TOWN COUNCIL REGULAR MEETING
Monday, July 16, 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 may encompass all areas, participants, and audience members. *Please silence all electronic devices during the meeting.*

I. OPENING

I.A. Call to Order / Roll Call
I.B. Pledge of Allegiance
I.C. Announcements

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. July 2, 2018 regular meeting
   2. July 9, 2018 special workshop
B. Disbursements
C. June 2016 Municipal Court Report
D. Temporary Sign Permit: Gun Barrel Steak & Game House (P18-209)
E. Temporary Removal of Bike Lane Delineators for Teton County Fair

Documents:

070218Reg-minutes.pdf
070918Spwk-minutes.pdf
07162018DisbursementsRev.pdf
MunicipalCourtReport_June.pdf
TempSignPermit-GunBarrel.pdf
SnowKingDelineatorsDuringFair.pdf

IV. PUBLIC HEARINGS, DISCUSSION AND/OR ACTION ITEMS

A. Administration

1. Jackson Drug, LLC Restaurant Liquor License Application (Sandy Birdyshaw, Town Clerk)

B. Planning

1. Item P18-128: Elk Country Inn Development Plan at 480 W Pearl Avenue (Tyler Valentine, Senior Planner)

Documents:

JacksonDrug-RestaurantLiquorLicense.pdf
P18-128_ElkCountryInnDevPlan.pdf

V. RESOLUTIONS

VI. ORDINANCES

A. Ordinance I: An Ordinance Amending and Reenacting Section 2 of Town of Jackson Ordinance No. 1074 as Amended (Part) of the Town of Jackson Land Development Regulations to Establish Nine (9) New Zones and Remove Nine (9) Existing Zones to Implement Character Districts 3 through 6 of The Jackson/Teton County Comprehensive Plan (*Presented for 3rd Reading and designated Ordinance 1197*)

B. Ordinance J: An Ordinance Amending and Reenacting Section 2 of Town of Jackson Ordinance No. 1074 as Amended (Part) of the Town of Jackson Land Development Regulations to Remove the Live/Work Use and Planned Unit Development - Town (PUD-ToJ), and Urban Cluster Development (UCD) Development Options (*Presented for 3rd Reading and designated Ordinance 1198)*

C. Ordinance K: An Ordinance Amending and Reenacting Section 2 of Town of Jackson Ordinance No. 1074 as Amended (Part) and Section 1.9 of the Town of Jackson Land Development Regulations regarding a Nonconforming Detached Single-Family Home (*Presented for 3rd Reading and designated Ordinance 1199*)

D. Ordinance M: An Ordinance Establishing Chapter 9.26 to the Town of Jackson Municipal Code regarding Non-Discrimination (*Presented for 3rd Reading and designated Ordinance 1200*)

Documents:

OrdinanceI-D3-6Zones.pdf
OrdinanceJ-D3-6DevOptions.pdf
OrdinanceK_D3-6Nonconforming.pdf
OrdinanceM_NDO_3rdRead.pdf

VII. MATTERS FROM MAYOR AND COUNCIL

A. Appointments to the Planning Commission / Board of Adjustment, Board of Examiners, and Public Art Taskforce
B. Travel Authorization to Washington DC for Build Grant Meetings
C. Board and Commission Reports

Documents:

2018 BoardAppointments.pdf

VIII. MATTERS FROM THE TOWN MANAGER

Documents:

071618TownManagerReport.pdf

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.

TOWN COUNCIL PROCEEDINGS

JULY 2, 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, Hailey Morton Levinson, Don Frank and Bob Lenz.
STAFF: Larry Pardee, Audrey Cohen-Davis, Tyler Sinclair, Paul Anthony, Todd Smith, Roger Shultz, Johnny Ziem, Darren Brugmann, Brian Lenz, and Sandy Birdyshaw

Mayor Muldoon introduced and welcomed new town employee Robert Johnson and attorney interns Jordan Cohen and Katherine DiLucido.

Public Comment: Jessica Jaubert made comment on behalf of Gun Barrel Restaurant.

Consent Calendar. A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to approve the consent calendar including items A-E as presented with the following motions.

A. **Meeting Minutes.** To approve the meeting minutes for the June 18, 2018 regular workshop and regular meeting, and the June 25, 2018 special meeting as presented.

B. **Disbursements.** To approve the disbursements as presented. Jackson Curbside $735.00, Carquest $197.17, CMI-Teco $873.28, Ace Hardware $1266.92, Delcon $813.77, Airgas Intermountain $235.48, High Country Linen $2544.00, Interstate Battery $801.65, Jackson Lumber $54.84, Jackson Paint & Glass $220.86, Jackson Hole News & Guide $2491.33, Jorgensen Associates $7230.88, The Children's Learning Center $24000.00, LVPL $24617.90, Napa $1112.58, Teton Motors $455.75, Alan Jensen $1300.00, Teton Youth and Family Services $40500.00, Animal Care Clinic $127.84, White Glove Cleaning $1521.23, Electrical Wholesale $440.65, Hunt Construction $589.50, North Park Transportation $308.69, American Pump Company $368.50, USA Blue Book $436.98, Frederick Landscaping $2030.01, RST Sand & Gravel $532.42, Sunrise Environmental $2778.23, Energy Laboratories $202.00, Grafix Shoppe $50.37, Teton County Transfer Station $121.00, Wamcat $195.00, Roxanne Robinson $15.00, AT&T $244.54, Verizon Wireless $82.58, LexisNexis $168.10, Alphagraphics $3062.54, Aflac $3525.33, Teton County Public Health $218.00, Amerigas $627.94, Kenworth $167.04, Russell Ruschill $78.20, Safety-Kleen $289.23, Bob McLaurin $688.00, Canvas Unlimited $190.00, Westwood Curtis $858618.19, Yellow Iron Excavation $320.00, Portis Group $845.00, Valley West Engineering $10701.62, Hal Hutchinson $360.38, Teton Trash Removal $601.00, James Bristol $420.00, Intermountain Sweeper $664.57, ER Office Express $991.62, Johnny Ziem $90.00, Friends of Pathways $27735.00, UPS $59.53, Advanced Glass & Trim $280.00, Audrey Cohen-Davis $119.66, Eastman Excavation $12846.60, Todd Fitzerald $355.00, Miller Sanitation $8743.00, Thomson West $1141.41, Idaho Falls Peterbilt $15.28, Timberline Concrete $1119.00, CM Owen Construction $117748.03, Gillig $4433.56, Commercial Tire $1697.92, Eleaven Food $586.50, Warner Truck Center $888.28, MailFinance $463.47, Sherwin-Williams $1734.31, Long Building Technologies $49875.00, Meyring & Associates $5768.53, Chris Rorke $862.50, Silver Creek Supply $74.19, Porter's $159.07, Naturescape Designs $395.00, Tom Mason $86.50, C&A Professional Cleaning $7213.76, MSC Industrial $538.63, Schow's Truck Center $819.32, Snake River Roasting $472.48, Fleetpride $1358.89, Dustin Christensen $100.00, Global Equipment $1053.13, Big R $119.97, Ridgeline Excavation $271647.89, Control System Technology $1100.00, Premier Vehicle Installation $361.15, HD Fowler $621.00, Nataly Espinoza $178.50, Open Creative $1393.17, Stotz Equipment $552.29, G2 Gloves $390.00, Cornforth Consultants $3848.50, Jackson Animal Hospital $170.00, Jelly Donut $810.00, Energy Conservation $35000.00, Craig Knecht $83.79, Tim Gallagher $400.00, Clusters Homeowners $26.10, Kellerstrass $38147.58, Wrench It $100.01, Snake River MEP $26840.00, John Tighe $75.00, Greenway Painting $1275.00, Caleb Sauer $379.19, Jimmy Corona $16.00, Kimley Horn $3457.50, City of Driggs $1076.26, St Johns Physician $200.00, Step Back Leadership $10000.00, John Wilson $24000.00, Outlaw Brothers Construction $2025.47, Buckrail $375.00, West Fork Construction $35793.00, Gegco $139194.45, Fortress Home Improvement $123808.50, Richard Ashburn $24000.00, Springhill Suites $1450.08, Raymond Beplat $2000.00, Erin Tharp $6.34, Angie Gemmel $178.50, Sweet Addiction $249.50, Cyndi Friend $135.00, Rocky Mountain $416.35, Clusters HOA $26.10, The Hilsinger $475.44, Jedediah's $8050.00, Stephen Rhoades $352.62, Eco-Counter $18990.00, A-Core $3510.00, Rubberform $6079.23

C. **Temporary Sign Permit: Stomping the Divots (P18-201)**: To approve the temporary banners in conjunction with Jackson Hole Therapeutic Riding Association, subject to three (3) conditions of approval.

D. **Special Event: Farmer's Market on the Town Square Additional Request**. To approve the additional request made by the Jackson Hole Farmer's Market on the Town Square to host a Wellness of the Week event, as part of the 2018 Farmer's Markets, subject to the conditions and restrictions listed in the staff report.

E. **Contract with RouteMatch for START Electronic Fare System**. To approve order with RouteMatch as presented with the terms and conditions as outlined for the START Bus Mobile Ticketing/Electronic Fare System.

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

Temporary Sign Permit: Jackson Hole Ski Club (P18-202): A motion was made by Bob Lenz and seconded by Hailey Morton Levinson to approve the temporary banners for fourteen days of their choosing between September 9 and 29, 2018 in conjunction with Jackson Hole Therapeutic Ski Club, subject to three (3) conditions of approval. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Temporary Sign Permit: Orijin Summer Concerts (P18-200): Scott Erin of Orijin Media made public comment. A motion was made by Bob Lenz and seconded by Hailey Morton Levinson to approve the temporary banners in conjunction with Orijin Summer Concert Series, subject to three (3) conditions of approval. Mayor Muldoon called for the vote. The vote showed 4-1 in favor, with Stanford opposed. The motion carried.

Dedicated Resident Parking Area during Snow King Estates Water Project. Johnny Ziem made staff comment. A motion was made by Hailey Morton Levinson and seconded by Don Frank to approve a parking area reserved for the residents of Snow King Estates, on both sides of Redmond Street (between E. Kelly and Cache Creek Dr.) and on the south side of E. Kelly Avenue from 520 E. Kelly to the driveway at 640 E. Kelly. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Ordinances. A motion was made by Hailey Morton Levinson 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 I

AN ORDINANCE AMENDING AND REENACTING SECTION II OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART), THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, AND OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF JACKSON TO RE-NUMBER SECTIONS 2.2.2, 2.2.3, 2.2.4 and 2.2.5, TO ADD SECTIONS 2.2.2 THROUGH 2.2.9 AND 2.2.13, TO DELETE SECTIONS 2.3.4, 2.3.5, 2.3.6, 2.3.9, 2.3.11, 2.3.12, 2.3.14, 2.3.15, AND 2.3.16, TO AMEND SECTIONS 2.1.1, 2.1.2, 2.2.1.D.5, 4.4.1.G, 5.2.1.D, 5.3.1.B.2, 5.3.1.B.5, 5.3.2.D.3, 5.4.1.B, 5.5.3.C.1, 5.5.3.D, 5.5.4.C, 5.6.1.E.7.a, 5.8.1.A, 6.1.1.F, 6.4.3.A, 7.1.1, 7.2.1, 7.8.4.B.1, 8.2.2.B.1.b, 9.4.6.D, 9.4.8.J AND 9.5.P, TO REMOVE THE URBAN RESIDENTIAL (UR), AUTO-URBAN COMMERCIAL-TOWN (ACTOJ), AUTO-URBAN RESIDENTIAL-TOWN (AR-TOJ), BUSINESS PARK RESTRICTED USES (BP-R), BUSINESS CONSERVATION-TOWN (BC-TOJ), RESIDENTIAL BUSINESS (RB), NEIGHBORHOOD CONSERVATION-TOWN (NC-TOJ), NEIGHBORHOOD CONSERVATION-2-FAMILY (NC-2), AND SUBURBAN-TOWN (S-TOJ) LEGACY ZONES, AND TO ADD THE NL-1: NEIGHBORHOOD LOW DENSITY 1, NL-2: NEIGHBORHOOD LOW DENSITY 2, NL-3: NEIGHBORHOOD LOW DENSITY 3, NL-4: NEIGHBORHOOD LOW DENSITY 4, NL-5: NEIGHBORHOOD LOW DENSITY 5, NM-1: NEIGHBORHOOD MEDIUM DENSITY 1, NM-2: NEIGHBORHOOD MEDIUM DENSITY 2, NH-1: NEIGHBORHOOD HIGH DENSITY 1, AND CR-3: COMMERCIAL RESIDENTIAL 3 CHARACTER ZONES, TO IMPLEMENT CHARACTER DISTRICTS 3 THROUGH 6 OF THE JACKSON/TETON COUNTY COMPREHENSIVE PLAN, AND PROVIDING FOR AN EFFECTIVE DATE.

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

A motion was made by Hailey Morton Levinson and seconded by Don Frank to approve Ordinance I on second reading. Mayor Muldoon called for the vote. The vote showed all in favor. The motion carried.

ORDINANCE J

AN ORDINANCE AMENDING AND REENACTING SECTION II OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) TO DELETE SECTIONS 4.4.2, 6.1.4.H, AND 7.1.3 AND DIVISION 7.3; TO AMEND SECTIONS 2.2.10.D, 2.2.11.D, 2.2.12.C.1, 2.2.12.D,

2.2.14.C.1, 2.2.14.D, 2.3.1.D, 2.3.2.D, 2.3.10.B.1, 2.3.10.C.1, 2.3.10.C.3, 2.3.10.D, 2.3.13.D, 3.3.1.D, 4.2.1.D, 4.2.2.D, 4.4.1.G, 4.4.1.H, 6.1.1.F, 6.2.2.A, 7.1.1, 9.3.2, 9.4.6, 9.5.L, 9.5.O AND 9.5.U OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS TO REMOVE THE LIVE/WORK USE AND THE PLANNED UNIT DEVELOPMENT - TOWN (PUD-TOJ) AND URBAN CLUSTER DEVELOPMENT (UCD) DEVELOPMENT OPTIONS, AND PROVIDING FOR AN EFFECTIVE DATE.

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

A motion was made by Hailey Morton Levinson and seconded by Don Frank to approve Ordinance J on second reading. Mayor Muldoon called for the vote. The vote showed all in favor. The motion carried.

ORDINANCE K

AN ORDINANCE AMENDING AND REENACTING SECTION II OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) AND SECTIONS 1.9.2.B.1, 1.9.2.B.3.a, 1.9.3.B.1, 1.9.3.C, AND 1.9.3.D.1 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING A NONCONFORMING DETACHED SINGLE-FAMILY HOME, AND PROVIDING FOR AN EFFECTIVE DATE.

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

A motion was made by Hailey Morton Levinson and seconded by Don Frank to approve Ordinance K on second reading. Mayor Muldoon called for the vote. The vote showed all in favor. The motion carried.

ORDINANCE M

AN ORDINANCE ESTABLISHING CHAPTER 9.26 TO THE TOWN OF JACKSON MUNICIPAL CODE REGARDING NON-DISCRIMINATION; 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:

Public comment was given by: Clark Price, Kathy Russell, Michael Yin, Johnathan Lange, Carl Allred, Alex Mensaway, Dave Jagemon, Scott Austin, Mary Erickson, Claudia Morrow, Jill Smith, Gretchen Baldwin, Ingor Hansen, Adrian Vetter, Mark Houser, Becky Hawkins, Pastor Don Landis, Andrew Muntz, Laurie Lee Wells, David Bott, Tracy Bloom, Robin Lunsford, Shelby Read, Matt Stech, Jim Walton, Kevin Rhodes, Ari Bean, Shanna Alexander, Sara Burlingame, Beverly Landis, Chris Best, Susan Scarlotta, and Liz Brimmer.

A motion was made by Hailey Morton Levinson and seconded by Don Frank to approve Ordinance M on second reading. Mayor Muldoon called for the vote. The vote showed all in favor. The motion carried.

Matters from Mayor and Council.
A motion was made by Bob Lenz and seconded by Hailey Morton Levinson to approve travel for any Council who want to attend the National League of Cities (NLC) conference in November 2018. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Don Frank made comment on the Parks and Recreation Board Meeting. Jim Stanford made comment on the invitation to a County workshop next Monday.

Town Manager's Report. A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to accept the Town Manager's Report. The Town Manager's Report contained an update Snow King Mountain Master Plan Amendment Process, Public Works Utility Vehicle, Town Electric Bicycle Program, and a Police Department Utility Vehicle. Discussion was held on the utility vehicle for Public Works and continued to the next meeting. Staff was asked to bring back the electric bicycle program and police vehicle with a full staff report. Chief Smith made comment on the police vehicle. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried

Adjourn. A motion was made by Hailey Morton Levinson 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 8:49 p.m.

TOWN OF JACKSON

_____
Pete Muldoon, Mayor

ATTEST:

_____
Sandra P. Birdyshaw, Town Clerk

minutes: spb
Published JH News & Guide: July 11, 2018

TOWN COUNCIL PROCEEDINGS

JULY 9, 2018 **JACKSON, WYOMING**

The Jackson Town Council met in special session in the Council Chambers of the Town Hall at 150 East Pearl at 3:30 P.M. The special workshop was held to interview applicants and deliberate on appointments for the Town's Planning & Zoning Commission / Board of Adjustment, Board of Examiners, and the Public Art Taskforce. Upon roll call the following were present:

MAYOR: Pete Muldoon
COUNCIL: Jim Stanford and Bob Lenz. Hailey Morton Levinson and Don Frank were absent.
STAFF: Sandy Birdyshaw

The following candidates were interviewed for the Town's Planning & Zoning Commission and Board of Adjustment: Ashley Nowygrod

The following candidates were interviewed for the Town's Board of Examiners: James Ross

The following candidates were interviewed for the Town's Public Art Taskforce: Leo Naegele, Matt Kissel, Erik Dombroski, Joseph Lovett, Mike Merritt, Inanna Reistad, and Karen Youngblood

Adjourn. A motion was made by Bob Lenz and seconded by Jim Stanford to adjourn the meeting into executive session pursuant to Wyoming Statute §16-4-405(a)(ii) to consider the appointment of a public official to a volunteer board. The Mayor called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 4:49 P.M.

