordinance:

- ✓ I move to approve Ordinance E on first reading to second reading.

If Council seeks to enact only the ordinance allowing Electric Bicycles on the Pathways and on-street bike lanes:

- ✓ I move to approve Ordinance H on first reading to second reading.

If Council seeks to enact all three ordinances:

- ✓ I move to approve Ordinance E, Ordinance F and Ordinance H on first reading to second reading.

ORDINANCE E

AN ORDINANCE ADDING CHAPTER 12.32 TO THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGULATING USE OF THE PATHWAYS IN THE TOWN OF JACKSON, AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

There is hereby added Chapter 12.32 of Title 12 Pathways of the Municipal Code of the Town of Jackson as follows:

Chapter 12.32
PATHWAYS

Sections:

12.32.010 General Regulations
12.32.020 Pathway Use Regulations
10.32.030 Speed Limits Generally
10.32.040 Schedules; Amendment
12.32.050 Minors
12.32.060 Penalty

12.32.010 General Regulations

It shall be unlawful for any person within or on the Pathways in the Town of Jackson to:

A. Ride, operate or use any device other than Bicycles, Electric Bicycles (as defined in this Code), pedestrian travel, cross country skis, or horses.
B. Place or utilize additional obstacles or other material (including but not limited to ramps or jumps) that are not expressly authorized by the Jackson/Teton County Pathways Coordinator.
C. Fail to obey any rule or regulation posted on or at the entrance to the Pathway at the direction of the Town Council, his or her designee, or the Jackson/Teton County Pathways Coordinator.

12.32.020 Pathway Use Regulations

A. Pathway users proceeding in opposite directions shall pass each other to the right and each user shall give to the other at least one-half (1/2) of the main-traveled portion of the Pathway as nearly as possible.

B. All Pathway users shall travel upon the right half of the Pathway, except as follows:
   i. When overtaking and passing another Pathway user proceeding in the same direction; or
   ii. When a stationary obstruction or hazard exists making it necessary to operate left of the center of the Pathway, but any user doing so shall yield the right-of-way to all users traveling in the proper direction upon the unobstructed portion of the Pathway within such distance as to constitute an immediate hazard.

C. Overtaking:
   i. The overtaking user has the duty to do so with safety and caution.
   ii. The user overtaking another user proceeding in the same direction shall pass to the left thereof at a safe distance and shall not return to the right side of the pathway until safely clear of the overtaken user.
   iii. No Pathway user shall overtake another user proceeding in the same direction by utilizing the left side of the center of the Pathway unless the left side is clearly visible and free of oncoming users for a sufficient distance ahead to permit the overtaking and passing to be completely made without interfering with any user approaching from the opposite direction. In every event the overtaking user must return to the right side of the Pathway as soon as practicable.
   iv. Every Pathway user overtaking another shall announce their presence before overtaking such that the user being overtaken can hear the announcement and have sufficient time to acknowledge and prepare for the overtaking user.
   v. If a group of more than one Pathway user is overtaking one or more Pathway users, said overtaking shall be done in a single-file line.

D. The Pathway user employing the higher-speed mode of travel has the duty to avoid slower mode-of-travel users.

10.32.030 Speed Limits Generally

A. No person shall operate a device on a Pathway at a greater speed than is reasonable and prudent under the conditions and having regard to the actual and potential hazards then existing.

B. Except when a special hazard exists that requires lower speed for compliance with subsection A above or when no speed is posted, the speed limit on the Pathway shall be as indicated and posted on appropriate signs.

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12.32.040 Schedule; Amendment

A. The schedule referred to in this Chapter and set out in subsection B is a part of this Chapter that may be amended from time to time by the Town Council by resolution without amending this Chapter. Any amendments made by resolution of the Town Council becomes a part of this Chapter as fully as though written herein, provided such resolution is duly published with the minutes of the Town of Jackson and a copy maintained in the office of the Town clerk of Jackson.

B. Schedule 1. Speed Limits Generally – Ten Miles Per Hour
Except when a special hazard exists that requires lower speed for compliance with 10.32.030.A, the maximum lawful speed shall be ten (10) miles miles per hour when posted with appropriate signage.