TOWN OF JACKSON

_____
Pete Muldoon, Mayor

ATTEST:

_____
Sandra P. Birdyshaw, Town Clerk

minutes:spb
Published JH News & Guide: July 18, 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
5	CARQUEST AUTO PARTS INC.	6090-392028	THERMOSTAT	06/11/2018	24.08	24.08	07/12/2018
5	CARQUEST AUTO PARTS INC.	6090-394022	VINYL/RUBBER CLEANER	06/25/2018	15.48	15.48	07/12/2018
Total 5:					39.56	39.56	
10	CASH	062918	petty CASH	06/29/2018	.09	.09	06/29/2018
10	CASH	062918	petty CASH	06/29/2018	9.95	9.95	06/29/2018
10	CASH	062918	petty CASH	06/29/2018	10.85	10.85	06/29/2018
10	CASH	062918	petty CASH	06/29/2018	16.29	16.29	06/29/2018
10	CASH	062918	petty CASH	06/29/2018	20.70	20.70	06/29/2018
10	CASH	062918	petty CASH	06/29/2018	69.00	69.00	06/29/2018
Total 10:					126.88	126.88	
13	SAFETY SUPPLY & SIGN CO., I	164510	RETIREMENT SIGN FOR BOB, F	06/08/2018	35.17	35.17	07/12/2018
Total 13:					35.17	35.17	
51	ACE HARDWARE	609443	SANDISC 6", VENT, XTRAFINEFI	06/12/2018	17.46	17.46	07/12/2018
51	ACE HARDWARE	611761	DUCT TAPE BROWN, & BLACK,	06/27/2018	35.45	35.45	07/12/2018
51	ACE HARDWARE	612066	8X1 SL HEX HD SM, 10X 1-1/4 S	06/28/2018	13.77	13.77	07/12/2018
51	ACE HARDWARE	612168	PROPANE TANK EXCHANGE	06/29/2018	19.99	19.99	07/12/2018
51	ACE HARDWARE	612293	GR8 HEX BOLT	06/29/2018	.96	.96	07/12/2018
51	ACE HARDWARE	612638	TAPE DISPENSER	07/03/2018	7.99	7.99	07/12/2018
51	ACE HARDWARE	612809	WEED & GRASS PUMPING	07/05/2018	29.98	29.98	07/12/2018
51	ACE HARDWARE	612897	ROUNDUP REFILL	07/05/2018	16.99	16.99	07/12/2018
51	ACE HARDWARE	612945	vac shop acc, convertible goggle	07/05/2018	66.97	66.97	07/12/2018
51	ACE HARDWARE	612996	CLAW BAR PULLING 9"	07/06/2018	19.99	19.99	07/12/2018
51	ACE HARDWARE	613026	10MM- 1.25X40 FLANGE BOLT,	07/06/2018	5.15	5.15	07/12/2018
51	ACE HARDWARE	613069	GORILLA SUPERGLUE 15GM	07/06/2018	7.49	7.49	07/12/2018
51	ACE HARDWARE	613332	JUG 6GAL STURDY BLUE	07/09/2018	53.98	53.98	07/12/2018
51	ACE HARDWARE	613470	ANCHR DRV	07/09/2018	7.20	7.20	07/12/2018
51	ACE HARDWARE	613470	ANCHR DRV	07/09/2018	7.20-	7.20-	07/12/2018
51	ACE HARDWARE	613470	ANCHR DRV	07/09/2018	7.20	7.20	07/12/2018
51	ACE HARDWARE	613558	COUPL ACE, BUSH HEX GALV	07/10/2018	12.98	12.98	07/12/2018
51	ACE HARDWARE	613616	WIRE 10THHN SLD WHT 500'	07/10/2018	445.50	445.50	07/12/2018
Total 51:					761.85	761.85	
55	TETON COUNTY SHERIFF'S-JAI	512	JUNE INMATES	07/02/2018	1,080.00	1,080.00	07/12/2018
Total 55:					1,080.00	1,080.00	
70	THYSSEN KRUPP ELEVATOR C	3003985552	GOLD- FULL MAINTENANCE SE	07/01/2018	288.39	288.39	07/12/2018
Total 70:					288.39	288.39	
77	DIAMOND VOGEL PAINTS, INC.	726266098	GLASS BEADS STD-M247 50# (1	06/11/2018	336.11	336.11	07/12/2018
Total 77:					336.11	336.11	
81	EVANS CONSTRUCTION INC	188478	TICKET #: 70179347- RANCHER	07/05/2018	578.50	578.50	07/12/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 81:					578.50	578.50	
96	HIGH COUNTRY LINEN	0074874	BUILDING MAINTS @ PUBLIC W	06/28/2018	26.00	26.00	07/12/2018
96	HIGH COUNTRY LINEN	0074874	UNIFORMS: ADMIN	06/28/2018	9.70	9.70	07/12/2018
96	HIGH COUNTRY LINEN	0074874	UNIFORMS: SEWER	06/28/2018	19.40	19.40	07/12/2018
96	HIGH COUNTRY LINEN	0074874	UNIFORMS: WATER	06/28/2018	36.37	36.37	07/12/2018
96	HIGH COUNTRY LINEN	0074874	UNIFORMS: STREET	06/28/2018	65.48	65.48	07/12/2018
96	HIGH COUNTRY LINEN	0074874	UNIFORMS: FLEET	06/28/2018	38.80	38.80	07/12/2018
96	HIGH COUNTRY LINEN	0074874	UNIFORMS: WWTP	06/28/2018	24.25	24.25	07/12/2018
96	HIGH COUNTRY LINEN	0075784	MATS @ TOWN HALL	07/03/2018	215.50	215.50	07/12/2018
96	HIGH COUNTRY LINEN	0076031	MATS @ SHELTER	07/04/2018	61.93	61.93	07/12/2018
96	HIGH COUNTRY LINEN	0076215	UNIFORMS: FLEET	07/05/2018	38.80	38.80	07/12/2018
96	HIGH COUNTRY LINEN	0076215	UNIFORMS: WWTP	07/05/2018	24.25	24.25	07/12/2018
96	HIGH COUNTRY LINEN	0076215	BUILDING MAINTS @ PUBLIC W	07/05/2018	59.05	59.05	07/12/2018
96	HIGH COUNTRY LINEN	0076215	UNIFORMS: ADMIN	07/05/2018	9.70	9.70	07/12/2018
96	HIGH COUNTRY LINEN	0076215	UNIFORMS: SEWER	07/05/2018	19.40	19.40	07/12/2018
96	HIGH COUNTRY LINEN	0076215	UNIFORMS: WATER	07/05/2018	36.37	36.37	07/12/2018
96	HIGH COUNTRY LINEN	0076215	UNIFORMS: STREET	07/05/2018	65.48	65.48	07/12/2018
96	HIGH COUNTRY LINEN	S0075074	CLEANING MATERIALS	06/28/2018	38.50	38.50	07/12/2018
96	HIGH COUNTRY LINEN	S0075937	BUILDING MAINTS @ PUBLIC W	07/03/2018	593.68	593.68	07/12/2018
Total 96:					1,382.66	1,382.66	
102	CASELLE INC.	881479	CONTRACT SUPPORT JULY	06/01/2018	1,198.67	1,198.67	07/12/2018
Total 102:					1,198.67	1,198.67	
106	INTERSTATE BATTERY	22240193	(1) MT-78, (1) MTP-48/H6, (1) SR	07/02/2018	260.85	260.85	07/12/2018
Total 106:					260.85	260.85	
123	JIM & GREG THE LOCKSMITHS	47102	SIMPLEX LL1011	06/25/2018	584.50	584.50	07/12/2018
Total 123:					584.50	584.50	
131	JACKSON HOLE NEWS & GUID	270769	AD#349102	06/27/2018	218.63	218.63	07/12/2018
131	JACKSON HOLE NEWS & GUID	270770	AD#349101	06/27/2018	337.88	337.88	07/12/2018
131	JACKSON HOLE NEWS & GUID	277773	AD#344991 THANK YOU VICTIM	04/30/2018	171.71	171.71	07/12/2018
131	JACKSON HOLE NEWS & GUID	277773	AD#344991 THANK YOU VICTIM	04/30/2018	85.69	85.69	07/12/2018
131	JACKSON HOLE NEWS & GUID	279916B	credit ad#347832 paid twice	06/06/2018	254.40-	254.40-	07/12/2018
131	JACKSON HOLE NEWS & GUID	280767	AD#349109	06/27/2018	51.68	51.68	07/12/2018
131	JACKSON HOLE NEWS & GUID	280768	AD#349103	06/27/2018	1,148.78	1,148.78	07/12/2018
131	JACKSON HOLE NEWS & GUID	280769	AD#349102	06/27/2018	218.63	218.63	07/12/2018
131	JACKSON HOLE NEWS & GUID	280770	AD#349101	06/27/2018	337.88	337.88	07/12/2018
131	JACKSON HOLE NEWS & GUID	280960	AD#347718	06/30/2018	256.28	256.28	07/12/2018
131	JACKSON HOLE NEWS & GUID	280961	AD#348151	06/30/2018	705.12	705.12	07/12/2018
131	JACKSON HOLE NEWS & GUID	281364	AD#349618	07/05/2018	51.68	51.68	07/12/2018
131	JACKSON HOLE NEWS & GUID	281365	AD#349617	07/05/2018	71.55	71.55	07/12/2018
131	JACKSON HOLE NEWS & GUID	281366	AD#349616	07/05/2018	59.63	59.63	07/12/2018
131	JACKSON HOLE NEWS & GUID	281367	AD#349615	07/05/2018	67.58	67.58	07/12/2018
131	JACKSON HOLE NEWS & GUID	281368	AD#349614	07/05/2018	107.33	107.33	07/12/2018
131	JACKSON HOLE NEWS & GUID	281369	AD#349612	07/05/2018	6,821.10	6,821.10	07/12/2018
131	JACKSON HOLE NEWS & GUID	281370	AD#349611	07/05/2018	373.65	373.65	07/12/2018
Total 131:					10,830.40	10,830.40	
139	JORGENSEN ASSOCIATES, PC	41045	PROJ: 17019- TOJ/ FOREST SE	06/05/2018	953.30	953.30	07/12/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
139	JORGENSEN ASSOCIATES, PC	41103	PROJ: 18047- TOJ/GREGORY L	06/22/2018	1,164.65	1,164.65	07/12/2018
139	JORGENSEN ASSOCIATES, PC	41143	PROJ: 17413 TOJ/SNOW KING E	06/29/2018	230.00	230.00	07/12/2018
Total 139:					2,347.95	2,347.95	
156	LOWER VALLEY ENERGY INC	17998	SNOW KING DRIVE RELOCATE:	06/27/2018	1,314.92	1,314.92	07/12/2018
156	LOWER VALLEY ENERGY INC	19722 0618	930 simon lane	06/30/2018	61.90	61.90	06/30/2018
156	LOWER VALLEY ENERGY INC	19722 0618	145 w hansen	06/30/2018	49.16	49.16	06/30/2018
156	LOWER VALLEY ENERGY INC	19722 0618	145 w hansen	06/30/2018	32.78	32.78	06/30/2018
156	LOWER VALLEY ENERGY INC	19722 0618	145 w hansen	06/30/2018	24.80	24.80	06/30/2018
156	LOWER VALLEY ENERGY INC	19722 0618	145 w hansen	06/30/2018	16.54	16.54	06/30/2018
156	LOWER VALLEY ENERGY INC	19722 0618	940 simon	06/30/2018	56.76	56.76	06/30/2018
156	LOWER VALLEY ENERGY INC	19722 0618	174 king street	06/30/2018	256.68	256.68	06/30/2018
156	LOWER VALLEY ENERGY INC	19722 0618	vine street utility	06/30/2018	40.54	40.54	06/30/2018
156	LOWER VALLEY ENERGY INC	19722 0618	55 virginian lane	06/30/2018	39.61	39.61	06/30/2018
156	LOWER VALLEY ENERGY INC	19722 0618	55 virginian lane	06/30/2018	27.95	27.95	06/30/2018
156	LOWER VALLEY ENERGY INC	92050-021- 06/	92050-021: 150 E PEARL AVE	06/29/2018	1,321.12	1,321.12	07/12/2018
156	LOWER VALLEY ENERGY INC	92050-025- 06/	92050-025: SK W NEW SHOP	06/29/2018	12.92	12.92	07/12/2018
156	LOWER VALLEY ENERGY INC	92050-049- 06/	92050-049: WASTE WATER PLA	06/29/2018	10,349.06	10,349.06	07/12/2018
156	LOWER VALLEY ENERGY INC	92050-051- 06/	92050-051: WEKK #5	06/29/2018	3,093.34	3,093.34	07/12/2018
156	LOWER VALLEY ENERGY INC	92050-114- 06/	92050-114: HOME RANCH RSTR	06/29/2018	176.88	176.88	07/12/2018
156	LOWER VALLEY ENERGY INC	92050-131- 06/	92050-131: 195 E DELONEY RS	06/29/2018	36.20	36.20	07/12/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:71	92050-045: TOWN SQUARE LIG	06/29/2018	12.92	12.92	07/12/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:71	92050-050: WATER TANK JXN	06/29/2018	.12	.12	07/12/2018
Total 156:					16,924.20	16,924.20	
166	TETON COUNTY-FUND 19	07102018	JUNE 20188	07/10/2018	12,229.43	12,229.43	07/12/2018
Total 166:					12,229.43	12,229.43	
187	NELSON ENGINEERING	47295	PROJ: 14-175-03 WEST BROAD	06/27/2018	21,255.30	21,255.30	07/12/2018
Total 187:					21,255.30	21,255.30	
215	RED'S AUTO GLASS, INC.	I034889	LABOR INSTALL WINDSHIELD	06/07/2018	760.00	760.00	07/12/2018
215	RED'S AUTO GLASS, INC.	I034941	LABOR INSTALL WINDSHIELD	06/21/2018	570.00	570.00	07/12/2018
Total 215:					1,330.00	1,330.00	
226	O'RYAN CLEANERS	070218	JUNE DRY CLEANING	07/02/2018	187.67	187.67	07/12/2018
Total 226:					187.67	187.67	
231	SHERVIN'S INDEPENDENT OIL	45041	TIRE TUBE	06/12/2018	39.32	39.32	07/12/2018
Total 231:					39.32	39.32	
236	SMITH POWER PRODUCTS,INC	443056	TRANSMISSION CONTROL MO	06/19/2018	17.64	17.64	07/12/2018
236	SMITH POWER PRODUCTS,INC	443056	TRANSMISSION CONTROL MO	06/19/2018	17.64-	17.64-	07/12/2018
236	SMITH POWER PRODUCTS,INC	443056	TRANSMISSION CONTROL MO	06/19/2018	720.71	720.71	07/12/2018
236	SMITH POWER PRODUCTS,INC	444158	VPOD 12V, INJECTOR, SOLENO	07/05/2018	4,920.57	4,920.57	07/12/2018
Total 236:					5,641.28	5,641.28	
257	NAPA AUTO PARTS INC.	768701	PRIMARY WIRE	04/04/2018	40.00	40.00	07/12/2018
257	NAPA AUTO PARTS INC.	772556	TOGGLE SWITCH	04/25/2018	8.61	8.61	07/12/2018
257	NAPA AUTO PARTS INC.	772601	UNIVERSAL SWITCH	04/25/2018	18.20	18.20	07/12/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
257	NAPA AUTO PARTS INC.	772604	UNIVERSAL SWITCH	04/25/2018	9.10	9.10	07/12/2018
257	NAPA AUTO PARTS INC.	781990	FLEX TUBING	06/11/2018	11.14	11.14	07/12/2018
257	NAPA AUTO PARTS INC.	782189	SERPENTINE BELT	06/12/2018	20.99	20.99	07/12/2018
257	NAPA AUTO PARTS INC.	782991	OIL FILTER, AIR FILTER	06/15/2018	24.22	24.22	07/12/2018
257	NAPA AUTO PARTS INC.	784462	BERRYMAN CARB SPR	06/21/2018	10.58	10.58	07/12/2018
257	NAPA AUTO PARTS INC.	785090	AERO CAB LAMO	06/25/2018	87.82	87.82	07/12/2018
257	NAPA AUTO PARTS INC.	785384	CLAMP	06/26/2018	42.88	42.88	07/12/2018
257	NAPA AUTO PARTS INC.	785624	NAPAGOLD OIL FILTER, NAPAG	06/27/2018	262.99	262.99	07/12/2018
257	NAPA AUTO PARTS INC.	785933	BOBCAT	06/28/2018	66.49	66.49	07/12/2018
257	NAPA AUTO PARTS INC.	786826	REMAN STARTER, CORE DEPO	07/02/2018	367.26	367.26	07/12/2018
257	NAPA AUTO PARTS INC.	786900	JUMP STARTER, TIRE INFLATO	07/02/2018	289.84	289.84	07/12/2018
257	NAPA AUTO PARTS INC.	788248	BOBCAT HYD	07/09/2018	66.49	66.49	07/12/2018
Total 257:					1,326.61	1,326.61	
262	PRAZMA PAINT & AUTO BODY	17040	REPAIR 01 FORD-F-150 LARIAT	06/15/2018	2,527.07	2,527.07	07/12/2018
Total 262:					2,527.07	2,527.07	
268	TETON MOTORS INC	205002603	14" REAR WIPER BLADE	07/05/2018	9.75	9.75	07/12/2018
268	TETON MOTORS INC	5085282	CLIP	04/03/2018	15.96	15.96	07/12/2018
268	TETON MOTORS INC	5085705	SPRING	05/10/2018	12.76	12.76	07/12/2018
268	TETON MOTORS INC	5085813	CLIP	05/17/2018	43.68	43.68	07/12/2018
268	TETON MOTORS INC	5085879	SWITCH	05/22/2018	8.11	8.11	07/12/2018
268	TETON MOTORS INC	5086198	PAD KIT, ROTOR	06/15/2018	371.70	371.70	07/12/2018
268	TETON MOTORS INC	5086358	SENSOR	06/29/2018	73.36	73.36	07/12/2018
268	TETON MOTORS INC	5086369	HEADLAMP, LAMP, GRILLE, EM	07/02/2018	867.63	867.63	07/12/2018
268	TETON MOTORS INC	6133193	ALIGN SERVICE	04/30/2018	97.15	97.15	07/12/2018
268	TETON MOTORS INC	6133322	HIGH PRESSURE HOSE LEAKS	05/07/2018	128.79	128.79	07/12/2018
Total 268:					1,628.89	1,628.89	
401	POST REGISTER	103289	ASSOCIATE ENGINEER AD	07/10/2018	708.50	708.50	07/12/2018
Total 401:					708.50	708.50	
437	WORT HOTEL	TJ070318	LIENZ STATE DINNER	07/03/2018	6,154.60	6,154.60	07/12/2018
Total 437:					6,154.60	6,154.60	
472	WHITE GLOVE CLEANING, INC.	35006	GRAFFITI REMOVAL	07/09/2018	65.00	65.00	07/12/2018
Total 472:					65.00	65.00	
502	ELECTRICAL WHSLE SUPPLY C	S4487309.001	BUTTCONN	06/25/2018	18.45	18.45	07/12/2018
Total 502:					18.45	18.45	
503	HUNT CONSTRUCTION INC	7868	CRACK REPAIR @ UPPER CAC	06/26/2018	7,111.00	7,111.00	07/12/2018
503	HUNT CONSTRUCTION INC	7892	ASPHALT SEAL, CRACK REPAI	06/30/2018	15,115.00	15,115.00	07/12/2018
503	HUNT CONSTRUCTION INC	7893	CRACK REPAIR @ PINE DR	06/30/2018	2,430.00	2,430.00	07/12/2018
503	HUNT CONSTRUCTION INC	7895	CRACK REPAIR @ WISTER DR	06/30/2018	896.00	896.00	07/12/2018
503	HUNT CONSTRUCTION INC	7896	ASPHALT SEAL @ ALLEY BEHI	06/30/2018	495.00	495.00	07/12/2018
503	HUNT CONSTRUCTION INC	7897	ASPHALT SEAL @ ALLEY BEHI	06/30/2018	1,370.00	1,370.00	07/12/2018
503	HUNT CONSTRUCTION INC	7906	ASPHALT SEAL @ WILLOW ST	06/29/2018	3,150.00	3,150.00	07/12/2018
Total 503:					30,567.00	30,567.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
544	CENTURYLINK	1443577501	307-734-4419	06/15/2018	7.81	7.81	07/12/2018
544	CENTURYLINK	1443645587	307-733-3932	06/19/2018	226.50	226.50	07/12/2018
544	CENTURYLINK	307-111-5050	307-111-5050	06/07/2018	1,870.25	1,870.25	07/12/2018
544	CENTURYLINK	307-733-3106	307-733-3106	06/13/2018	37.25	37.25	07/12/2018
Total 544:					2,141.81	2,141.81	
552	RENDEZVOUS ENGINEERING,	20647	PROJ: 18-011- TOJ 2022 WILD F	06/18/2018	738.85	738.85	07/12/2018
Total 552:					738.85	738.85	
563	WESTBANK SANITATION	2882101	940 Simon Lane	07/01/2018	95.80	95.80	07/05/2018
563	WESTBANK SANITATION	2882513	WWTP- TRASH SERVICE FOR J	06/30/2018	617.03	617.03	07/12/2018
Total 563:					712.83	712.83	
611	CUMMINS ROCKY MOUNTAIN L	024-64679	DATALINK ADAPTER	06/22/2018	2,421.50	2,421.50	07/12/2018
611	CUMMINS ROCKY MOUNTAIN L	950-48919	INSITE LITE REGISTRATION	06/25/2018	1,440.00	1,440.00	07/12/2018
Total 611:					3,861.50	3,861.50	
668	FREEDOM MAILING SERVICE I	33951	UTILITY BILLING	07/04/2018	911.02	911.02	07/12/2018
668	FREEDOM MAILING SERVICE I	33951	UTILITY BILLING	07/04/2018	911.02	911.02	07/12/2018
Total 668:					1,822.04	1,822.04	
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	30.10	30.10	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	171.15	171.15	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	115.02	115.02	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	66.84	66.84	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	186.86	186.86	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	245.28	245.28	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	44.45	44.45	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	44.45	44.45	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	87.23	87.23	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	185.49	185.49	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	198.92	198.92	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	130.98	130.98	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	493.05	493.05	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	108.48	108.48	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	1,136.23	1,136.23	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	91.72	91.72	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	88.70	88.70	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	186.80	186.80	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	301.36	301.36	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	390.47	390.47	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	218.30	218.30	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	224.52	224.52	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	165.20	165.20	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	198.63	198.63	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	154.97	154.97	07/05/2018
671	LINCOLN NATIONAL LIFE	107747 0718	JULY PREMIUM	07/01/2018	113.96	113.96	07/05/2018
Total 671:					5,379.16	5,379.16	
706	USA BLUE BOOK	602951	ROUND UP WEED AND GRASS	06/19/2018	133.98	133.98	07/12/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 706:					133.98	133.98	
708	DELTA DENTAL PLAN OF WYO	061518	JULY PREMIUM	06/15/2018	561.60	561.60	07/05/2018
708	DELTA DENTAL PLAN OF WYO	062918	JUNE CLAIMS	06/29/2018	5,216.10	5,216.10	07/05/2018
Total 708:					5,777.70	5,777.70	
996	TETON COUNTY SPECIAL FIRE	070618J	JUNE 2018	07/06/2018	47,253.07	47,253.07	07/12/2018
996	TETON COUNTY SPECIAL FIRE	070618X	JUNE 2018	07/06/2018	8,197.90	8,197.90	07/12/2018
Total 996:					55,450.97	55,450.97	
1002	J.J. KELLER & ASSOC. INC.	9103092538	BUS DRIVER BOOKS	06/29/2018	782.17	782.17	07/12/2018
Total 1002:					782.17	782.17	
1064	WYOMING DEPARTMENT OF H	I0008969	COLILERT WATER TESTING- A	07/02/2018	240.00	240.00	07/12/2018
Total 1064:					240.00	240.00	
1134	ENERGY LABORATORIES INC.	160302	INFLUENT, EFFLUENT	06/08/2018	106.00	106.00	07/12/2018
1134	ENERGY LABORATORIES INC.	161646	INFLUENT, EFFLUENT	06/13/2018	106.00	106.00	07/12/2018
1134	ENERGY LABORATORIES INC.	163210	INFLUENT, EFFLUENT	06/20/2018	106.00	106.00	07/12/2018
1134	ENERGY LABORATORIES INC.	164661	INFLUENT, EFFLUENT, CELL 1,	06/27/2018	294.00	294.00	07/12/2018
1134	ENERGY LABORATORIES INC.	166457	INFLUENT, EFFLUENT	07/04/2018	106.00	106.00	07/12/2018
Total 1134:					718.00	718.00	
1355	TETON COUNTY TRANSFER ST	375660	YARD WASTE	06/28/2018	46.00	46.00	07/12/2018
1355	TETON COUNTY TRANSFER ST	376934	TRASH	07/07/2018	24.00	24.00	07/12/2018
Total 1355:					70.00	70.00	
1430	ROBINSON, ROXANNE DEVRIE	070618	REIMBURSE FOR GIFT CERT	07/06/2018	100.00	100.00	07/12/2018
Total 1430:					100.00	100.00	
1443	TETON COUNTY CLERK	070118	JULY 2018 HOUSING AUTHORI	07/01/2018	22,141.75	22,141.75	07/12/2018
1443	TETON COUNTY CLERK	070118FE	JULY 2018 FIRE/EMS	07/01/2018	124,045.50	124,045.50	07/12/2018
1443	TETON COUNTY CLERK	070118PR	JULY 2018 PARKS & REC	07/01/2018	100,180.84	100,180.84	07/12/2018
1443	TETON COUNTY CLERK	070118PR	JULY 2018 PARKS & REC	07/01/2018	33,206.16	33,206.16	07/12/2018
Total 1443:					279,574.25	279,574.25	
1504	ONE CALL OF WYOMING	48939	TICKETS FOR JUNE 2018 CDC	07/07/2018	153.00	153.00	07/12/2018
1504	ONE CALL OF WYOMING	48939	TICKETS FOR JUNE 2018 CDC	07/07/2018	153.00	153.00	07/12/2018