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12.32.050 Minors

All minors riding, operating or using the devices authorized in Sec. 12.32.010 within or on the Pathways in the Town of Jackson must:

A. If using an Electric Bicycle, follow the provisions of the laws of the state applicable to drivers of motor-driven cycles, as set forth in Wyo. Stat. Ann. § 31-5-101 *et seq.* as amended, and all provisions of the ordinances of the Town.

12.32.060 Penalty.

A violation of any provision of this Chapter is an infraction punishable as provided by Section 1.12.010 of this Code.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE ____ DAY OF _____, 2018.
PASSED 2ND READING THE ____ DAY OF_____, 2018.
PASSED AND APPROVED THE _____ DAY OF_____, 2018.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandy P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 2018.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Sandy P. Birdyshaw
Town Clerk

ORDINANCE E

AN ORDINANCE ADDING CHAPTER 12.32 TO THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGULATING USE OF THE PATHWAYS IN THE TOWN OF JACKSON, AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

There is hereby added Chapter 12.32 of Title 12 Pathways of the Municipal Code of the Town of Jackson as follows:

Chapter 12.32
PATHWAYS

Sections:

12.32.010 General Regulations
12.32.020 Pathway Use Regulations
10.32.030 Speed Limits Generally
10.32.040 Schedules; Amendment
12.32.050 Minors
12.32.060 Penalty

12.32.010 General Regulations

It shall be unlawful for any person within or on the Pathways in the Town of Jackson to:

A. Ride, operate or use any device other than Bicycles, Electric Bicycles (as defined in this Code), pedestrian travel, cross country skis, or horses.
B. Place or utilize additional obstacles or other material (including but not limited to ramps or jumps) that are not expressly authorized by the Jackson/Teton County Pathways Coordinator.
C. Fail to obey any rule or regulation posted on or at the entrance to the Pathway at the direction of the Town Council, his or her designee, or the Jackson/Teton County Pathways Coordinator.

12.32.020 Pathway Use Regulations

A. Pathway users proceeding in opposite directions shall pass each other to the right and each user shall give to the other at least one-half (1/2) of the main-traveled portion of the Pathway as nearly as possible.

B. All Pathway users shall travel upon the right half of the Pathway, except as follows:
    i. When overtaking and passing another Pathway user proceeding in the same direction; or
    ii. When a stationary obstruction or hazard exists making it necessary to operate left of the center of the Pathway, but any user doing so shall yield the right-of-way to all users traveling in the proper direction upon the unobstructed portion of the Pathway within such distance as to constitute an immediate hazard.
C. Overtaking:
    i. The overtaking user has the duty to do so with safety and caution.
    ii. The user overtaking another user proceeding in the same direction shall pass to the left thereof at a safe distance and shall not return to the right side of the pathway until safely clear of the overtaken user.
    iii. No Pathway user shall overtake another user proceeding in the same direction by utilizing the left side of the center of the Pathway unless the left side is clearly visible and free of oncoming users for a sufficient distance ahead to permit the overtaking and passing to be completely made without interfering with any user approaching from the opposite direction. In every event the overtaking user must return to the right side of the Pathway as soon as practicable.
    iv. Every Pathway user overtaking another shall announce their presence before overtaking such that the user being overtaken can hear the announcement and have sufficient time to acknowledge and prepare for the overtaking user.
    v. If a group of more than one Pathway user is overtaking one or more Pathway users, said overtaking shall be done in a single-file line.
D. The Pathway user employing the higher-speed mode of travel has the duty to avoid slower mode-of-travel users.

10.32.030 Speed Limits Generally

A. No person shall operate a device on a Pathway at a greater speed than is reasonable and prudent under the conditions and having regard to the actual and potential hazards then existing.
B. Except when a special hazard exists that requires lower speed for compliance with subsection A above or when no speed is posted, the speed limit on the Pathway shall be as indicated and posted on appropriate signs.

12.32.040 Schedule; Amendment

A. The schedule referred to in this Chapter and set out in subsection B is a part of this Chapter that may be amended from time to time by the Town Council by resolution without amending this Chapter. Any amendments made by resolution of the Town Council becomes a part of this Chapter as fully as though written herein, provided such resolution is duly published with the minutes of the Town of Jackson and a copy maintained in the office of the Town clerk of Jackson.
B. Schedule 1. Speed Limits Generally – Ten Miles Per Hour
   Except when a special hazard exists that requires lower speed for compliance with 10.32.030.A, the maximum lawful speed shall be ten (10) miles per hour when posted with appropriate signage.