Total 1504:					306.00	306.00	
1505	SPRING CREEK ANIMAL HOSPI	624923672	ANIMAL CARE	06/05/2018	114.11	114.11	07/12/2018
1505	SPRING CREEK ANIMAL HOSPI	624924097	ANIMAL CARE	06/13/2018	123.76	123.76	07/12/2018
1505	SPRING CREEK ANIMAL HOSPI	624924097	ANIMAL CARE	06/13/2018	150.00	150.00	07/12/2018
1505	SPRING CREEK ANIMAL HOSPI	624924137	DOG FOOD CIGY	06/13/2018	257.52	257.52	07/12/2018
1505	SPRING CREEK ANIMAL HOSPI	624925192	FELINE FOOD	06/29/2018	27.99	27.99	07/12/2018
1505	SPRING CREEK ANIMAL HOSPI	624925192	ANIMAL CARE	06/29/2018	60.80	60.80	07/12/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 1505:					734.18	734.18	
1560	BLUE SPRUCE CLEANERS,INC	063018	JUNE DRY CLEANING	06/30/2018	333.95	333.95	07/12/2018
Total 1560:					333.95	333.95	
1614	TETON COUNTY-FUND 10	071018D	JUNE 2018 DISPATCH	07/10/2018	16,517.67	16,517.67	07/12/2018
1614	TETON COUNTY-FUND 10	071018K	JUNE 2018 KOHLHARDT	07/10/2018	2,973.35	2,973.35	07/12/2018
1614	TETON COUNTY-FUND 10	071018N	JUNE 2018 NORTON	07/10/2018	5,196.07	5,196.07	07/12/2018
1614	TETON COUNTY-FUND 10	07102018P	JUNE 2018 APTHWAYS	07/10/2018	6,838.81	6,838.81	07/12/2018
Total 1614:					31,525.90	31,525.90	
1640	WESTERN STATES	IN000695293	ET SUBSCRIPTION	06/27/2018	1,800.00	1,800.00	07/12/2018
1640	WESTERN STATES	IN000702423	TUBE AS	07/05/2018	151.24	151.24	07/12/2018
Total 1640:					1,951.24	1,951.24	
1783	AT&T	287259163099	MONTHLY CHARGES	06/08/2018	527.21	527.21	07/12/2018
1783	AT&T	287279795460	MONTHLY CHARGES	06/19/2018	251.94	251.94	07/12/2018
Total 1783:					779.15	779.15	
1839	RAFTER J IMPROV/SERV DIST	4524	ANIMAL SHELTER QUARTERLY	07/01/2018	146.43	146.43	07/12/2018
Total 1839:					146.43	146.43	
1949	VERIZON WIRELESS	9810123913	MONTHLY SERVICES	06/18/2018	789.24	789.24	07/12/2018
Total 1949:					789.24	789.24	
2175	DIVISION OF VICTIM SERVICES	070318	Crime surcharge Case 18-01-001	07/03/2018	100.00	100.00	07/05/2018
Total 2175:					100.00	100.00	
2362	TETON COUNTY PUBLIC HEAL	18-2774	S. STEPHENS: HEP VACCINE B,	06/27/2018	82.00	82.00	07/12/2018
2362	TETON COUNTY PUBLIC HEAL	18-2774	J. BAUER: ADMIN FEE, HEP A &	06/27/2018	169.00	169.00	07/12/2018
Total 2362:					251.00	251.00	
2556	TETON WATER WORKS	070318	RESTITUTION CASE#17-07-000	07/03/2018	200.00	200.00	07/05/2018
Total 2556:					200.00	200.00	
2729	ALLDATA	2003957333	ad ol1 repair	06/07/2018	1,500.00	1,500.00	07/12/2018
Total 2729:					1,500.00	1,500.00	
2736	W.A.R.M. PROPERTY INSURAN	1160	PROPERTY INSURANCE	07/02/2018	12,516.70	12,516.70	07/12/2018
2736	W.A.R.M. PROPERTY INSURAN	1160	PROPERTY INSURANCE	07/02/2018	1,485.13	1,485.13	07/12/2018
2736	W.A.R.M. PROPERTY INSURAN	1160	PROPERTY INSURANCE	07/02/2018	1,668.89	1,668.89	07/12/2018
2736	W.A.R.M. PROPERTY INSURAN	1160	PROPERTY INSURANCE	07/02/2018	24,615.24	24,615.24	07/12/2018
2736	W.A.R.M. PROPERTY INSURAN	1160	PROPERTY INSURANCE	07/02/2018	10,885.31	10,885.31	07/12/2018
2736	W.A.R.M. PROPERTY INSURAN	1160	PROPERTY INSURANCE	07/02/2018	6,653.07	6,653.07	07/12/2018
2736	W.A.R.M. PROPERTY INSURAN	1160	PROPERTY INSURANCE	07/02/2018	4,822.91	4,822.91	07/12/2018
2736	W.A.R.M. PROPERTY INSURAN	1160	PROPERTY INSURANCE	07/02/2018	26,256.00	26,256.00	07/12/2018
2736	W.A.R.M. PROPERTY INSURAN	1160	PROPERTY INSURANCE	07/02/2018	2,752.74	2,752.74	07/12/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
2736	W.A.R.M. PROPERTY INSURAN	1160	PROPERTY INSURANCE	07/02/2018	1,175.73	1,175.73	07/12/2018
2736	W.A.R.M. PROPERTY INSURAN	1160	PROPERTY INSURANCE	07/02/2018	33,002.83	33,002.83	07/12/2018
2736	W.A.R.M. PROPERTY INSURAN	1160	PROPERTY INSURANCE	07/02/2018	20,593.02	20,593.02	07/12/2018
2736	W.A.R.M. PROPERTY INSURAN	1160	PROPERTY INSURANCE	07/02/2018	5,147.32	5,147.32	07/12/2018
2736	W.A.R.M. PROPERTY INSURAN	1160	PROPERTY INSURANCE	07/02/2018	12,188.55	12,188.55	07/12/2018
2736	W.A.R.M. PROPERTY INSURAN	1160	PROPERTY INSURANCE	07/02/2018	13,150.50	13,150.50	07/12/2018
2736	W.A.R.M. PROPERTY INSURAN	1160	PROPERTY INSURANCE	07/02/2018	4,708.53	4,708.53	07/12/2018
2736	W.A.R.M. PROPERTY INSURAN	1161	CRIME INSURANCE	07/02/2018	691.65	691.65	07/12/2018
Total 2736:					182,314.12	182,314.12	
2802	WESTWOOD CURTIS	14-175-03 #9	PROJ: GMP AMENDMENT #4 W	07/09/2018	294,298.41	294,298.41	07/12/2018
Total 2802:					294,298.41	294,298.41	
2842	YELLOW IRON EXCAVATION, L	28832	455 VINE street	06/30/2018	17.50	17.50	06/30/2018
2842	YELLOW IRON EXCAVATION, L	28832	455 VINE street	06/30/2018	17.50	17.50	06/30/2018
2842	YELLOW IRON EXCAVATION, L	28832	455 VINE street	06/30/2018	17.50	17.50	06/30/2018
2842	YELLOW IRON EXCAVATION, L	28832	455 VINE street	06/30/2018	17.50	17.50	06/30/2018
2842	YELLOW IRON EXCAVATION, L	28934	TRASH REMOVAL @ SHELTER	06/30/2018	150.00	150.00	07/12/2018
2842	YELLOW IRON EXCAVATION, L	28935	TRASH REMOVAL JUNE 2018 @	06/30/2018	160.00	160.00	07/12/2018
2842	YELLOW IRON EXCAVATION, L	28936	TRASH REMOVAL JUNE 2018 @	06/30/2018	260.00	260.00	07/12/2018
2842	YELLOW IRON EXCAVATION, L	28937	TRASH REMOVAL JUNE 2018 @	06/30/2018	160.00	160.00	07/12/2018
Total 2842:					800.00	800.00	
2850	LDA INC.	9862	SHIPPING- WATER SAMPLES	07/11/2018	59.65	59.65	07/12/2018
Total 2850:					59.65	59.65	
3001	CREATIVE ENERGIES, LLC	4314	P.O. #: WWTP INVERTER SERVI	06/30/2018	373.83	373.83	07/12/2018
3001	CREATIVE ENERGIES, LLC	4318	P.O. #: IPS MODULE REPLACE	06/30/2018	287.44	287.44	07/12/2018
Total 3001:					661.27	661.27	
3027	TETON COUNTY-FUND 13	070618	JUNE 2018	07/06/2018	13,323.24	13,323.24	07/12/2018
Total 3027:					13,323.24	13,323.24	
3162	TETON TRASH REMOVAL, INC.	1206	15 CUBIC YARD ROLL OFF CON	05/31/2018	601.00	601.00	07/12/2018
Total 3162:					601.00	601.00	
3187	MERIDIAN ENGINEERING P.C.	ME-1306	MORRISON-MAIERLE INVOICE	05/09/2018	1,447.69	1,447.69	07/12/2018
Total 3187:					1,447.69	1,447.69	
3323	IDAHO TRAFFIC SAFETY, INC.	189532	PROJECT: 2018 ROAD MARKIN	06/11/2018	61,920.00	61,920.00	07/12/2018
Total 3323:					61,920.00	61,920.00	
3408	E.R. OFFICE EXPRESS	09549	MECHANICAL PENCIL	06/22/2018	6.63	6.63	07/12/2018
3408	E.R. OFFICE EXPRESS	09572	WOOD PENCILS	06/25/2018	1.18	1.18	07/12/2018
3408	E.R. OFFICE EXPRESS	09611	CLIPBOARDS	06/28/2018	6.15	6.15	07/12/2018
3408	E.R. OFFICE EXPRESS	09659	PROFILE ELITE RETRACTABLE	07/03/2018	95.49	95.49	07/12/2018
3408	E.R. OFFICE EXPRESS	09662	HARD COVER NOTEBOOK	07/03/2018	19.95	19.95	07/12/2018
3408	E.R. OFFICE EXPRESS	09675	PENS	07/03/2018	7.53	7.53	07/12/2018
3408	E.R. OFFICE EXPRESS	09696	DOORSTOP	07/05/2018	15.24	15.24	07/12/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 3408:					152.17	152.17	
3487	ARCHITECTURAL BUILDING SU	7835169	18 RK F STY LH, 16 RK SW1 LH,	06/15/2018	574.00	574.00	07/12/2018
Total 3487:					574.00	574.00	
3527	UPS	0000129VW42	SHIPPING CHARGE-POLICE	06/30/2018	63.68	63.68	07/12/2018
Total 3527:					63.68	63.68	
3596	ADVANCED GLASS TRIM, LLC	19561	WINDSHIELD #656- 2016 CHEV	07/03/2018	300.00	300.00	07/12/2018
Total 3596:					300.00	300.00	
3619	WY CHILD SUPPORT ENFORCE	070518	case #209790 GALLEGHER	07/05/2018	146.76	146.76	07/05/2018
Total 3619:					146.76	146.76	
3648	LENZ, BOB	070618	TRAVEL TO PINEDALE WAM C	07/06/2018	29.25	29.25	07/12/2018
Total 3648:					29.25	29.25	
3661	JOHNSON, ROBERTS & ASSOC	136225	PHQ REPORT	06/22/2018	17.00	17.00	07/12/2018
Total 3661:					17.00	17.00	
3769	ADVANCED SIGN & DESIGN	0064645-IN	HOW TO USE THIS TOILET DEC	06/22/2018	552.00	552.00	07/12/2018
Total 3769:					552.00	552.00	
3961	CHARTER	030285206271	MONTHLY SERVICES	06/27/2018	164.93	164.93	07/12/2018
Total 3961:					164.93	164.93	
4212	GILLIG LLC	40472238	REAR CONTER BALANCE ASM	06/26/2018	489.64	489.64	07/12/2018
4212	GILLIG LLC	40474458	FAN CONTROL CUMMINS VALV	07/03/2018	1,106.65	1,106.65	07/12/2018
4212	GILLIG LLC	40475273	SEBRIS SHIELD	07/06/2018	23.00	23.00	07/12/2018
Total 4212:					1,619.29	1,619.29	
4359	SHERWIN-WILLIAMS CO.	2505-3	BIKE PATH PAINT	06/13/2018	1,083.46	1,083.46	07/12/2018
4359	SHERWIN-WILLIAMS CO.	2935-2	CHL RBR WHIT TRAFFIC, SF RE	07/03/2018	1,019.30	1,019.30	07/12/2018
Total 4359:					2,102.76	2,102.76	
4380	LONG BUILDING TECHNOLOGI	SRVCE009104	INSTALLATION OF 2 AXIS CAM	06/28/2018	7,000.00	7,000.00	07/12/2018
4380	LONG BUILDING TECHNOLOGI	SRVCE009104	INSTALATION OF AXIS P3707-P	06/28/2018	1,757.00	1,757.00	07/12/2018
4380	LONG BUILDING TECHNOLOGI	SRVCE009104	REMOVAL OF EXISTING CAME	06/28/2018	5,400.00	5,400.00	07/12/2018
Total 4380:					14,157.00	14,157.00	
4490	COBAN TECHNOLOGIES, INC	15506	FOCUS BODY CAMERA	03/16/2018	360.00	360.00	07/12/2018
4490	COBAN TECHNOLOGIES, INC	15570	SINGLE OFFICE DOCK	03/26/2018	114.00	114.00	07/12/2018
Total 4490:					474.00	474.00	
4513	STANARD & ASSOCIATES, INC	SA000037938	SELECTION TEST	06/29/2018	172.50	172.50	07/12/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4513:					172.50	172.50	
4548	SILVER CREEK SUPPLY	S1875917.001	POLY PIPE	07/10/2018	195.94	195.94	07/12/2018
Total 4548:					195.94	195.94	
4556	ENTERSECT	618EP31284	EPO PREMIUM SEARCHES	06/30/2018	3.00	3.00	07/12/2018
Total 4556:					3.00	3.00	
4562	NATURESCAPE DESIGNS	062818	PRUNED DEAD AND PROBLEM	06/28/2018	1,395.00	1,395.00	07/12/2018
Total 4562:					1,395.00	1,395.00	
4614	C & A PROFESSIONAL CLEANI	063018S	JUNE CLEAN START OFFICES	06/30/2018	1,442.08	1,442.08	07/12/2018
Total 4614:					1,442.08	1,442.08	
4623	MSC INDUSTRIAL SUPPLY CO	2204110001	BOWMALLY FLT WSHR, HEX H	06/15/2018	226.16	226.16	07/12/2018
4623	MSC INDUSTRIAL SUPPLY CO	2204130001	CONTRACT CLNR, PH PAN HD	06/15/2018	149.99	149.99	07/12/2018
Total 4623:					376.15	376.15	
4699	SNAKE RIVER ROASTING	600988	COFFEE	07/05/2018	48.45	48.45	07/12/2018
4699	SNAKE RIVER ROASTING	600989	COFFEE- TWO (5) BAGS @ PW	07/05/2018	96.90	96.90	07/12/2018
4699	SNAKE RIVER ROASTING	601002	COFFEE	07/03/2018	101.75	101.75	07/12/2018
Total 4699:					247.10	247.10	
4716	INDUSTRIAL TECHNOLOGY GR	PT2049	WEB SERVER ADMINISTRATIO	07/01/2018	2,100.00	2,100.00	07/12/2018
Total 4716:					2,100.00	2,100.00	
4720	SILVERSTAR	2046420	INTERNET	07/01/2018	2,276.79	2,276.79	07/12/2018
4720	SILVERSTAR	2046420	PHONE	07/01/2018	35.41	35.41	07/12/2018
Total 4720:					2,312.20	2,312.20	
4736	IDAHO CHILD SUPPORT RECEI	070518	CASE # 236965 CHRISTENSEN	07/05/2018	350.50	350.50	07/05/2018
Total 4736:					350.50	350.50	
4776	MOUNTAIN STATES LIGHTING	8856	JOB NAME: JACKSON TOWN R	06/22/2018	5,400.00	5,400.00	07/12/2018
4776	MOUNTAIN STATES LIGHTING	8874	JOB NAME: JACKSONT TOWN	07/01/2018	6,201.00	6,201.00	07/12/2018
Total 4776:					11,601.00	11,601.00	
4887	CONTROL SYSTEM TECHNOLO	9019	CONTROL SERVICE, MILEAGE	06/30/2018	3,327.50	3,327.50	07/12/2018
Total 4887:					3,327.50	3,327.50	
4918	DEAN'S PEST CONTROLL LLC	31297	SPRING PEST MANAGEMENT	06/17/2018	150.00	150.00	07/12/2018
4918	DEAN'S PEST CONTROLL LLC	33334	SMALL RODENT CONTROL- CH	06/05/2018	40.00	40.00	07/12/2018
4918	DEAN'S PEST CONTROLL LLC	33389	SMALL RODENT CONTROL- CH	06/05/2018	100.00	100.00	07/12/2018
4918	DEAN'S PEST CONTROLL LLC	33642	SPRING PEST MANAGEMENT	06/17/2018	175.00	175.00	07/12/2018
4918	DEAN'S PEST CONTROLL LLC	33913	ONE TIME PEST MGT. VOLES	06/29/2018	100.00	100.00	07/12/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4918:					565.00	565.00	
4984	CHAPA STRIPES OF IDAHO	167	BIKE PATH PAINTING	06/28/2018	17,700.00	17,700.00	07/12/2018
Total 4984:					17,700.00	17,700.00	
4988	HD FOWLER COMPANY	I4871054	1" IP SADDLE ROMAC, S S STR	06/26/2018	184.00	184.00	07/12/2018
4988	HD FOWLER COMPANY	I4872639	S S STRAP W/NUTS FOR ROMA	06/27/2018	2,369.13	2,369.13	07/12/2018
4988	HD FOWLER COMPANY	I4877250	FIP X IPS PJ ADAPTER NO LEA	07/02/2018	104.70	104.70	07/12/2018
Total 4988:					2,657.83	2,657.83	
5022	VISION SERVICE PLAN - (WY)	9535736226	JULY PREMIUM	06/17/2018	1,681.42	1,681.42	07/05/2018
Total 5022:					1,681.42	1,681.42	
5026	PELLETIER, CARL	061518	REIMBURSE FOR FLAGS	06/15/2018	75.09	75.09	07/12/2018
Total 5026:					75.09	75.09	
5044	H&R ENTERPRISES	430	TOWN OF JACKSON LAYNARD	06/28/2018	230.74	230.74	07/12/2018
5044	H&R ENTERPRISES	430	TOWN OF JACKSON LAYNARD	06/28/2018	108.00	108.00	07/12/2018
5044	H&R ENTERPRISES	430	TOWN OF JACKSON LAYNARD	06/28/2018	4.91	4.91	07/12/2018
Total 5044:					343.65	343.65	
5047	OPEN CREATIVE	6023	4JH BUTTON	06/28/2018	675.00	675.00	07/12/2018
5047	OPEN CREATIVE	6024	CREATION OF EMAIL SIGNATU	06/28/2018	525.00	525.00	07/12/2018
5047	OPEN CREATIVE	6025	4JH BROCHURE	06/28/2018	852.00	852.00	07/12/2018
5047	OPEN CREATIVE	6026	4JH POSTERS	06/28/2018	398.00	398.00	07/12/2018
5047	OPEN CREATIVE	6027	4JH BANNER	06/28/2018	1,813.16	1,813.16	07/12/2018
Total 5047:					4,263.16	4,263.16	
5065	G2 GLOVES	354	GLOVES FOR DELEGATION	06/28/2018	539.00	539.00	07/12/2018
Total 5065:					539.00	539.00	
5085	CORNFORTH CONSULTANTS, I	11101	W. BROADWAY SLIDE CONSUL	07/03/2018	3,917.04	3,917.04	07/12/2018
Total 5085:					3,917.04	3,917.04	
5098	JACKSON ANIMAL HOSPITAL	16577	MEDS	06/14/2018	8.59	8.59	07/12/2018
5098	JACKSON ANIMAL HOSPITAL	16586	MEDS	06/18/2018	39.90	39.90	07/12/2018
Total 5098:					48.49	48.49	
5108	Marquina, Francisca	070318	Restitution 06-09-0034	07/03/2018	50.00	50.00	07/05/2018
Total 5108:					50.00	50.00	
5131	ENOW, INC.	E8270-1	GAL SYNC RENEWAL	06/28/2018	920.00	920.00	07/12/2018
Total 5131:					920.00	920.00	
5473	KELLERSTRASS ENTERPRISES	965419	DF#2 DYED ULTRA LOW SULFU	07/06/2018	16,101.05	16,101.05	07/12/2018
5473	KELLERSTRASS ENTERPRISES	965419-1	MIDGRADE 87 E-10,	07/05/2018	10,685.58	10,685.58	07/12/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 5473:					26,786.63	26,786.63	
5578	Meridian Trust	071018	Release bond B17-0567 PROW	07/10/2018	4,000.00	4,000.00	07/10/2018
Total 5578:					4,000.00	4,000.00	
5632	SNAKE RIVER MEP COMPLETE,	3068	HOME RANCH CHANGE OUT	06/28/2018	450.00	450.00	07/12/2018
5632	SNAKE RIVER MEP COMPLETE,	3074	START BUS CONDENSATE NEU	06/28/2018	443.25	443.25	07/12/2018
Total 5632:					893.25	893.25	
5637	TIGHE, JOHN	15210	MAGIC SIPHON	07/05/2018	9.95	9.95	07/12/2018
5637	TIGHE, JOHN	15211	FLUID EXTRACTO	07/05/2018	37.25	37.25	07/12/2018
Total 5637:					47.20	47.20	
5672	RINK-TEC INTERNATIONAL, IN	3517	2018 MAINTENANCE: 07/01/201	07/01/2018	12,906.40	12,906.40	07/12/2018
Total 5672:					12,906.40	12,906.40	
5726	AMAZON	1FYR-N1QM-Q	FLASH DRIVES	06/23/2018	150.25	150.25	07/12/2018
5726	AMAZON	1GHJ-LQTF-67	WIRELESS KEYBOARD	06/28/2018	116.10	116.10	07/12/2018
5726	AMAZON	1JD4-XXXM-M	TONERS	07/02/2018	885.20	885.20	07/12/2018
5726	AMAZON	1JWV-4YJW-1	TNER	07/02/2018	717.96	717.96	07/12/2018
5726	AMAZON	1QYN-FC77-C	WIRELESS KEYBOARD	06/28/2018	81.92	81.92	07/12/2018
Total 5726:					1,951.43	1,951.43	
5734	GREENWAY PAINTING LLC	000325	STAINING OF SIGN ON RANCH	07/10/2018	300.00	300.00	07/12/2018
Total 5734:					300.00	300.00	
5808	AMERICAN FILTRATION	5162150-1	PERFECT PLEAT FILTERS FOR	07/03/2018	2,518.13	2,518.13	07/12/2018
Total 5808:					2,518.13	2,518.13	
5810	RICH BROADCASTING (SV/JX)	MC-118061345	RADIO ADS	06/30/2018	1,008.00	1,008.00	07/12/2018
Total 5810:					1,008.00	1,008.00	
5846	TETON TOOLS LLC	07031811838	3/8" 12PT SEMI D9 8-19SKT SET	07/03/2018	255.00	255.00	07/12/2018
Total 5846:					255.00	255.00	
5941	PETHEALTH SERVICES INC	SIUN11881420	SCHIP	06/21/2018	158.75	158.75	07/12/2018
Total 5941:					158.75	158.75	
5944	CORONA, JIMMY	063018	Return Deposit for 145b W Hanse	06/30/2018	750.00	750.00	07/11/2018
5944	CORONA, JIMMY	063018	Less carpet cleaning	06/30/2018	188.10-	188.10-	07/11/2018
5944	CORONA, JIMMY	063018	Less Lower Valley Power for May	06/30/2018	58.38-	58.38-	07/11/2018
Total 5944:					503.52	503.52	
5967	CITY OF DRIGGS	BBSTART2018	BUS BARN RENT	07/09/2018	828.00	828.00	07/12/2018
5967	CITY OF DRIGGS	BBSTART2018	ELECTRICAL BILL START	07/09/2018	136.79	136.79	07/12/2018
5967	CITY OF DRIGGS	BBSTART2018	CLEANING START DRIGGS	07/09/2018	72.45	72.45	07/12/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
5967	CITY OF DRIGGS	BBSTART2018	WATER START DRIGGS	07/09/2018	209.30	209.30	07/12/2018
5967	CITY OF DRIGGS	BBSTART2018	SNOW REMOVAL	07/09/2018	88.32	88.32	07/12/2018
5967	CITY OF DRIGGS	BBSTART2018	FIRE SUPPRESSION REPAIR	07/09/2018	280.00	280.00	07/12/2018
Total 5967:					1,614.86	1,614.86	
5969	O'NEAL, BAILEY	070318	Restitution 17-01-0284	07/03/2018	378.74	378.74	07/05/2018
Total 5969:					378.74	378.74	
6001	CIVICPLUS	171313	SETUP FEE ANNUAL RENEWAL	06/29/2018	23,380.00	23,380.00	07/12/2018
6001	CIVICPLUS	173741	VIRTUAL TRAINING	06/29/2018	1,000.00	1,000.00	07/12/2018
Total 6001:					24,380.00	24,380.00	
6091	STEP BACK LEADERSHIP CON	0674B	LEADERSHIP TRAINING	07/01/2018	24,200.00	24,200.00	07/12/2018
Total 6091:					24,200.00	24,200.00	
6147	OUTLAW BROTHERS CONSTR	34	WO#: 1075 PART 2- SUPPLIES,	07/01/2018	786.86	786.86	07/12/2018
Total 6147:					786.86	786.86	
6150	THE DRIVER PROVIDER	129346	PRIVATE DAY TOUR	07/11/2018	2,179.30	2,179.30	07/12/2018
Total 6150:					2,179.30	2,179.30	
6166	SUMMIT SAFETY LLC	187746A	ULTRA-COOL MESH BREAKAW	06/22/2018	523.03	523.03	07/12/2018
Total 6166:					523.03	523.03	
6189	SPRINGHILL SUITES;JOE MADE	070318	Restituion 18-02-0231	07/03/2018	200.00	200.00	07/05/2018
Total 6189:					200.00	200.00	
6202	WOODWAY USA	41653	SHFT DRV	04/24/2018	309.20	309.20	07/12/2018
Total 6202:					309.20	309.20	
6210	Belk, Piper	070318	Restitution Case 18-04-0236	07/03/2018	16.14	16.14	07/05/2018
Total 6210:					16.14	16.14	
6211	SPENCE, FOREST	063018	MOVING EXPENSES & TRAVEL	06/30/2018	1,181.86	1,181.86	07/06/2018
Total 6211:					1,181.86	1,181.86	
6212	JOHNSON, ROBERT	062518	MOVING EXPENSES	06/25/2018	1,500.00	1,500.00	07/06/2018
Total 6212:					1,500.00	1,500.00	
6213	New West Building Company Inc.	0771118	Return Bonds B18-0236 $7500.00	07/11/2018	9,000.00	9,000.00	07/11/2018
Total 6213:					9,000.00	9,000.00	
6214	AMERICAN TOWER CORPORAT	2745433	LEASE #: 6385665- SNOW KING	06/27/2018	4,440.00	4,440.00	07/12/2018
6214	AMERICAN TOWER CORPORAT	2745433	LEASE #: 6385665- SNOW KING	06/27/2018	4,440.00	4,440.00	07/12/2018
6214	AMERICAN TOWER CORPORAT	2745433	ATC LEASE #: 638565- SNOW KI	06/27/2018	4,440.00-	4,440.00-	07/12/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
6214	AMERICAN TOWER CORPORAT	2745433	ATC LEASE #: 638565- SNOW KI	06/27/2018	4,440.00-	4,440.00-	07/12/2018
6214	AMERICAN TOWER CORPORAT	2745433	ATC LEASE #: 638565- SNOW KI	06/27/2018	4,440.00	4,440.00	07/12/2018
6214	AMERICAN TOWER CORPORAT	2745433	ATC LEASE #: 638565- SNOW KI	06/27/2018	4,440.00	4,440.00	07/12/2018
Total 6214:					8,880.00	8,880.00	
Grand Totals:					1,275,115.33	1,275,115.33	