12.32.050 Minors

All minors riding, operating or using the devices authorized in Sec. 12.32.010 within or on the Pathways in the Town of Jackson must:

A. If using an Electric Bicycle, follow the provisions of the laws of the state applicable to drivers of motor-driven cycles, as set forth in Wyo. Stat. Ann. § 31-5-101 *et seq.* as amended, and all provisions of the ordinances of the Town.

12.32.060 Penalty.

A violation of any provision of this Chapter is an infraction punishable as provided by Section 1.12.010 of this Code.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE ____ DAY OF _____, 2018.
PASSED 2ND READING THE ____ DAY OF_____, 2018.
PASSED AND APPROVED THE _____ DAY OF_____, 2018.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandy P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 2018.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Sandy P. Birdyshaw
Town Clerk

ORDINANCE F

AN ORDINANCE ADDING CHAPTER 10.13 TO THE MUNICIPAL CODE OF THE TOWN OF JACKSON PROVIDING FOR THE USE AND REGULATION OF ELECTRIC BICYCLES ON THE STREETS AND PATHWAYS OF THE TOWN OF JACKSON, AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

There is hereby added Chapter 10.13 of Title 10 Vehicles and Traffic of the Municipal Code of the Town of Jackson as follows:

Chapter 10.13
ELECTRIC BICYCLES

Sections:

10.13.010 Definitions.
10.13.020 Laws Applicable; Prohibited Acts.
10.13.030 Classes of Electric Bicycles Permitted and Prohibited; Where Permitted and Prohibited.
10.13.040 Label and Permit Required; Tampering Prohibited.
10.13.050 Right of Way to an Electric Bicycle on Left or Right Turn.
10.13.060 Overtaking an Electric Bicycle
10.13.070 Riding with two (2) or more persons on Electric Bicycle
10.13.080 Towing
10.13.090 Riding on Sidewalks
10.13.100 Position on Roadway
10.13.110 Riding Two Abreast
10.13.120 Racing
10.13.130 Equipment
10.13.140 Prohibitions
10.13.150 Penalty

10.13.010 Definitions.

For the purposes of this Chapter, the following definitions apply:

A. “Electric Bicycle” means a bicycle or tricycle equipped with fully operable pedals and an electric motor of less than seven hundred and fifty (750) watts.
B. “Class 1 Electric Bicycle” or “Low Speed Pedal Assisted Electric Bicycle” means a bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of twenty (20) miles per hour.
C. “Class 2 Electric Bicycle” or “Low Speed Throttle Assisted Electric Bicycle” means a bicycle equipped with a motor that may be used exclusively to propel the bicycle, and that is not capable of providing assistance when the bicycle reaches the speed of twenty (20) miles per hour.
D. “Class 3 Electric Bicycle” or “Speed Pedal Assisted Electric Bicycle” means a bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of twenty-eight (28) miles per hour.
E. “Electric Vehicle” means any two or more wheeled device with electric power that does not meet one of the definitions above and is not a Pedestrian Vehicle as defined in Wyo. Stat. Ann. § 31-5-102, as amended.

10.13.020 Classes of Electric Bicycles Permitted and Prohibited; Where Permitted and Prohibited.

A. Class 1 Electric Bicycles, Class 2 Electric Bicycles and Class 3 Electric Bicycles are permitted on Town of Jackson public streets, bike lanes, pathways, and alleys.
B. All Electric Vehicles are prohibited on all Town of Jackson pathways, bike lanes, skateparks or other bicycle facilities including natural surface trails. Emergency response vehicles, maintenance vehicles, and Pedestrian Vehicles for the exclusive use of persons with a physical disability as those terms are defined in Wyo. Stat. Ann. § 31-5-102, as amended, are exempt from this prohibition.
C. The use of Electric Bicycles outside Town of Jackson city limits is regulated separately by the Federal Government, Wyoming Department of Transportation and the Teton County Board of County Commissioners, and this ordinance has no applicability to roads and pathways under those respective jurisdictions.

10.13.030 Laws Applicable; Prohibited Acts.

A. All Electric Bicycles operated within the Town of Jackson shall comply with the manufacturing requirements for bicycles adopted by the United States Consumer Product Safety Commission (16 C.F.R. part 1512).
B. Every person riding or operating an Electric Bicycle on any street, alley or public place in the Town shall be subject to all provisions of the laws of the state applicable to drivers of motor-driven cycles, as set forth in Wyo. Stat. Ann. § 31-5-101 *et seq.* as amended, and all provisions of the ordinances of the Town.