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
MUNICIPAL COURT
MONTHLY REPORT TO THE MAYOR AND THE TOWN COUNCIL
FOR THE MONTH OF JUNE, 2018

During the month of June, the court received $44,605.88 in fines, fees, and forfeitures.
868 new cases were docketed: 762 parking citations, 106 summons
50 cases were dismissed: 34 parking violations

The abbreviations used below are: BF=forfeiture, GP=pled guilty or nolo contendere, G=found guilty at trial, NG=found not guilty at Trial, R=restitution, CS=community service, DP=deferred prosecution, D=dismissed, DTS=dismissed for traffic school, S=suspended sentence, FTA=failed to appear, DA=deferred adjudication

CLOSED CASES

NAME	CITATION	OFFENSE	DISPOSITION	$
ADLER, BEN	186004985AA	No Driver's license	BF	410
ADLER, BEN	186004984AA	Speeding 30 mph Zone 50/30	BF	140
ALBA ALVARADO, RODOLFO	95160J	Stop Sign Violation	BF	125
ANASTOS, AMY K	186000399AA	Stop Sign Violation	BF	110
ASHLEY, CAMERON	19945K	Marijuana: use and/or possession-MUST APPEAR	BF	250
ASHLEY, CAMERON	19944K	Public intoxication-MUST APPEAR	BF	110
BARON, FRANK PAUL	186000015AA	Careless driving	BF	220
BELL, PATRICIA L	03529L	Use of hand-held electronic device while driving	BF	65
BERISTAIN-VAZQUEZ, GABRIEL	186004988AA	No Driver's license	BF	410
BERISTAIN-VAZQUEZ, GABRIEL	186004987AA	Speeding 30 mph Zone 42/30	BF	123
BLANCAS RUIZ, EDMUNDO	186003019AA	Failure to stop at a red light	BF	125
BLANCAS RUIZ, EDMUNDO	186003018AA	No Driver's license	BF	410
BLY, CHLOE MARIE	186003810AA	Failure to stop at a red light	D-TS	0
BRIN, MICHAEL JOSEPH	186003811AA	Stop Sign Violation	BF	135
BRUNNER, COLIN ROLF	186005226AA	Public intoxication	BF	110
CALLENDER, LAWRENCE DEAN	186005137AA	Speeding 30 mph Zone 48/30	BF	167
CATALANO, RYAN K	186004809AA	Use of cell phone while driving prohibited	BF	65
CERVANTES SANCHEZ, CONY B	186003594AA	Dog bite causing wound	GP, R	50
CHAPMAN, IAN JOSEPH	186004276AA	Speeding 30 mph Zone 38/30	BF	107
CHAVEZ, OSWALDO C	186005707AA	Failure to maintain liability coverage	D-Valid Info Provided	0
CHAVEZ, OSWALDO C	186005706AA	Failure to Obey Traffic Control Device	BF	125
CHOI, MICHAEL MOO KYUNG	186004613AA	No Driver's license	BF	410
CLAUSON, PHILLIP JAMES	186003376AA	Following too Close	BF	75
CLEMENT RODRIGUEZ, BENJAMIN G	11375J	Driving/Control of vehicle while intox	GP	500
CLIFTON, MADISON C	186004274AA	Speeding 30 mph Zone 42/30	BF	123
COHEN, KENNETH STEVEN	186002925AA	Use of cell phone while driving prohibited	BF	65
COLEMAN, JAMES WILLIAM	186004267AA	Failure to stop at a red light	BF	125
CORRIGAN, VANESSA	186005128AA	Speeding 30 mph Zone 45/30	D-Per Town's Motion	0
COX, DAVID RAY	186005221AA	Use of cell phone while driving prohibited	BF	75
DAVIS, CAROLINE ELIZABETH	186004269AA	Driver & Passenger Req. to wear seat belt	BF	25
DAVIS, ELAN	186003700AA	No display of current registration	BF	63
DEKA, KABITA	186004268AA	Speeding 30 mph Zone 48/30	BF	147
DIMATTEO, MICHAEL	186005119AA	Speeding 48/25	BF	172
DOUGLAS, SEAN NICHOLAS	186005133AA	Minor in bar/use fake ID to obtain alcohol	BF	250
EBERT, JACK MICHAEL	186004799AA	Following too Close	BF	85
EHLERT, ZACHARY VAUGHAN	186005122AA	No display of current registration	D-Per Town's Motion	0
ELLIS, BENJAMIN	186005127AA	Speeding 30 mph Zone 48/30	BF	167
EREN, SCOTT SPENCER	186003812AA	Stop Sign Violation	D-Per Town's Motion	0
ESCOBAR, MARIA LETICIA	186005514AA	Speeding 30 mph Zone 45/30	BF	130
FLORES PEREZ, JUAN CARLOS	03577L	Failure to maintain liability coverage	BF	550
FLORES PEREZ, JUAN CARLOS	03576L	No Driver's license	BF	420
FRANCIS, CAROL	186003384AA	Stop Sign Violation	D-Per Town's Motion	0
FRIAS, RUBEN CALOCA	186004170AA	Failure to maintain liability coverage	BF	100
GARCIA, AZUSENA	186004990AA	Speeding 30 mph Zone 47/30	BF	143
GLENN, TAYLOR RICHARDS	186004686AA	Use of cell phone while driving prohibited	BF	75
GROTEN, CASEY V	186003693AA	UNSAFE TURNING MOVEMENT	BF	85
GUAN, ZHENXIONG	186005134AA	Speeding 30 mph Zone 47/30	BF	163
GUVEN, AHMET C	186003875AA	Failure to Obey Traffic Control Device	BF	135
HALTER, ABIGAIL CATHERINE	186004994AA	Speeding 30 mph Zone 45/30	BF	135

HAWKINS, AARON LYNN	186004989AA	Speeding 30 mph Zone 40/30	BF	115
HAWKINS, JANET LYNN	186004793AA	Failure to Maintain Lane	BF	85
HUERTA GALICIA, ANTONIO	186003386AA	Stop Sign Violation	BF	125
HUFFMAN, MARK RUSSELL	186004786AA	Following too Close	NCP	85
ISAEV, IGOR	03343L	Public intoxication	BF	110
JACKSON JR, JAMES K	186005225AA	Public intoxication	BF	110
KEMERLI, KRISTINA MARIE	186003695AA	Speeding urban - 30 mph zone 52/30	BF	148
KING, MARY KATHERINE	186003699AA	Use of cell phone while driving prohibited	BF	90
KINNARD, PAUL L	95154J	Use of hand-held electronic device while driving	BF	65
LAVINO, EDWIN	03073L	Following too Close	BF	85
LAYTON, JACOB	19496K	Stop Sign Violation	D-Per Town's Motion	0
LEONARD, KURTIS ALLEN	186004942AA	Marijuana: use and/or possession	BF	250
MACDOWELL, MEGAN MARIE	186004986AA	Failure to maintain liability coverage	D-Valid Info Provided	0
MAGNUSON, RICHARD LEROY	186003371AA	UNSAFE TURNING MOVEMENT	BF	85
MAO, ZE	186003015AA	Speeding 30 mph Zone 46/30	BF	149
MAROUSEK, MILES WILLIAM	186004199AA	Animals at Large	BF	100
MARQUINASOSA, MARLEN ALEJAND	186003696AA	Speeding in a School Zone 30/20	BF	180
MCBRIDE, PENNY M	186004813AA	Use of cell phone while driving prohibited	BF	75
MOLINA, JOSE JESUS	186004781AA	Following too Close	BF	85
NISHIZAWA-NINO, BRENDA	186004810AA	Failure to maintain liability coverage	D-Valid Info Provided	0
NISHIZAWA-NINO, BRENDA	186004811AA	Failure to Obey Traffic Control Device	BF	125
NOLIN, TRAVIS J	07360L	Public intoxication	BF	110
OCHOA-MUNGUIA, JESUS RENATO	03166L	Following too Close	BF	85
OTTERSTEDT, PAUL JOHN	186002507AA	Speeding 45/30	BF	125
PAREDES AGUIRRE, BENJAMIN	57548G	Failure to maintain liability coverage	D-Valid Info Provided	0
PATTERSON, CASSANDRA LIN	186004196AA	Speeding 40/30	BF	115
PUMPHREY, MELANIE LUCILE	94683J	Driver's license suspended- MUST APPEAR	CS	420
PUMPHREY, MELANIE LUCILE	94684J	Failure to maintain liability coverage- MUST APPEAR	CS	420
REYES LEYVA, JONATHAN	186004995AA	No Driver's license	D-Valid Info Provided	0
RICE, KEEGAN CLARK	186005516AA	Marijuana: use and/or possession	BF	250
ROGERS, AVERY L	03413L	No display of current registration	BF	125
RUYBAL, SARAH ANN	186003600AA	Following too Close	BF	85
SAMI DDAF, ANJANA A.	186004195AA	Speeding 40/30	BF	115
SCHENCK, MEREDITH R.	03528L	Use of hand-held electronic device while driving	BF	65
SCHULTZ, JUSTIN L	186004784AA	Driver & Passenger Req. to wear seat belt	BF	25
SHOFF, JOHN L	95158J	Marijuana: use and/or possession	BF	250
SNOVER, MARK EVAN	186002288AA	Speeding 30 mph Zone 43/30	BF	122
SOSA GARCIA, EFREN	186003383AA	Failure to maintain liability coverage	D-Valid Info Provided	0
SULLIVAN, WILLIAM JOHN	186004008AA	Speeding 30 mph Zone 45/30	BF	135
TARPEY, CHRISTOPHER DAVID	186004792AA	Failure to Appear	D-Per Town's Motion	0
TOBIN, ANDREW DOUGLAS	186004774AA	Right turns on red light	BF	85
TZOMPA LOPEZ, ROGELIO	186004992AA	Use of cell phone while driving prohibited	BF	75
TZOMPA LOPEZ, ROGELIO	186004993AA	Use of cell phone while driving prohibited-2ND OFFEN	BF	90
VALLEN, LINDSAY NOEL	186005517AA	Marijuana: use and/or possession	BF	250
VECCHIAVANDERHOFF, OLIVIA R	186004981AA	Speeding 40/30	D-TS	0
VIERECK, MATTHEW T.	03526L	Driving under suspension	D-Per Town's Motion	0
WEBER, DAVID MICHAEL	186005222AA	Use of cell phone while driving prohibited	BF	75
WEINTRAUB, MORRIS HARRY	186005227AA	No display of current registration	BF	63
WILHITE, JENNIFER	CI:17-10-0149	Single Family Residential Unit occupied by not more th	NCP	500
WILLIAMS, BRENT A	186005701AA	Use of cell phone while driving prohibited	BF	65
WOHAHN DDAF, JOSHUA	186004006AA	Speeding 30 mph Zone 43/30	BF	127
WOOD, TIMOTHY BARNES	186002394AA	Destroying interfering w/property of another	GP, R	0
ZHANG, YUXUON	57549G	Failure to Maintain Lane	BF	75
ZHANG, ZHIJIAN	186004991AA	Speeding 30 mph Zone 41/30	BF	119
ZHAO, LUCIAN	186004794AA	Limitations on turning around: Unsafe turning	BF	70
ZUCK, JULIE BERNADETTE	186004791AA	Failure to maintain liability coverage	D-Valid Info Provided	0

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: July 12, 2018
MEETING DATE: July 16, 2018

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

APPLICANT: GUN BARREL STEAK & GAME HOUSE

SUBJECT: TEMPORARY SIGN PERMIT – GUN BARREL STEAK & GAME HOUSE

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 Gun Barrel Steak & Game House, 862 W Broadway:

June 29, 2018 to August 31, 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 banners located at the Gun Barrel Steak & Game House, 862 W Broadway 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 signs may be installed during:
   June 29, 2018 to August 31, 2018

SUGGESTED MOTION

I move to **approve** the temporary banner in conjunction with the Gun Barrel Steak & Game House, 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: Gun Barrel Steak & Game House Physical Address of Event: 862 W Broadway

Description of Event: Temporary banners for Gun Barrel Steakhouse due to sign being destroyed in the recent wind bursts last Thursday. Requesting that temporary signs can stay up until replaced.

EVENT SPONSOR/APPLICANT:

Name: Gun Barrel Steak & Game House Phone: 307-733-3287

Mailing Address: P.O. Box 8102 ZIP: 83002

E-mail: jessica@threeelephantpr.com Non-Pofit: _____ For Profit: X

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

Business/Description: Gun Barrel Steak & Game House
Physical Address: 862 W Broadway
Dates of Display: June 29 - August 31, 2018
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:*

_____ 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.

Mark Walker
Signature of Authorized Event Applicant

07/02/2018
Date

Mark Walker
Applicant Name Printed

Owner, Gun Barrel
Title

From: Jessica Jaubert
To: Tiffany Stolte
Cc: Tyler Valentine
Subject: Temporary Sign Permit for Gun Barrel Steakhouse
Date: Monday, July 02, 2018 10:18:28 AM
Attachments: 15. Temporary Sign Permit App.pdf

Hello Tiffany,

Please see attached temporary sign permit and images of sign for the Gun Barrel Steak and Game House. The signs are 3' x 8' and are suspended on metal poles. Let me know if you have any questions, thank you!

Best,
Jessica

Jessica Jaubert
Three Elephant Public Relations
307-203-6288
Jessica@threeelephantpr.com


GUN BARREL
STEAK & GAME HOUSE
OPEN NIGHTLY AT 5:30 PM


GUN BARREL
STEAK & GAME HOUSE
OPEN NIGHTLY AT 5:30 PM

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: July 11, 2018
MEETING DATE: July 16, 2018

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

SUBJECT: Temporary Removal of Bike Lane Delineators for Teton County Fair

PURPOSE/STATEMENT:

The Mayor and Council approve or deny all special event applications requesting services of Town personnel and use of Town equipment on behalf of the Town of Jackson.

BACKGROUND/ALTERNATIVES:

The applicant, the Teton County Fair Board, is requesting that the bollards (bike lane delineators) on Snow King Avenue between Flat Creek Drive and South Milward be temporarily removed from Sunday, July 22 until Sunday, July 29 for the TC Fair.

The Pathways Coordinator has indicated that this request would be fairly easy to accommodate.

ATTACHMENTS:

Letter from the Teton County Fair Board

FISCAL IMPACT:

N/A

STAFF IMPACT:

The Pathways Coordinator estimates that removal of the bollards would take approximately 2 hours of staff time to complete. The Pathways Coordinator estimates that the re-installation of the bollards would take approximately 2 hours of staff time to complete.

LEGAL REVIEW:

N/A

RECOMMENDATION:

Staff recommends approval of the request.

SUGGESTED MOTION:

I move to approve the request made by the Teton County Fair Board for the temporary removal of the bike lane delineators on Snow King Avenue between Flat Creek Drive and South Milward from Sunday, July 22 until Sunday, July 29 for the TC Fair.

TETON COUNTY FAIR

TETON COUNTY WYOMING
www.tetonwyo.org
www.tetoncountyfair.com

Teton County Fair Office
PO Box 3075
Jackson, WY 83001

o. 307.733.5289
. 307.733.2577

Mayor Pete Muldoon & Jackson Town Council
PO Box 1687
150 East Pearl
Jackson, Wyoming 83001

Wednesday July 11th, 2018

Dear Mayor Muldoon & Jackson Town Council:

On behalf of the Teton County Fair Board, I am writing to request that the bollards installed along Snow King Avenue be temporarily removed during the week of the Teton County Fair to accommodate additional parking, large-vehicle traffic, and staging of the Figure 8 Races.

Because large truck-and-trailer rigs will be utilizing Snow King Avenue between South Milward Street and Flat Creek Drive to access the Teton County Fairgrounds, and because the wayside of Snow King Avenue provides much needed parking for vehicles critical to the Teton County Fair and spectators—we politely request that the bollards be removed from Sunday, July 22, through Sunday, July 29, on the stretch of Snow King Avenue between S. Milward Street and Flat Creek Drive. Use of Snow King Avenue is critical for staging competitor vehicles on Sunday evening for a successful Figure 8 event, our most popular and profitable event of fair week.

Please note that the removal would be only temporary during the week of the Fair and that only bollards between S. Milward Street and Flat Creek Drive would need to be removed. Additionally, this section of Snow King Avenue will be closed to thru traffic during Fair week, creating a nearly private road for bikers.

We believe the temporary removal will alleviate traffic congestion during the week of the Teton County Fair, support the flow of the week's events, and help prevent traffic-related incidents.

If you need more information, or if the Teton County Fair Board can clarify this request, please contact Rachel Grimes at: (307) 733-5289 or rgrimes@tetoncountywy.gov.

Thank you for your consideration.

Kind Regards,

Emily Feuz Beardsley
Chairwoman
Teton County Fair Board

cc: Teton County Board of Commissioners
Jackson Town Council

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: July 2, 2018
MEETING DATE: July 16, 2018

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

SUBJECT: Public Hearing for a new Restaurant Liquor License: Jackson Drug LLC d/b/a Jackson Drug

PURPOSE STATEMENT

The Town Council is the local licensing authority for the issuance, renewal and transfer of all liquor licenses within the Town of Jackson.

It is necessary for the Mayor to OPEN A PUBLIC HEARING to hear protests against the issuance of liquor licenses. After public comment has been heard, the Mayor must CLOSE THE PUBLIC HEARING. Then Council is able to act on the application.

BACKGROUND/ALTERNATIVES

The applicant, Jackson Drug LLC d/b/a Jackson Drug, has applied for a new restaurant liquor license at 15 East Deloney Avenue. This is the same location as the historic Jackson Drug. The building is currently under restoration to revert the building back to near its original state. Building plans include a full kitchen, dining area with booths and tables, a soda fountain & milkshake counter, and a mercantile.

This application has been distributed to the Wyoming Liquor Division, Police Department, Town Attorney, Building and Planning Department, Fire/EMS, and the Town Clerk's office. The applicant has applied for a Town Business License and is working to comply with the Town Building Code, Fire, Health & Safety Codes, and the Land Development Regulations.

The following is an excerpt from Wyoming Statutes (W.S.) 12-4-104 (b) regarding the issuance of a liquor license:

(b) A license or permit shall not be issued, renewed or transferred if the licensing authority finds from evidence presented at the hearing:

- *(i) The welfare of the people residing in the vicinity of the proposed license or permit premises shall be adversely and seriously affected;*
- *(ii) The purpose of this title shall not be carried out by the issuance, renewal or transfer of the license or permit;*
- *(iii) The number, type and location of existing licenses or permits meet the needs of the vicinity under consideration;*
- *(iv) The desires of the residents of the county, city or town will not be met or satisfied by the issuance, renewal or transfer of the license or permit; or*
- *(v) Any other reasonable restrictions or standards which may be imposed by the licensing authority shall not be carried out by the issuance, renewal or transfer of the license or permit.*

The applicant has up to one year to become operational per W.S. 12-4-103 (a)(iv):

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

(iv) Any licensee who fails to demonstrate that his licensed alcoholic or malt beverage enterprise will be operational in a planned but not physically functional building within one (1) year after a license or permit has been issued or transferred, or if holding a license, fails to open his business in a functional building within one (1) year after license issuance or transfer and remain operational thereafter. Upon a showing of good cause by the licensee and for an additional period of not to exceed one (1) year, the local licensing authority may extend the time period in which the business or enterprise of the licensee is required to become operational or open for business pursuant to this paragraph.

ATTACHMENTS

Restaurant liquor license application

FISCAL IMPACT

Issuance of this license would result in the collection of $1125 for prorated application fees this year and $1500 in fees at next year's renewal.

STAFF IMPACT

Minimal.

LEGAL REVIEW

Complete.

RECOMMENDATION

Staff requests the Council to consider this application while keeping in mind the criteria listed in Wyoming Statutes (and copied above) regarding issuing liquor licenses and concerns raised from staff review.

The Council has several options available to them at this meeting, which may include:

1. Approve the application with conditions:
    1) Prior to operation, the applicant shall comply with all Town of Jackson Building Codes, Fire, Health & Safety Codes, and the Land Development Regulations, and will have obtained all required permits and approvals from all applicable Town/County departments.
    2) Applicant shall provide TIPS training for staff serving alcohol and malt beverages.
    3) Prior to license issuance, the applicant shall pass a final dispensing-room inspection conducted by the Town Clerk or Wyoming Liquor Division.
    4) Prior to license issuance, the applicant shall provide a copy of the food service permit.
    5) Any additional minor corrections deemed necessary by staff and the Wyoming Liquor Division.
2. Deny the application.
3. Postpone action to the next regular meeting.

SUGGESTED MOTION

While staff does not recommend approval or denial of the application, Council motions are generally stated in the affirmative as suggested:

I move to approve the issuance of a restaurant liquor license to Jackson Drug LLC d/b/a Jackson Drug for the remaining license year ending 3/31/2019, subject to the conditions listed in the staff report and further direct the Town Clerk to issue the licenses upon confirmation that the conditions of approval have been met within the timeframe set forth in Wyoming Statute 12-4-103(a)(iv).

WLD-31 (4/17)

NEW or TRANSFER LIQUOR LICENSE or PERMIT APPLICATION

FOR LIQUOR DIVISION USE ONLY		
Customer #:		
Trf from:		
Reviewer:	Initials	Date
Agent:		/ /
Chief:		/ /

To be completed by Town Clerk

Local License # _____

License Fees — # mths 9
Annual Fee: $_____
Prorated Fee: $ 1125.00
Transfer Fee: $_____
Publishing Fee: $ 100.00

Date filed with clerk: 6/25/18 Complete 6-27-18
Advertising Dates: (2 Weeks) 7/4 & 7/11
Hearing Date: 7/16/2018

License Term: 7 (Month) / 16 (Day) / 2018 (Year) through 3 (Month) / 31 (Day) / 2019 (Year)

LICENSING AUTHORITY: Begin publishing promptly. As W.S. 12-4-104(d) specifies: NO LICENSING AUTHORITY SHALL APPROVE OR DENY THE APPLICATION UNTIL THE LIQUOR DIVISION HAS CERTIFIED THE APPLICATION IS COMPLETE.

Applicant: Jackson Drug LLC

Trade/Business Name (dba): Jackson Drug

Building to be licensed/Building Address: 15 E. Deloney Ave (Number & Street)
Jackson (City) WY (State) 83001 (Zip) Teton (County)

Mailing Address: PO Box 128 (Number & Street Name or P.O. Box) Jackson (City) WY (State) 83001 (Zip)

Business Telephone Number: (307) 413 4321 Fax Number: (___) _____

E-Mail Address: milkshake@jacksondrug.com

Brief legal description and the zoning of the licensed building or site for licensed building: W.S. 12-4-102 (a) (vi)

PT LOT 1-2, BLK. 2 CLUBHOUSE ZONED TS, Town Square (SB)

FILING FOR
- [X] NEW LICENSE
- [ ] TRANSFER OF LOCATION
- [ ] TRANSFER OWNERSHIP
- [ ] ASSIGNMENT LETTER ATTACHED

FORMERLY HELD BY: _____

FILING IN (CHOOSE ONLY ONE)
- [X] CITY OF: JACKSON
- [ ] COUNTY OF: _____

FILING AS (CHOOSE ONLY ONE)
- [ ] INDIVIDUAL
- [ ] PARTNERSHIP
- [ ] LP/LLP
- [X] LLC
- [ ] CORPORATION
- [ ] LTD PARTNERSHIP
- [ ] ORGANIZATION
- [ ] OTHER _____

TYPE OF LICENSE OR PERMIT (CHOOSE ONLY ONE)

RETAIL LIQUOR LICENSE:
- [ ] ON-PREMISE ONLY (BAR)
- [ ] OFF-PREMISE ONLY (PACKAGE STORE)
- [ ] COMBINATION ON/OFF PREMISE (BOTH BAR & PACKAGE STORE)

- [X] RESTAURANT LIQUOR LICENSE
- [ ] RESORT LIQUOR LICENSE
- [ ] BAR AND GRILL

LIMITED RETAIL (CLUB):
- [ ] VETERANS CLUB
- [ ] FRATERNAL CLUB
- [ ] GOLF CLUB
- [ ] SOCIAL CLUB

- [ ] MICROBREWERY
- [ ] WINERY
- [ ] DISTILLERY SATELLITE
- [ ] WINERY SATELLITE
- [ ] COUNTY RETAIL or SPECIAL MALT BEVERAGE PERMIT

SPECIAL DESIGNATIONS:
- [ ] CONVENTION FACILITY
- [ ] CIVIC CENTER/EVENT CENTER/ PUBLIC AUDITORIUM
- [ ] GOLF CLUB
- [ ] GUEST RANCH
- [ ] RESORT

To Assist the Liquor Division with scheduling inspections: **WHEN DO YOU OPERATE?**

- [X] FULL TIME (e.g. Jan through Dec)
- [ ] SEASONAL / PART-TIME
- [ ] NON-OPERATIONAL / PARKED

If not full time, specify:
Months of Operation: from _____ to _____
Days of Week (e.g. Mon through Saturday): from Mon to Sun
Hours of Operation (e.g. 10am to 2am): from 11AM to 10PM

ALL APPLICANTS MUST COMPLETE QUESTIONS 1- 6

1. BUILDING OWNERSHIP: Does the applicant? W.S. 12-4-103 (a) (iii)

(1) **OWN** the licensed building? [ ] YES (own)

(2) **LEASE** the licensed building? (Lease must be through the term of the liquor license) [X] YES (lease)

If Yes, please submit a copy of the lease and indicate:

(A) Lease expiration date 6/30/2023 located on page 1 paragraph *2. of lease.