C. The parent of any child, the guardian of any ward, or a person assuming responsibility for a child or ward shall not authorize or knowingly permit any such child or ward to violate any of the provisions of this Chapter.

10.13.040 Inspection and Permit Required.

A. Every Electric Bicycle within thirty (30) days of purchase, whether purchased new or used, must be presented at the Jackson Police Department for:
   i. Inspection: All Electric Bicycles shall be presented to an authorized inspection agent within the Town with a completed notarized attestation of the owner, made under oath, stating the classification, top assisted speed, that the speedometer functions, and motor wattage of the Electric Bicycle.
   ii. Permitting: All Electric Bicycles must get a permit permanently affixed by the Jackson Police Department stating the classification number, top assisted speed, and motor wattage of the Electric Bicycle.

B. Every person riding or operating an Electric Bicycle on any street, alley or public place in the Town must carry a document showing the purchase date until the Electric Bicycle is permitted in accordance with provision A of this subsection.

C. Every Electric Bicycle must have a valid permit affixed to it in a conspicuous location within thirty (30) days of purchase, whether used or new.

Deleted: with a certified form completed and attested to by a bike technician employed as such at a Teton County bike shop

10.13.050 Right of Way to an Electric Bicycle on Left or Right Turn.

A. The driver of a vehicle within an intersection or entering any alley or driveway intending to turn to the left or right so close thereto so as to constitute an immediate hazard, shall yield the right of way to an Electric Bicycle approaching on a parallel Shared Use Pathway or bicycle pathway.

10.13.060 Overtaking an Electric Bicycle.

A. The operator of a vehicle overtaking an Electric Bicycle proceeding in the same direction shall leave a safe distance, but not less than three (3) feet, when passing the Electric Bicycle and shall maintain a safe distance until safely clear of the overtaken bicycle.

10.13.070 Riding with two (2) or more persons on Electric Bicycle.

A. No person shall operate or ride any Electric Bicycle upon the streets, pathways, alleys or public highways in the Town with two (2) or more persons upon the same Electric Bicycle, provided, however, that this restriction shall not apply to:
   i. Tandem or Cargo Electric Bicycles equipped for two (2) or more riders;

ii. A baby or child seat attached to the Electric Bicycle, provided that the seat is equipped with a harness to hold the baby or child securely in the seat and that protection is provided against the baby or child's feet hitting the spokes of the wheel; and
iii. A child attached to an adult Electric Bicycle operator in a backpack or sling.

10.13.080 Towing.

A. No Electric Bicycle shall pull any skier, sled, or other combination vehicle by rope, or flexible coupling. All sleds, trailers, or other combination vehicle shall be safely and securely affixed to the Electric Bicycle by direct coupling, solid tongue, or triangular shaped tow-bar not to exceed forty (40) inches in length, being securely affixed to two (2) points on the sled, trailer, or other combination vehicle.

10.13.090 Riding on Sidewalks.

A. No person shall operate or ride an Electric Bicycle upon any sidewalk within the Town of Jackson.

10.13.100 Position on Roadway.

A. Every person riding or operating an Electric Bicycle upon any street, roadway, alley or public place at less than the normal speed of traffic shall ride as close as practicable to the right-hand curb or edge of the roadway except under any of the following situations:
   i. When overtaking and passing another Electric Bicycle, bicycle or vehicle proceeding in the same direction.
   ii. When preparing for a left turn at an intersection or into a private road or driveway.
   iii. When reasonably necessary to avoid obstructions and hazards.
   iv. When riding in the right-turn only lane.
B. Every person riding or operating an Electric Bicycle upon a one-way street or roadway with two (2) or more marked traffic lanes may ride as near the left-hand curb or edge of such roadway as practicable.

10.13.110 Riding Two Abreast.

A. Electric Bicyclists are permitted to ride two (2) abreast within the same lane. Persons riding two (2) abreast shall not impede the normal and reasonable movement of traffic, and when being overtaken by other vehicles using the same lane shall ride single file.

10.13.120 Racing.

A. It is unlawful for any person or persons to run, engage, or cause to run or to be engaged in any Electric Bicycle race on any street, alley, or public place within the corporate limits of the Town without applying for and obtaining a permit from the Town.