(B) Where the **Sales** provision for alcoholic or malt beverages is located, on page 3 paragraph 15 of lease.
(MUST contain a provision for SALE OF ALCOHOLIC or MALT BEVERAGES.)

2. To operate your liquor business, have you assigned, leased, transferred or contracted with any other person (entity) to operate and assert total or partial control of the license and the licensed building? W.S. 12-4-601 (b) ☐ YES ☒ NO

3. Does any manufacturer, brewer, rectifier, wholesaler, or through a subsidiary affiliate, officer, director or member of any such firm: W.S. 12-5-401, 12-5-402, 12-5-403

   (a) Hold any interest in the license applied for? ☐ YES ☒ NO

   (b) Furnish by way of loan or any other money or financial assistance for purposes hereof in your business? ☐ YES ☒ NO

   (c) Furnish, give, rent or loan any equipment, fixtures, interior decorations or signs other than standard brewery or manufacturer's signs? ☐ YES ☒ NO

   (d) If you answered **YES** to any of the above, explain fully and submit any documents in connection there within:

   _____

4. Does the applicant have any interest or intent to acquire an interest in any other liquor license issued by **this** licensing authority? W.S. 12-4-103 (b) ☐ YES ☒ NO

   If "YES", explain: _____

5. **If applicant is filing as an Individual, Partnership or Club:** W.S. 12-4-102 (a) (ii) & (iii)

   List each individual, partner or club officer must complete the box below.

True and Correct Name	Date of Birth	Residence Address: Number & Street Name City, State & Zip *DO NOT LIST PO BOX*	Residence Phone Number	Have you been a DOMICILED resident for at least 1 year and not claimed residence in any other state in the last year?	Have you been Convicted of a Felony Violation?	Have you been Convicted of a Violation Relating to Alcoholic Liquor or Malt Beverages?
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
				YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐

(If more information is required, list on a separate piece of paper and attach to this application.)

6. **If the applicant is a Corporation, Limited Liability Company, Limited Liability Partnership, or Limited Partnership:** W.S. 12-4-102 (a) (iv) & (v)

   List each stockholder holding, either jointly or severally, ten percent (10%) or more of the outstanding and issued capital stock of the corporation, limited liability company, limited liability partnership, or limited partnership, **and every officer**, **and every director** must complete the box below.

True and Correct Name	Date of Birth	Residence Address: Number & Street Name City, State & Zip *DO NOT LIST PO BOX*	Residence Phone Number	No. of Years in Corp or LLC	% of Corporate Stock Held	Have you been Convicted of a Felony Violation?	Have you been Convicted of a Violation Relating to Alcoholic Liquor or Malt Beverages?
Nicole Gill	[redacted]			less than 1	45	YES ☐ NO ☒	YES ☐ NO ☒
Jessica Gill				less than 1	45	YES ☐ NO ☒	YES ☐ NO ☒
Patrick Gill				less than 1	10	YES ☐ NO ☒	YES ☐ NO ☒
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐
						YES ☐ NO ☐	YES ☐ NO ☐

(If more information is required, list on a separate piece of paper and attach to this application)

7. BAR AND GRILL LICENSE:

Have you submitted a valid food service permit or application? W.S. 12-4-413 (a) ☐ YES ☐ NO

8. RESTAURANT LICENSE:

(a) Give a description of the dispensing room(s) and state where it is located in the building. W.S. 12-4-408 (b)
(e.g. 10 x 12 room in SE corner of building): SEE attached
8'x10' ROOM IN NE CORNER OF DINING AREA

(b) Have you submitted a valid food service permit or application? W.S. 12-4-407 (a) ☒ YES ☐ NO EMAIL Attached

(c) Have you attached a drawing of the establishment that includes the restaurant dispensing room(s)? W.S. 12-4-410 (f) ☒ YES ☐ NO

9. RESORT LICENSE:

Does the resort complex:

(a) Have an actual valuation of at least one million dollars, or have you committed or expended at least one million dollars ($1,000,000.00) on the complex, excluding the value of the land? W.S. 12-4-401(b)(i) ☐ YES ☐ NO

(b) Include a restaurant and a convention facility which will seat at least one hundred (100) persons? W.S. 12-4-401(b)(ii) ☐ YES ☐ NO

(c) Include motel, hotel or privately owned condominium, town house or home accommodations approved for short term occupancy with at least one hundred (100) sleeping rooms? W.S. 12-4-401(b)(iii) ☐ YES ☐ NO

(d) If no on question (c), have a ski resort facility open to the general public in which you have committed or expended not less than 10 million dollars ($10,000,000.00)? W.S. 12-4-401(b)(iv) ☐ YES ☐ NO

(e) Are you contracting/leasing the food and beverage services? W.S. 12-4-403(b)

1. If Yes, have you submitted a copy of the food and beverage contract/lease? ☐ YES ☐ NO

10. MICROBREWERY LICENSE:

Will the license be held in conjunction with another liquor license? W.S. 12-4-412(b)(iii) ☐ YES ☐ NO

(a) If "YES", please specify type: ☐ RETAIL ☐ RESTAURANT ☐ RESORT ☐ BAR AND GRILL ☐ WINERY

(b) Do you self distribute your products? W.S. 12-2-201(a) (Requires wholesaler license with the Liquor Division) ☐ YES ☐ NO

(c) Do you distribute your products through an existing malt beverage wholesaler? W.S. 12-2-201(g)(i) (Requires authorization to sell license with the Liquor Division) ☐ YES ☐ NO

11. WINERY LICENSE:

Will the license be held in conjunction with another liquor license? W.S. 12-4-412(b)(iii) ☐ YES ☐ NO

(a) If "YES", please specify type: ☐ RETAIL ☐ RESTAURANT ☐ RESORT ☐ BAR AND GRILL ☐ MICROBREWERY

12. LIMITED RETAIL (CLUB) LICENSE:

FRATERNAL CLUBS W.S. 12-1-101(a)(iii)(B)

(a) Has the fraternal organization been actively operating in at least thirty-six (36) states? ☐ YES ☐ NO

(b) Has the fraternal organization been actively in existence for at least twenty (20) years? ☐ YES ☐ NO

13. LIMITED RETAIL (CLUB) LICENSE:

VETERANS CLUBS W.S. 12-1-101(a)(iii)(A):

(a) Does the Veteran's organization hold a charter by the Congress of the United States? ☐ YES ☐ NO

(b) Is the membership of the Veteran's organization comprised only of Veterans and its duly organized auxiliary? ☐ YES ☐ NO

14. LIMITED RETAIL (CLUB) LICENSE:

GOLF CLUBS W.S. 12-1-101(a)(iii)(D) / W.S. 12-4-301(e):

(a) Do you have more than fifty (50) bona fide members? ☐ YES ☐ NO

(b) Do you own, maintain, or operate a bona fide golf course together with clubhouse? ☐ YES ☐ NO

(c) Are you a political subdivision of the state that owns, maintains, or operates a golf course? ☐ YES ☐ NO

1. Are you contracting/leasing the food and beverage services? W.S. 12-5-201(g) ☐ YES ☐ NO
2. If Yes, have you submitted a copy of the food and beverage contract/lease? ☐ YES ☐ NO

15. LIMITED RETAIL (CLUB) LICENSE:

SOCIAL CLUBS W.S. 12-1-101(a)(iii)(E) / W.S. 12-4-301(b):

(a) Do you have more than one hundred (100) bona fide members who are residents of the county in which the club is located? ☐ YES ☐ NO

(b) Is the club incorporated and operating solely as a nonprofit organization under the laws of this state? ☐ YES ☐ NO

(c) Is the club qualified as a tax exempt organization under the Internal Revenue Service? ☐ YES ☐ NO

(d) Has the club been in continuous operation for a period of not less than one (1) year? ☐ YES ☐ NO

(e) Has the club received twenty-five dollars ($25.00) from each bona fide member as recorded by the secretary of the club and are club members at the time of this application in good standing by having paid at least one (1) full year in dues? ☐ YES ☐ NO

(f) Does the club hold quarterly meetings and have an actively engaged membership carrying out the objectives of the club? ☐ YES ☐ NO

(g) Have you filed a true copy of your bylaws with this application? ☐ YES ☐ NO

(h) Has at least fifty one percent (51%) of the membership signed a petition indicating a desire to secure a Limited Retail Liquor License? (Petition Attached) ☐ YES ☐ NO

REQUIRED ATTACHMENTS:

☒ A statement indicating the financial condition and financial stability of the applicant W.S. 12-4-102 (a) (vi).

☒ Restaurants: include a drawing of the establishment that includes the dispensing room(s) W.S. 12-4-410 (f).

☒ Attach any lease agreements (especially for resort/political subdivisions leasing out food & beverage services) W.S. 12-4-103 (a) (iii) / W.S. 12-4-403(b) / W.S. 12-4-301(e).

☐ If transferring a license from one ownership to another, a form of assignment from the current licensee to the new applicant authorizing the transfer W.S. 12-4-601 (b).

OATH OR VERIFICATION

Under penalty of perjury, and the possible revocation or cancellation of the license, I swear the above stated facts, are true and accurate.

Requires signatures by **ALL** Individuals, **ALL** Partners, **ONE (1)** LLC Member, or **TWO (2)** Corporate Officers or Directors except that if all the stock of the corporation is owned by **ONE (1)** individual then that individual may sign and verify the application upon his oath, or **TWO (2)** Club Officers. W.S. 12-4-102(b)

STATE OF WYOMING)
) **SS.**
COUNTY OF TETON)

Signed and sworn to before me on this 27 day of JUNE, 2018 that the facts alleged in the foregoing instrument are true by the following:

	(Signature)	(Printed Name)	Title
1)		Nicole Hill	Owner
2)			
3)			
4)			
5)			
6)			

Witness my hand and official seal: Nancy W Lee

Signature of Notary Public

(SEAL) My commission expires: 10-20-21

Nancy W. Lee - Notary Public
County of Teton State of Wyoming
Commission Expires 10-20-21

BANK OF JACKSON HOLE

June 25, 2018

Town of Jackson
Sandy Birdyshaw, Town Clerk
P.O. Box 1687
Jackson, WY 83001

RE: Liquor License

To Whom It May Concern:
Below is a summary of business accounts for Jackson Drug LLC – all of the accounts are active and in good standing.

[redacted]

We value their relationship with the bank. If you have any questions, please call.

Sincerely,

Todd Ellingson

Todd Ellingson
Senior Vice President
NMLS #: 711790
Office: (307) 732-3054
Cell: (307) 690-4273

Sandy Birdyshaw

From: Sara Budge <sara.budge@wyo.gov>
Sent: Wednesday, June 20, 2018 3:29 PM
To: Sandy Birdyshaw
Subject: Jackson Drug

Jackson Drug is currently working with Teton County Environmental Health to obtain a Food License

Thanks

--
Sara Budge, REHS
Teton County Environmental Health
307-732-8490

E-Mail to and from me, in connection with the transaction
of public business, is subject to the Wyoming Public Records
Act and may be disclosed to third parties.

Plates

Buffalo Ravioli - Triple 7 Ranch bison wrapped in Pappardelle pasta and served over house made spicy pork and beef Bolognese topped with asiago cheese $23

Homemade Meatloaf- Hereford Ranch ground beef, spices and herbs, topped with demi-glace gravy served with mashed potatoes and flat green beans. $20

Flat Iron Steak & Fries- Flank steak marinated and topped with Blue Cheese Chive butter and horseradish cream served with choice of fries. $23

Idaho Trout- Choice of blackened or sautéed and topped with lemon butter served with Wild rice and flat green beans. $24

Steak Fingers- Hereford Ranch New York strip country fried. Served with fries, coleslaw, and country gravy. $14

Chicken Fingers- House-made battered and fried Puxton Farms all-natural chicken tenders. Served with fries, coleslaw, and house-made Honey Mustard. $13

Jackson Drug
additional Menu choices
6.27.2018

JACKSON DRUG

EST. 1919 — ORIGINAL SODA FOUNTAIN — JACKSON, WYOMING

FRIES

Basket of Fries — $8 Lg / $6 Sm
Choice of regular fries, waffle fries or tater tots

Loaded Fries — $11
Choice of fries topped with diced bacon, cheddar cheese & scallions

Chili Cheese Fries — $12
Choice of fries topped with our homemade chili, mixed cheddar cheese & sour cream

Blue Cheese Fries — $12
Choice of frieds topped with blue cheese, bacon & scallions

Poutine Fries — $12
Choice of fries topped with Reed's Dairy cheese curds & brown gravy

PRETZELS

Giant Pretzel — $8
Served with white cheddar dipping sauce & whole grain mustard

Cheese Pretzel — $9
Topped with melted cheddar cheese

HOT DOGS

GASTON'S BUNS

Naked Dog — $8
1/4 lb. hot dog made by Sweet Cheeks Meats in Jackson, WY. Served plain with choice of fries

Chili Cheese Dog — $10
1/4 lb. hot dog topped with house made chili & shredded cheddar, choice of fries

SALADS

House Salad — $8
Spring mix, romaine lettuce, diced tomatoes, red onions, shredded jack cheese, house made croutons & bacon bits

Caesar Salad — $9 Lg / $7 Sm
Romaine lettuce, Caesar dressing, croutons & asiago cheese
Add grilled chicken breast +$6

Cobb Salad — $13
Spring mix, diced chicken tenders, diced tomatoes, chopped bacon, diced eggs, cheddar cheese & red onions

BURGERS

All burgers served on a Gaston's Bakery sesame seed bun & includes lettuce, tomatoes & pickles. with your choice of regular fries, waffle fries or tater tots.

The Classic — $12
Hereford Ranch Beef topped with American cheese

Chili Cheese — $13
Hereford Beef, house chili topped with cheddar

Black & Blue — $13
Hereford Beef topped with applewood smoked bacon & blue cheese

Bison — $16
Intermountain Bison Ranch, Idaho. Topped with pepper jack cheese

The Truck Driver — $17
Double cheeseburger topped with candied bacon & two fried eggs

Veg Head — $14
House made veggie black bean & brown rice burger served on a whole wheat roll

BUILD YOUR OWN BURGER

All burgers served on a Gaston's Bakery sesame seed bun
Gluten free bun available +$2

JHHR

Burgers	Single $11 Double $12 Tripple $16	Bison $15 Veggie $13
Cheese	American Cheddar White Cheddar Blue Cheese	Swiss Pepper Jack +$1 Brie +$2
Toppings	Bacon +$2 Sautéed Mushrooms +$1.5 Crispy Onions +$1.5	Avocado +$2 Sautéed Onions +$1 Slaw +$1

The Ralph Burger — $65

3lb. Burger topped with 15 slices of melted American cheese, lettuce, tomatoes & red onions, on a custom-made Gaston Sesame seed bun, served with a basket of fries. **Eat it all solo and it's free!** Plus get your picutre on the wall & a free Jackson Drug t-shirt!!

COLD SANDWHICHES

Your choice of croissant, Texas toast, sourdough.
Whole wheat gluten free bun +$2

Chicken Salad — $10
All-natural redbird chicken served on your choice of bread or over spring lettuce mix, served with chips

Tuna Salad — $10
Traditional tuna salad served on your choice bread or over spring mix lettuce & served with chips

Egg Salad — $9
"Just like Beth used to make" served on your choice of bread or over spring lettuce mix & served with chips

BASKETS

Steak Fingers — $15
Hereford Ranch Beef strips breaded & fried with country gravy & your choice of fries

Chicken Tenders — $13
Southern fried red bird farms chicken tenderloins served with honey mustard & your choice of fries

GRILLED CHEESE

The Basic — $8
Cheddar cheese on sourdough served with choice of fries

Build Your Own Grilled Cheese — $8
One type of cheese & fries of your choice included

Breads
Sourdough, Texas toast
(gluten free whole wheat +$2)

Cheese +$1
American, cheddar, white cheddar, blue cheese, swiss pepper jack, brie +$2

Add-Ons
Bacon +$2 Avocado +$2 Beef Burge +$6 Tomatoes +$0.50

SOUPS

Homemade Chili
Cup $5 Bowl $7

Soup Of The Day
Cup $5 Bowl $7

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DRINKS & TREATS

SUNDAES

Banana Split $8
Three scoops of vanilla, bananas whip cream. Strawberry, Chocolate sauce, banana, cherries.

Brownie Sundae $7
Two scoops, homemade brownie, hot fudge topped with toasted walnuts. Gluten-free brownie +$1

Cookie Monster Sundae $8
Chocolate chip cookie crumbles Vanilla ice cream chocolate sauce topped with blue sprinkles

Buzz Sundae $12
Cowboy Coffee ice cream cholate covered expresso beans topped with chocolate sauce and whipped cream

BUILD YOUR OWN SUNDAE

Toppings

- Hot Fudge $.50
- Caramel $.50
- Pecans $.75
- Toffee Bar $.75
- M&Ms $.75
- Gummy Bears $.75
- Oreos $.75
- Reese's Pieces $.75
- Crushed Pineapple $.XX
- Pineapple Sauce $.75
- Marshmellow Whip $.75
- Strawberry Sauce $.75
- Strawberry Sprinkles $.75
- Cookie Crumbles $.75

SPECIALITY SHAKES

Oreo Shake $8.5
Oreos & Vanilla Ice Cream

Grass Hopper $8.5
Mint Chocolate Chip

Birthday Cake $9
Frosted Yellow cake blended with vanilla ice cream & rainbow sprinkles

Peanut Butter $8.5
Vanilla ice cream mixed with peanut butter

SHAKES

Your Choice of Ice Cream $8
Mixed with Reed's Dairy Milk & whipped cream. Malt +$.50

Vanilla Bean, Chocolate, Huckleberry, Cowboy Coffee, Chocolate Chip, Daily Special Flavors & Vegan Ice Cream

ICE CREAM

Homemade right here at Jackson Drug Using Reeds dairy cream, Idaho falls, Idaho

Ice Cream Flavors:

VANILLA BEAN | CHOCOLATE | HUCKLEBERRY
COWBOY COFFEE | CHOCOLATE CHIP
DAILY SPECIAL FLAVORS & VEGAN ICE CREAM

REED'S DAIRY

Cones:

SINGLE SCOOP $5 **DOUBLE SCOOP $6.5**
Served in a cake cone, sugar cone, waffle cone or giant waffle cone +$1

Cup:

SINGLE SCOOP $4 **DOUBLE SCOOP $6**

TRIPLE SCOOP $7.5

The Party Sundae $65

16 scoops of vanilla, chocolate and chocolate chip ice cream, an entire 12 inch buttercream frosting yellow cake diced up, topped with rainbow sprinkles chocolate sauce, whipped cream and cherries . **Eat it all solo and it's free!** Plus get your picutre on the wall & a free Jackson Drug t-shirt!!

BEVERAGES

Foundtain Drinks

Cherry Coke	$3
Vanilla Coke	$3
Coke, sprite, Diet coke, Root Beer, Ginger Ale	$2.5

Bottled Drinks

Grand Teton Brewing Cream Soda	$3
Grand Teton Brewing root beer	$3
Coca-Cola	$3
Iron port Soda	$3

Coffee & Tea

Ice tea - Brewed fresh daily	$2.5
Hot Tea - Assorted teas	$3
Coffee - Cowboy Coffee Roast	$3

BEER

STANDARD BEER

PBR	16 oz Can	$2
Ranier	16 oz Can	$2
Budweiser	12 oz Bottle	$3
Stella Artois	12 oz Bottle	$4
Amstel Light	12 oz Bottle	$4
O'Douls N.A.	12 oz Bottle	$3

LOCAL BEER

Grand Teton Brewing 208 Session Ale	12 oz Bottle	$5
Grand Teton Brewing Old Faithful Ale	12 oz Bottle	$5
Melvin Brewing Hubert MPA	12 oz Can	$5
Melvin Brewing Hey Zeus Mexican Style Lager	12 oz Can	$5
Rotating Seasonal Tap	20 oz Draught	$6

WINE

WHITE

Lamarca Prosecco 187 mL, Italy	$8
Prophecy Rose, France	$9/$27
Capitello Rose of Pinot Noir, Willamette Valley, OR	$13/$39
Chateau Souverain Chardonnay, Napa Valley, CA	$9/$27
Sundae Chardonnay, Napa Valley, CA	$13/$39
Cooper Hill Pinot Gris, Willamette Valley, OR	$10/$30
Capitello Pinot Gris, Willamette Valley, OR	$13/$39
Chateau Souverain Sauvignon Blanc, Napa Valley, CA	$9/$27
Schug Sauvignon Blanc, Sonoma Coast, CA	$13/$39

RED

Mirassou Pinot Noir, Modesto County, CA	$9/$27
Sundae Pinot Noir, Napa Valley, CA	$14/$42
Van Ruiten Cabernet Sauvignon, Lodi, CA	$12/$36
Viu Manent Colchagua, Secreto, Chile	$10/$30

JACKSONDRUG.COM /JACKSONDRUG

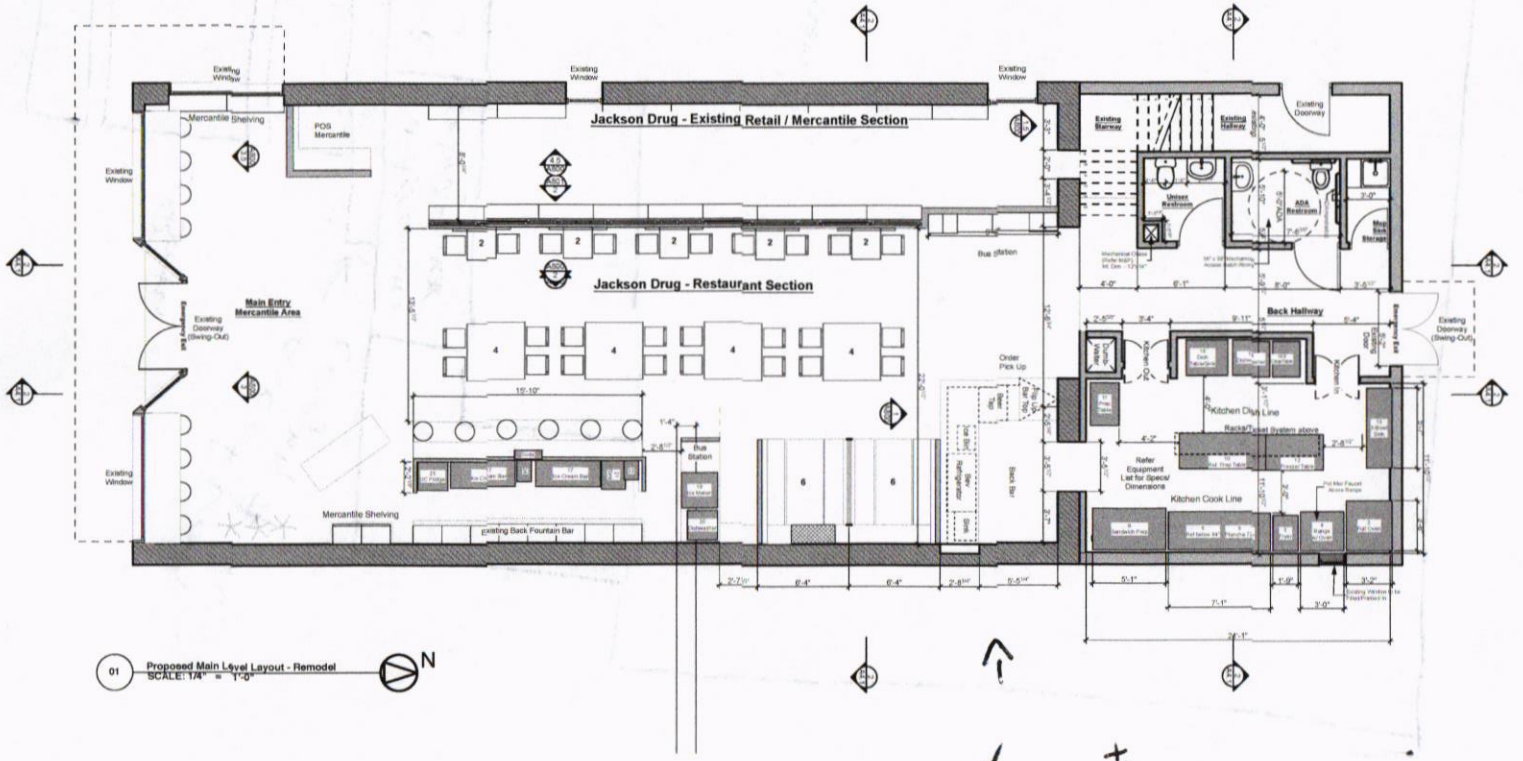
JD_Menu.indd 2 6/21/2018 1:44:48 PM

Jackson Drug Restaurant Liquor License Application

Jackson Drug LLC
15 East Deloney Ave
PO Box 128
Jackson WY 83001
Milkshake@jacksondrug.com

Pour Room Description:

Our dispensing room is located in the northeast corner of the building, between a booth and the kitchen. In our plans it's referred to as our back bar. The back of the booth, which is roughly seven feet high, will screen all of the alcohol that will be poured. The entire space is roughly six feet by 10 feet. Once poured, either a food runner or a bartender will bring alcoholic beverages to tables.



01 Proposed Main Level Layout - Remodel
SCALE: 1/4" = 1'-0"

Kitchen Equipment 17.11.14	Dimensions WxDxH
1 Walk in Freezer	4x6x67"
2 Walk in Fridge	4x6x6
3 Oven	38x42x27
4 Range	36x33x61
5 Fryer	21x30x41
6 Below grill refrigeration (84")	85x32x27
7 Below grill refrigeration (72")	73x33x35
8 Grill	72/84x 32x17
9 Sandwich Prep Table	61x35x44
10 Center Refrigerated Prep table	72x33x39
11 Prep Table (to the Rt of door out to bar)	36x24x39
12 Center Freezer work table	48x30x39
13 3 sink	67x21x45
14 dishwasher (option 1)	31x30x61
15 low temp dishwasher (option 2)	31x30x79
16 dirty dish table/sink	35x30x45
15 Clean dish table	23x30x45
Ice Cream Counter	
17 Ice Cream cabinet w/ topsail (2)	54x22x39
18 Soda Dispenser	n/a bar top mount
19 Ice maker	30x30x39
20 Dishwasher	25x25x34
21 Underbar sink	24x20x39
22 Handwash Sink	12x16x10
23 Under counter refrigerator	24x25x33
Under counter refrigerator (oprion 2)	20x22x32
24 Ice Storage	18x12x12
Ice Storage (Option 2)	24x18x12

02 KITCHEN APPLIANCE SCHEDULE
SCALE: 1" = 1'-0"

Pour Room

*see back for room arrangement

FARMERPAYNE ARCHITECTS
PO Box 381 . Jackson WY . 83001
307 . 413 . 3276
info@farmerpayneArchitects.com

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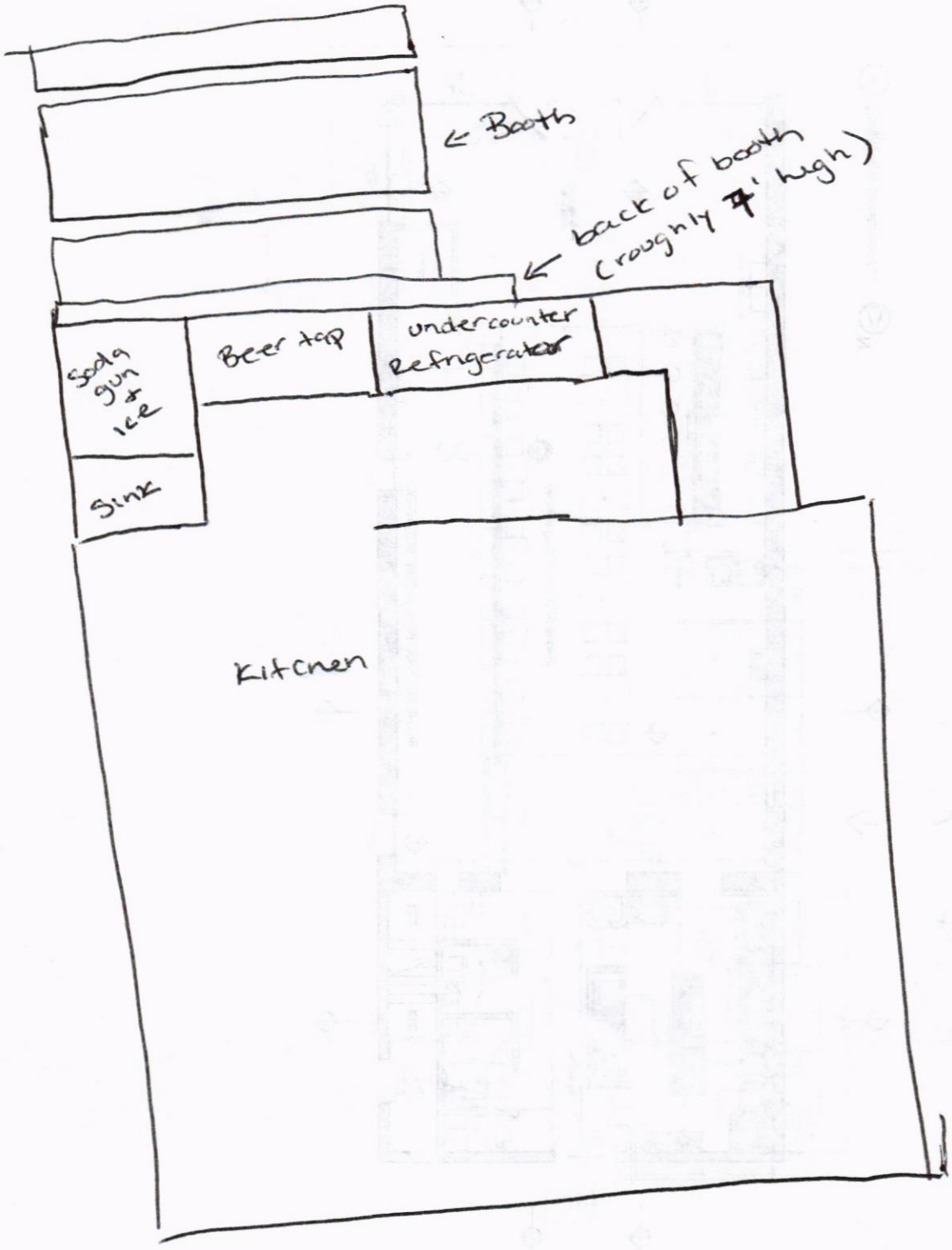
PRELIMINARY
NOT FOR CONSTRUCTION

Jackson Drug
15 E Deloney
Jackson . WY

DATE:	18.2.7
PROJECT #:	1718
DRAWN:	JOK/RHW
Revision Date:	

A202
Main Level Proposed

© FARMERPAYNEARCHITECTS


Booth
back of booth (roughly 7' high)
soda gun & ice
Beer tap
undercounter Refrigerator
Sink
Kitchen

LEASE AGREEMENT

(Jackson Drug)

THIS AGREEMENT made this 1 day of June, 2018 by and between Gill Family, LLC, a Wyoming limited liability company ("LESSOR"), as owner of the Leased Premises herein described, and Jackson Drug, LLC., a Wyoming limited liability company ("LESSEE").

WITNESSETH:

In consideration of the covenants and conditions hereinafter contained, it is agreed between Lessor and Lessee as follows:

1. LEASED PROPERTY. Lessor hereby leases to Lessee and Lessee leases from Lessor the premises located at 15 E. Deloney Ave, Jackson, Wyoming consisting of commercial retail, restaurant, and storage space and two-residential apartments on the second floor (the "Leased Property"). Lessee represents that it has inspected the Leased Property and accepts it "as is" and that this Lease is executed with full knowledge of the condition of the same.

2. INITIAL TERM AND RENEWAL OPTION. This Lease shall be for an initial term of five (5) years, commencing on July 1, 2018 and ending on June 30, 2023, inclusive, unless sooner terminated as hereinafter provided (the "Initial Term"). Conditioned upon Lessee's performance of its obligations under this Lease Agreement during the Initial Term, Lessee shall have the option of extending the term of the lease for one (1) additional period of five (5) years (the "Renewal Term") by (i) giving a written notice of renewal to Lessor no later than six (6) six months before the expiration of the Initial Term. In the event Lessee fails to provide written notice to Lessor of the Lessee's exercise of its renewal option within the time specified in this Lease Agreement, then it shall be conclusively deemed that Lessee has waived its right to renew the lease and the lease shall terminate upon the expiration of the Initial Term.

3. RENT, ADJUSTMENTS. During the first thirteen (13) months of the Initial Term, Lessee shall pay rent to Lessor for the Leased Property as follows:

July 2018:
August 2018:
September 2018:
October 2018:
November 2018:
December 2018:
January 2019:
February 2019:
March 2019:
April 2019:
May 2019:
June 2019:
July 2019:
August 2019:

Thereafter, commencing on September 1, 2019 and for the remainder of the Initial Term, Lessee shall pay rent to Lessor in the annual amount of [redacted], in advance, on or before the 1st day of each month during the Initial Term ("Rent"). Upon the second anniversary of the effective date of the Lease, and for each annual anniversary date thereafter, at the Lessor's discretion the Rent may be increased by up to two percent (2%) of the amount charged for Rent for the preceding year ("Annual Rent Adjustment"). In the event Lessee provides timely notice of its election to renew the term of the lease for the Renewal Term, rent may be adjusted to the market rate, provided that in no event will rent be decreased for the Renewal Term below the amount of rent plus adjustments paid during the last year of the Initial Term. In the event the Lessor and Lessee are unable to agree on the amount of increase in the market rate for the Renewal Term, then the rent for the Renewal Term shall be established through an appraisal by a mutually agreeable appraiser, the cost of which will be paid equally by both parties. In the event the parties cannot agree upon the appraiser, the appraiser shall be selected by the Center for Resolution or its successor and, if no such entity continues to exist, by a court of competent jurisdiction in Jackson, Wyoming.

All payments owing under this Lease Agreement shall be made by the Lessee to the Lessor at the address hereinafter set forth in Section 19, or at such other address as the Lessor may from time to time designate in writing.

4. INTEREST; LATE CHARGES. All payments owing by Lessee to Lessor under this Lease Agreement shall be deemed late if they are not provided to Lessee within seven (7) business days of the due date. All late payments shall accrue interest at the rate of twelve percent (12%) per annum from the due date, which accrual shall continue until full payment (together with all accrued interest and late charges) is made. In the event Lessee shall be late with three (3) payments owing under the Lease Agreement, then in addition to accruing interest, all succeeding late payments shall accrue a late fee in the amount of TWO HUNDRED DOLLARS ($200.00) for each such late payment. Interest and late fees shall accrue automatically on all late payments without the requirement of notice from the Lessor.

5. RESTRICTIONS ON USE OF LEASED PROPERTY. The Lessee shall use the Leased Property solely for retail sales, a restaurant, and, with respect to the two upstairs apartments, for residential rental business. Conditioned upon Lessee obtaining the required governmental approvals, Lessee shall be permitted to sell alcohol and alcoholic beverages in the Leased Premises. No other use of the Leased Premises is permitted without the written permission of the Lessor. The Leased Property shall not be used for any purpose or in any manner that would violate any applicable federal, state or local law or regulation or constitute an improper or offensive use of the Leased Property, or endanger the insurance on the building or increase the premium thereof. Lessee further agrees that it will, at its sole expense, comply with all laws, orders and regulations of federal, state and local authorities. Lessee shall, at its sole expense, obtain all licenses or permits that may be required to conduct its business within the terms of this Lease.

6. COVENANT OF QUIET ENJOYMENT. The Lessee, upon the payment of the rent hereinbefore provided and upon the performance of all of the terms of this Lease, shall at all times during the lease term, peaceably hold and enjoy the Leased Property without any

disturbance from the Lessor or from any person claiming through the Lessor, subject only to the rights of Lessor herein set forth.

7. REPAIR AND MAINTENANCE; SNOW REMOVAL. The Lessee shall, during the term of this Lease, at their sole expense, keep the Leased Property in as good order, maintenance and repair as it was at the date of the commencement of this Lease, reasonable wear and tear excepted. The Lessee shall maintain, in good working order and repair, all plumbing, toilet facilities and other fixtures and equipment installed for the general supply of water, heat, air conditioning and electricity. Any such equipment, fixtures or facilities which are added by the Lessee in addition to those which are provided by the Lessor at the inception of the term, whether or not said additional facilities, fixtures or equipment were consented to by Lessor, shall also be the responsibility of Lessee. Lessee shall have the obligation to remove snow and ice from the Leased Property, at Lessee's expense, and shall be solely liable for any loss, damage or injury from Lessee's failure so to do.

Notwithstanding the foregoing, Lessor and Lessee agree that as of the Effective Date the two upstairs apartments are in the process of remodeling under the direction and control of Lessor and will not be available for the Lessee's use until the remodeling is complete. The remodeling work is being financed by Lessor. When the remodeling work is complete, Lessee shall be entitled to rent or use the North Apartment and the rent generated by that rental. The South Apartment will remain in control of the Lessor. The Lessor will allow the Lessee control when Lessor deems appropriate.