10.13.130 Equipment

A. Every Electric Bicycle must be equipped with a functioning speedometer at all times it is operated within the Town of Jackson.

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10.13.140 Prohibitions.

A. A device shall no longer be considered a Class 1, Class 2 or Class 3 Electric Bicycle if the wattage, the speedometer, or any other mechanical element of the Electric Bicycle that affects its classification is modified or tampered with after manufacture and it shall be unlawful to use such a device on Town of Jackson public streets, bike lanes, pathways, or alleys.

B. Obtaining a permit required by this Chapter by fraud, deceit or misrepresentation is unlawful.

C. Tampering with or falsifying the notarized attestation required in accordance with this Chapter so as to falsify any information therein or to forge such a document is unlawful.

Deleted: certified form provided by a bike technician

D. Tampering so as to falsify any information in the permit affixed on an Electric Bicycle by the Town or to forge such is unlawful.

E. Town of Jackson Electric Bicycle permits are non-transferable, and it is unlawful to transfer permit(s) from one Electric Bicycle to another.

10.13.150 Penalty

A. Any person or persons found guilty of violating any of the provisions of this Chapter shall be fined and punished in accordance with Sec. 1.12.010 of this Code, to which may be added costs.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall

be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE ____ DAY OF _____ , 2018.
PASSED 2ND READING THE ____ DAY OF_____, 2018.
PASSED AND APPROVED THE _____ DAY OF_____ , 2018.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandy P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 2018.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Sandy P. Birdyshaw
Town Clerk

ORDINANCE F

AN ORDINANCE ADDING CHAPTER 10.13 TO THE MUNICIPAL CODE OF THE TOWN OF JACKSON PROVIDING FOR THE USE AND REGULATION OF ELECTRIC BICYCLES ON THE STREETS AND PATHWAYS OF THE TOWN OF JACKSON, AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

There is hereby added Chapter 10.13 of Title 10 Vehicles and Traffic of the Municipal Code of the Town of Jackson as follows:

Chapter 10.13
ELECTRIC BICYCLES

Sections:

10.13.010 Definitions.
10.13.020 Laws Applicable; Prohibited Acts.
10.13.030 Classes of Electric Bicycles Permitted and Prohibited; Where Permitted and Prohibited.
10.13.040 Label and Permit Required; Tampering Prohibited.
10.13.050 Right of Way to an Electric Bicycle on Left or Right Turn.
10.13.060 Overtaking an Electric Bicycle
10.13.070 Riding with two (2) or more persons on Electric Bicycle
10.13.080 Towing
10.13.090 Riding on Sidewalks
10.13.100 Position on Roadway
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10.13.140 Prohibitions
10.13.150 Penalty

10.13.010 Definitions.

For the purposes of this Chapter, the following definitions apply:

A. “Electric Bicycle” means a bicycle or tricycle equipped with fully operable pedals and an electric motor of less than seven hundred and fifty (750) watts.
B. “Class 1 Electric Bicycle” or “Low Speed Pedal Assisted Electric Bicycle” means a bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of twenty (20) miles per hour.
C. “Class 2 Electric Bicycle” or “Low Speed Throttle Assisted Electric Bicycle” means a bicycle equipped with a motor that may be used exclusively to propel the bicycle, and that is not capable of providing assistance when the bicycle reaches the speed of twenty (20) miles per hour.
D. “Class 3 Electric Bicycle” or “Speed Pedal Assisted Electric Bicycle” means a bicycle equipped with a motor that provides assistance only when the rider is pedaling, and that ceases to provide assistance when the bicycle reaches the speed of twenty-eight (28) miles per hour.
E. “Electric Vehicle” means any two or more wheeled device with electric power that does not meet one of the definitions above and is not a Pedestrian Vehicle as defined in Wyo. Stat. Ann. § 31-5-102, as amended.

10.13.020 Classes of Electric Bicycles Permitted and Prohibited; Where Permitted and Prohibited.

A. Class 1 Electric Bicycles, Class 2 Electric Bicycles and Class 3 Electric Bicycles are permitted on Town of Jackson public streets, bike lanes, pathways, and alleys.
B. All Electric Vehicles are prohibited on all Town of Jackson pathways, bike lanes, skateparks or other bicycle facilities including natural surface trails. Emergency response vehicles, maintenance vehicles, and Pedestrian Vehicles for the exclusive use of persons with a physical disability as those terms are defined in Wyo. Stat. Ann. § 31-5-102, as amended, are exempt from this prohibition.
C. The use of Electric Bicycles outside Town of Jackson city limits is regulated separately by the Federal Government, Wyoming Department of Transportation and the Teton County Board of County Commissioners, and this ordinance has no applicability to roads and pathways under those respective jurisdictions.

10.13.030 Laws Applicable; Prohibited Acts.

A. All Electric Bicycles operated within the Town of Jackson shall comply with the manufacturing requirements for bicycles adopted by the United States Consumer Product Safety Commission (16 C.F.R. part 1512).
B. Every person riding or operating an Electric Bicycle on any street, alley or public place in the Town shall be subject to all provisions of the laws of the state applicable to drivers of motor-driven cycles, as set forth in Wyo. Stat. Ann. § 31-5-101 *et seq.* as amended, and all provisions of the ordinances of the Town.

C. The parent of any child, the guardian of any ward, or a person assuming responsibility for a child or ward shall not authorize or knowingly permit any such child or ward to violate any of the provisions of this Chapter.

10.13.040 Inspection and Permit Required.

A. Every Electric Bicycle within thirty (30) days of purchase, whether purchased new or used, must be presented at the Jackson Police Department for:
   i. Inspection: All Electric Bicycles shall be presented to an authorized inspection agent within the Town with a completed notarized attestation of the owner, made under oath, stating the classification, top assisted speed, that the speedometer functions, and motor wattage of the Electric Bicycle.
   ii. Permitting: All Electric Bicycles must get a permit permanently affixed by the Jackson Police Department stating the classification number, top assisted speed, and motor wattage of the Electric Bicycle.

B. Every person riding or operating an Electric Bicycle on any street, alley or public place in the Town must carry a document showing the purchase date until the Electric Bicycle is permitted in accordance with provision A of this subsection.

C. Every Electric Bicycle must have a valid permit affixed to it in a conspicuous location within thirty (30) days of purchase, whether used or new.

10.13.050 Right of Way to an Electric Bicycle on Left or Right Turn.

A. The driver of a vehicle within an intersection or entering any alley or driveway intending to turn to the left or right so close thereto so as to constitute an immediate hazard, shall yield the right of way to an Electric Bicycle approaching on a parallel Shared Use Pathway or bicycle pathway.

10.13.060 Overtaking an Electric Bicycle.

A. The operator of a vehicle overtaking an Electric Bicycle proceeding in the same direction shall leave a safe distance, but not less than three (3) feet, when passing the Electric Bicycle and shall maintain a safe distance until safely clear of the overtaken bicycle.

10.13.070 Riding with two (2) or more persons on Electric Bicycle.

A. No person shall operate or ride any Electric Bicycle upon the streets, pathways, alleys or public highways in the Town with two (2) or more persons upon the same Electric Bicycle, provided, however, that this restriction shall not apply to:
   i. Tandem or Cargo Electric Bicycles equipped for two (2) or more riders;

ii. A baby or child seat attached to the Electric Bicycle, provided that the seat is equipped with a harness to hold the baby or child securely in the seat and that protection is provided against the baby or child's feet hitting the spokes of the wheel; and
iii. A child attached to an adult Electric Bicycle operator in a backpack or sling.

10.13.080 Towing.

A. No Electric Bicycle shall pull any skier, sled, or other combination vehicle by rope, or flexible coupling. All sleds, trailers, or other combination vehicle shall be safely and securely affixed to the Electric Bicycle by direct coupling, solid tongue, or triangular shaped tow-bar not to exceed forty (40) inches in length, being securely affixed to two (2) points on the sled, trailer, or other combination vehicle.

10.13.090 Riding on Sidewalks.

A. No person shall operate or ride an Electric Bicycle upon any sidewalk within the Town of Jackson.

10.13.100 Position on Roadway.

A. Every person riding or operating an Electric Bicycle upon any street, roadway, alley or public place at less than the normal speed of traffic shall ride as close as practicable to the right-hand curb or edge of the roadway except under any of the following situations:
   i. When overtaking and passing another Electric Bicycle, bicycle or vehicle proceeding in the same direction.
   ii. When preparing for a left turn at an intersection or into a private road or driveway.
   iii. When reasonably necessary to avoid obstructions and hazards.
   iv. When riding in the right-turn only lane.
B. Every person riding or operating an Electric Bicycle upon a one-way street or roadway with two (2) or more marked traffic lanes may ride as near the left-hand curb or edge of such roadway as practicable.

10.13.110 Riding Two Abreast.

A. Electric Bicyclists are permitted to ride two (2) abreast within the same lane. Persons riding two (2) abreast shall not impede the normal and reasonable movement of traffic, and when being overtaken by other vehicles using the same lane shall ride single file.

10.13.120 Racing.

A. It is unlawful for any person or persons to run, engage, or cause to run or to be engaged in any Electric Bicycle race on any street, alley, or public place within the corporate limits of the Town without applying for and obtaining a permit from the Town.

10.13.130 Equipment

A. Every Electric Bicycle must be equipped with a functioning speedometer at all times it is operated within the Town of Jackson.

10.13.140 Prohibitions.

A. A device shall no longer be considered a Class 1, Class 2 or Class 3 Electric Bicycle if the wattage, the speedometer, or any other mechanical element of the Electric Bicycle that affects its classification is modified or tampered with after manufacture and it shall be unlawful to use such a device on Town of Jackson public streets, bike lanes, pathways, or alleys.
B. Obtaining a permit required by this Chapter by fraud, deceit or misrepresentation is unlawful.
C. Tampering with or falsifying the notarized attestation required in accordance with this Chapter so as to falsify any information therein or to forge such a document is unlawful.
D. Tampering so as to falsify any information in the permit affixed on an Electric Bicycle by the Town or to forge such is unlawful.
E. Town of Jackson Electric Bicycle permits are non-transferable, and it is unlawful to transfer permit(s) from one Electric Bicycle to another.

10.13.150 Penalty

A. Any person or persons found guilty of violating any of the provisions of this Chapter shall be fined and punished in accordance with Sec. 1.12.010 of this Code, to which may be added costs.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall

be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE ____ DAY OF _____ , 2018.
PASSED 2ND READING THE ____ DAY OF_____, 2018.
PASSED AND APPROVED THE _____ DAY OF_____ , 2018.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandy P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 2018.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Sandy P. Birdyshaw
Town Clerk

ORDINANCE H

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 661 AND SECTION 10.04.205 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING ELECTRIC BICYCLES WITHIN ON-STREET BIKELANES AND PATHWAYS IN THE TOWN OF JACKSON; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I:

Section 1 of Town of Jackson Ordinance No. 661 and Section 10.04.205 of the Municipal Code of the Town of Jackson are hereby amended and reenacted to read as follows:

10.10.205 Designated on-street bicycle lanes and pathways.

A. It shall be lawful to ride, operate or use Electric Bicycles, as that term is defined in § 10.13.010 of this Code, in the on-street bike lanes and Pathways within the Town.

B. Except for the purposes of crossing to gain immediate access to an adjacent property, in the case of an emergency, or when directed to do so by a law enforcement officer, it is unlawful to stop, stand, park, or operate a motor vehicle, motorcycle, or other motorized vehicle in any designated on-street bicycle lane as described in Schedule 13 set out in Section 10.04.390 and made a part of this chapter, or upon any pathway within the corporate limits of the Town of Jackson. These provisions shall not apply to governmental agencies, utility providers or other duly authorized persons engaged in maintenance of said bicycle lanes, pathways and adjacent utilities, nor in cases of unavoidable necessity.

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SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

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Sandy P. Birdyshaw
Town Clerk

MEMORANDUM

TO: Mayor and Town Council

FR: Bob McLaurin, Town Manager

DT: May 7, 2018

RE: Town Manager's Report

Town of Jackson Website

Town employees are currently receiving training on the new Town of Jackson website using the CivicPlus platform. The new website will have better functionality for the public and will also be more straightforward in terms of populating the site with our content and updating information. The new site is expected to go live to the public sometime next week.

Culture Survey

The organization will be conducting a culture survey in the month of June to assess the culture within the organization related to our mission and values. This will be the fifth time we have conducted this survey since 2004. The survey provides a snapshot of employee's opinions on issues such as clarity around organizational mission and goals, customer focus and service, teamwork, and empowerment. The results of the survey are used to better inform management on future leadership training and communication.