8. ALTERATIONS AND IMPROVEMENTS BY LESSEE; NO LIENS; SIGNS. No alteration, addition or improvement to the Leased Property shall be made by the Lessee without the prior express written consent of Lessor, which consent will not be unreasonably withheld. Lessor shall have the right to require, as a condition of its consent, that Lessee submit to Lessor the plans and specifications for any proposed alteration, addition or improvement and provide adequate and reasonable security for the payment of all costs of any alterations, additions or improvements. Any alteration, addition or improvement made by the Lessee,

shall, at Lessor's option, become the property of Lessor upon the expiration or sooner termination of this Lease; provided, however, that the Lessor, shall have the right to require the Lessee to remove such fixtures at the cost of Lessee. In the event Lessor shall allow any such fixtures to be removed by Lessee, Lessor may assess to Lessee the cost of placing the Leased Property in the same condition it was in prior to the alteration, addition or improvement. No holes shall be made in the exterior walls and no alteration, addition or improvement shall at any time be made which would impair the structural soundness or diminish the value of the building of which the Leased Property is a part, except such as the Lessor shall approve in advance in writing. Lessee shall not suffer any lien to be placed against the Leased Property due to any such alteration, addition or improvement and to this end Lessor may require Lessee to deposit cash or a bond to cover the payment of any such lien.

Lessee shall not place or permit to be placed any sign, advertisement, notice or other display on any part of the inside or outside of the premises, except such sign, advertisement, notice or other display which complies with the applicable zoning regulations and which is approved in advance in writing by the Lessor. Lessor hereby consents to all signs on the Leased Premises existing on the effective date of this Lease Agreement.

On the last day of the term hereof or on any sooner termination, Lessee shall surrender the Leased Property to Lessor in the same condition as received, ordinary wear and tear excepted, clean and free of debris.

Notwithstanding the above, Lessor agrees that the following items in the Leased Premises are the personal property of the Lessee and may be removed by Lessee at the termination of the Lease Agreement: None.

9. UTILITIES. All costs of utilities, including, but not limited to, electricity, heating, lighting, water, sewage and garbage collection services, shall be the obligation of Lessee and Lessee shall pay for such services promptly. Lessor shall have no liability to Lessee for the stoppage or unavailability of any such service for any reason beyond its control, including that of accident or emergency.

10. TAXES. Lessor shall pay all real property taxes assessed against the Leased Property, except as follows: In addition to the rent provided herein and any adjustments thereto, the Lessor may also, on an annual basis, charge Lessee an amount equal to increases in property taxes allocated to the leased property over and above the 20____ real property taxes, plus increases in insurance premiums and any special assessments attributable to the leased property after the effective date of this agreement which have been paid or are payable by the Lessor. Any such increases in taxes, insurance premiums and special assessments shall be payable in one single installment within thirty (30) days of notification of the amount due.

11. TERMINATION UPON DEFAULT. The prompt payment of rent as hereinabove set forth, and the faithful performance of all of the covenants and conditions of this Lease are the conditions on which this Lease is made and accepted. Upon default by the Lessee of any of its obligations under the Lease Agreement, Lessor shall have the right to terminate this Lease Agreement and all other legal rights and remedies permitted by and available under this Lease Agreement and/or the laws of the State of Wyoming for the collection of any rent due or payable hereunder, or for the taking of possession of said premises upon default. As a condition precedent to termination of this Lease for default by Lessee, Lessor shall give written notice of default to the last known address of Lessee and Lessee shall be entitled to cure the default within twenty (20) days of such notice.

In the event Lessor is required to employ an attorney or collection agency for the collection of any rental or other obligation due hereunder, or for enforcement of any other provision of this Lease, the Lessee agrees to pay all costs thereof, including a reasonable attorney's fee.

All remedies that Lessor may have in the case of default by Lessee shall be cumulative and not alternative.

If Lessee shall abandon or vacate the Leased Premises, be dispossessed for cause by Lessor, or if proceedings are commenced by or against Lessee after the effective date of this Lease Agreement in any court under a bankruptcy act or for the appointment of a trustee or receiver of Lessee's property before the termination of this Lease, the Leased Property or any

part thereof may be re-let by Lessor for such rent and upon such terms as Lessor may see fit, and if the full rent hereinbefore specified shall not thus be realized, Lessee agrees to pay all deficiency, including any expense incurred by such re-letting.

The failure of the Lessor to enforce any default on the part of Lessee shall not be construed as a waiver of said default or any subsequent default, nor shall any custom or practice that may develop between the parties in the course of administering this Lease be construed to waive or lessen the right of Lessor to insist upon the provisions hereof.

12. LESSOR'S RIGHT TO PERFORM LESSEE'S OBLIGATIONS. If Lessee shall be in default in performance of any covenant or condition of this Lease required to be performed by the Lessee, the Lessor may, after ten (10) days' written notice to the Lessee, or without notice, if, in the Lessor's opinion, an emergency exists, perform such covenant or condition for the account and at the expense of Lessee. Lessee shall be obligated to reimburse Lessor for all costs incurred by Lessor in performing such covenant or condition, including reasonable attorney's fees. In the event the Lessee becomes obligated to reimburse or otherwise pay the Lessor any sum of money under this Lease, the amount thereof shall be deemed additional rent and, at the option of the Lessor, may be added to any subsequent installment of the rent due and payable under this Lease. If Lessee fails to pay such additional rent, the Lessor shall have all rights and remedies provided by this Lease Agreement, including without limitation, the right to interest, applicable late fees, and termination after the giving of notice in accordance with Section 4 herein above.

13. LESSOR'S RIGHT TO SELL, ASSIGN OR OTHERWISE DEAL WITH THE LEASED PROPERTY. Lessor reserves the right to sell, assign or transfer this Lease and the building and property of which the Leased Property is a part at any time. In the event of such sale, assignment or transfer, this Lease shall remain in full force and effect and be binding upon any transferee, subject to the performance by the Lessee of all of the terms and conditions required to be performed by Lessee. Notwithstanding the foregoing, Lessee understands and agrees that this Lease Agreement shall be subject and subordinate to any mortgage, associated

liens, and any extensions, renewals, modifications thereof in favor of any lender extending financing to Lessor or its affiliates and Lessee shall execute such reasonable subordination documentation as may be required by any such lender.

14. LESSOR'S RIGHT OF ACCESS. Lessor and its representatives may enter the Leased Property at any reasonable time for the purpose of inspecting said property and performing any work which Lessor is either obligated or may wish to undertake, or which is made necessary by reason of the default of the Lessee under the terms of this Lease, or for the purpose of exhibiting the Leased Property for sale, lease or mortgage financing. Lessor shall have the right at any time to make such additions, repairs or alterations as it may deem necessary for the safety, improvement or preservation of the Leased Property.

15. LIABILITY AND CASUALTY INSURANCE. Lessor shall insure the Leased Property against loss or damage by fire and other casualties with an extended coverage endorsement in the full insurable value of the Leased Premises.

Lessee shall insure the inventory, equipment and fixtures and Lessee's personal property located within the Leased Property against loss or damage by fire or other casualties in the amount of its full insurable value.

The Lessee shall keep the Leased Property insured, at its sole cost and expense, against claims for personal or bodily injury or property damage under a policy of general public liability insurance, with liability limits of at least $2,000,000.00 for personal or bodily injury and $100,000.00 for property damage.

Lessee shall cause Lessor and any lender holding a mortgage on the Leased Property to be named as additional insured's on all insurance policies required under this Section. Lessor shall cause Lessee to be named as additional insured's on all insurance policies required under this Section.

Lessee shall, prior to the commencement of the term of this Lease and at the time of renewal of insurance during the term hereof, deliver to Lessor, certificates of insurance, certifying that the insurance prescribed by this Section is in full force and effect.

In addition to the rent provided herein and any adjustments thereto, the Lessor may also, on an annual basis, charge Lessee an amount equal to increases in insurance premiums and any special assessments attributable to the leased property after the effective date of this agreement which have been paid or are payable by the Lessor. Any such increases in insurance premiums shall be payable in one single installment within thirty (30) days of notification of the amount due.

16. FIRE OR OTHER CASUALTY. In the case of damage by fire or other casualty to the Leased Premises caused other than due to the negligence or wrongful act of Lessee and Lessee's agents and employees, if the damage is so extensive as to amount practically to the total destruction of the Leased Property, this Lease shall cease and the rent shall be apportioned to the time of the damage. In case the Leased Property is damaged by fire or other casualty to a lesser extent, the Lessor shall repair the damage with reasonable dispatch, and if the damage has rendered the Leased Property untenantable, in whole or in part, there shall be an apportionment of the rent until the damage has been repaired. In determining what constitutes reasonable dispatch, consideration shall be given to delays caused by strikes, adjustment of insurance and other causes beyond Lessor's control.

17. RIGHTS TO ASSIGN AND SUBLEASE. The Lessee shall not assign, mortgage or encumber this Lease, nor sublet or permit the Leased Property or any part thereof to be used by others without the prior written consent of the Lessor in each instance, which Lessor may withhold in its sole discretion.

Lessor may require as a condition of such assignment or sublease that the proposed assignee or sublessee be of such financial standing and responsibility at the time of such assignment or sublease as to give reasonable assurance of the payment of all rents and other amounts required by this Lease and compliance with all of the terms, covenants, provisions and conditions of this Lease. In any event, and notwithstanding the assignment or sublease, whether approved or not, Lessee shall remain primarily liable for the payment of the rent hereinbefore reserved and for the performance of all of the other terms of this Lease required to be kept and

performed by the Lessee, and Lessor shall be entitled to look to the Lessee for payment of the specified rent and performance of the other terms of this Lease, notwithstanding any assignment or sublease. In the event this Lease is assigned or a sublease is entered into, or if any part of the Leased Property is occupied by anyone other than the Lessee, the Lessor may, after default by the Lessee, collect rent from the assignee, sublessee or occupant and apply the net amount collected to the rent herein provided. No such assignment, subletting, occupancy or collection shall be deemed a waiver of this covenant or an acceptance of the assignee, sublessee or occupant. The consent by the Lessor to an assignment or sublease shall not be construed to relieve the Lessee from obtaining the consent, in writing, of the Lessor to any further assignment or subletting. As a condition to the approval of any assignment or sublease, the assignee or sublessee shall be required to agree in writing to the terms and conditions of this Lease.

Notwithstanding the foregoing, Lessee shall be entitled to rent the upstairs apartment units subject to the following:

(i) Any lease for more than one month (1) shall require the consent of Lessor:

(ii) No lease shall extend beyond the Initial Term, or if applicable, the Renewal Term;

(iii) What else?

18. EXONERATION OF LESSOR AND INDEMNITY BY LESSEE. The Lessor shall not be liable to Lessee for injury or damage to person or property occurring within the Leased Property, unless caused by or resulting from the sole gross negligence or intentional misconduct of Lessor or any of Lessor's agents, servants or employees in the operation or maintenance of the Leased Property. Lessor shall not, in any event, be liable under any express or implied covenant of this Lease, for any damages to Lessee beyond the loss of rent accruing after any act or breach of covenant for which damages may be sought or recovered against Lessor. If Lessee shall be ousted from possession of the Leased Property by reason of any defect in title of the Lessor, Lessee shall not be required to pay any rent under this Lease while he is so lawfully deprived of the possession of the premises and the Lessor shall not incur any liability by such ouster beyond the amount of rent provided in this Lease while the Lessee is so deprived of possession. The Lessee shall indemnify and hold harmless the Lessor against any and all liability

or loss arising out of injury to any person, including Lessee's agents and employees, or damage to any property whether belonging to Lessee, Lessee's agents or employees or any other person arising out of the occupation of said property by Lessee or any negligent act or omission of Lessee, its agents and employees.

19. NOTICES. Any notice under this Lease must be in writing and must be sent by registered or certified mail to the last known address of the party to whom the notice is being given, as designated by such party, in writing. The address presently designated by the Lessor is: 2505 Shootin' Iron Ranch Road, Jackson, Wyoming 83001 Jackson, Wyoming 83001. The address presently designated by the Lessee is: 15 E. Deloney Ave, Jackson, Wyoming 83001.

20. MISCELLANEOUS. This Lease shall be governed by, construed and enforced in accordance with the laws of the state of Wyoming.

A waiver by the Lessor of any breach of any of the provisions of this Lease required to be performed by the Lessee shall not bar the rights of the Lessor to enforce the terms of this Lease as to any subsequent breach by the Lessee.

Time is of the essence in this agreement.

In construing this Lease, feminine or neuter pronouns shall be substituted for those masculine in form and vice versa, and plural terms shall be substituted for singular and singular for plural in any place in which the context so requires.

This Lease constitutes the full agreement of the parties and may be modified only by written agreement signed by the party against whom enforcement of any waiver, modification or discharge is sought.

If any provision of this Lease shall be declared invalid or unenforceable, the remainder of the Lease shall continue in full force and effect.

The parties agree to execute and deliver any instruments, in writing, necessary to carry out any agreement, term, condition or assurance in this Lease whenever occasion shall arise and request for such instruments shall be made.

The Section headings in no way define, limit, extend or interpret the scope of the agreement or of any particular Section.

This agreement may be executed in several counterparts and as executed, shall constitute one agreement, binding on all parties hereto.

The covenants, terms, conditions and provisions of this Lease shall extend to and be binding upon the parties and their respective heirs, personal representatives and permitted assigns.

EXECUTED the day and year first above written.

LESSOR:

Gill Family, LLC, a Wyoming limited liability company

By:

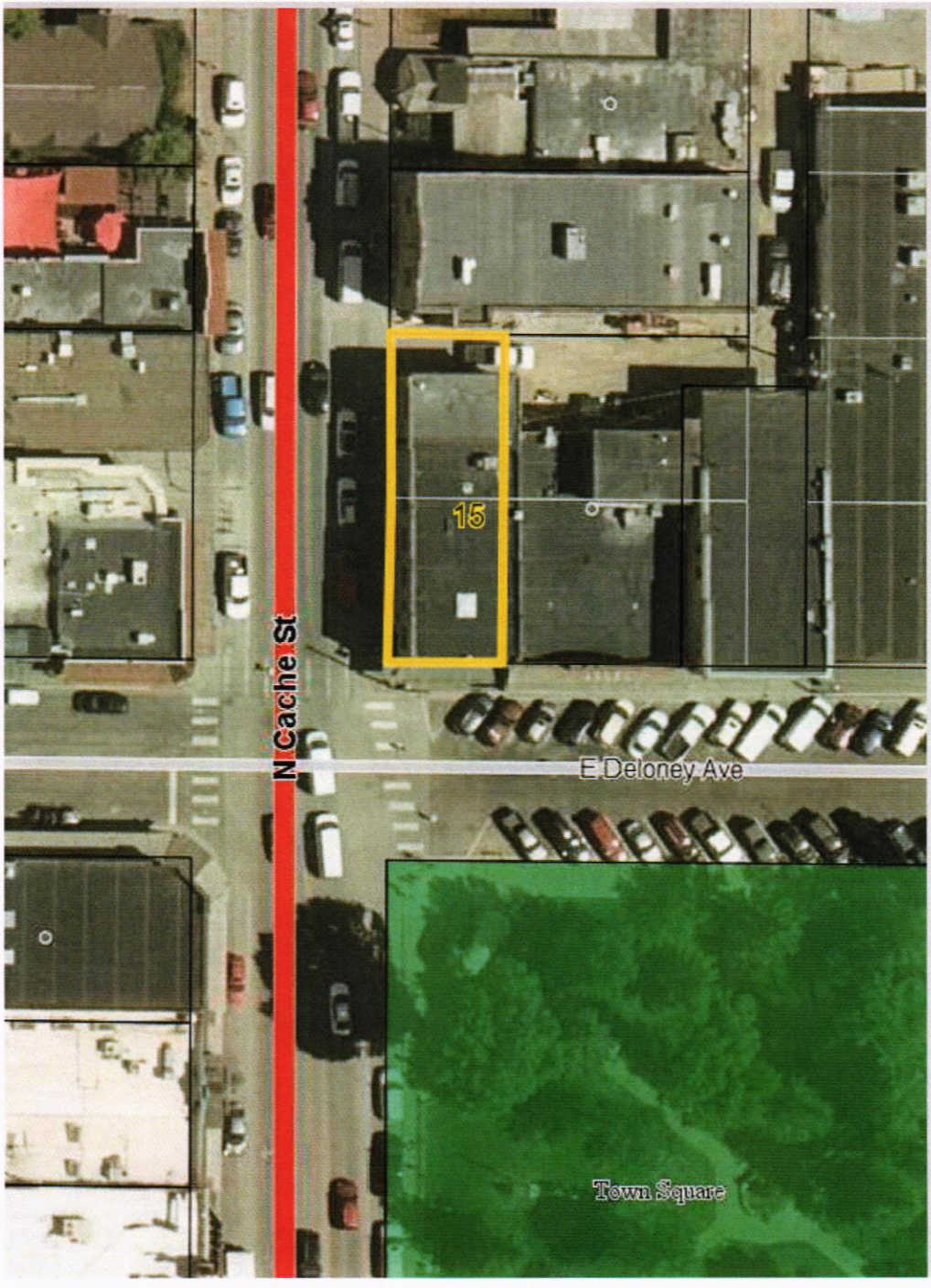
Robert L. Gill, Its Managing Member

LESSEE:

Jackson Drug, LLC, a Wyoming limited liability company

By: _____

Its: _____
Managing Member(s)



Layers | Info

Copy to Clipboard | Different map view

1 Parcel(s) | Zoom to parcel(s)

- Parcel: 22-41-16-27-3-16-006
  Clerk's Land Records
- Account Num: R0004094 Property Detail
- Tax ID: OJ-000198 Property Taxes
- Map Number: 00108 Scanned Map
- Lot: 2
- Owner: GILL FAMILY, LLC
- MailAddr: 2505 SHOOTIN' IRON RANCH ROAD
- MailAddr: JACKSON, WY 83001
- StAddr: 15 E DELONEY AVENUE
- Deed: 778 WDNS 492
- Location: PT LOT 1-2, BLK. 2, CLUBHOUSE
- TaxClass: Commercial
- Acreage: 0.08

N: 43.48050°, W: 110.76217°
NAD83 UTM Zone 12 X: 519233, Y: 4814203

STATE OF WYOMING * SECRETARY OF STATE
EDWARD A. BUCHANAN
BUSINESS DIVISION

2020 Carey Avenue, Cheyenne, WY 82002-0020
Phone 307-777-7311 · Fax 307-777-5339
Website: http://soswy.state.wy.us · Email: business@wyo.gov

Filing Information

Please note that this form CANNOT be submitted in place of your Annual Report.

Name	**Jackson Drug, LLC**
Filing ID	**2017-000766992**
Type	Limited Liability Company
Status	Active

General Information

Old Name		Sub Status	Current
Fictitious Name		Standing - Tax	Good
		Standing - RA	Good
Sub Type		Standing - Other	Good
Formed in	Wyoming	Filing Date	08/30/2017 9:06 AM
Term of Duration	Perpetual	Delayed Effective Date	
		Inactive Date	

6/25

Principal Address

70 N Center St
Jackson, WY 83001

Mailing Address

PO Box 128
Jackson, WY 83001

Registered Agent Address

Jessica Gill
70 N Center St
PO Box 128
Jackson, WY 83001

Parties

Type	Name / Organization / Address
Organizer	Jessica Gill 70 N Center St, Jackson, Teton County, WY 83001

Notes

Date	Recorded By	Note

Annual Report History

Num	Status	Date	Year	Tax

Amendment History

Jackson Drug

Liquor License Application
Provide for each person who signed the application

TOWN OF JACKSON
Office of Town Clerk
P.O. Box 1687 / 150 East Pearl Avenue
Jackson, Wyoming 83001
(307) 733-3932 ext 1113

AFFIDAVIT of AUTHORIZATION

The undersigned applicant hereby states he/she is authorized to sign the attached Liquor License and/or Permit Application form as issued by the Wyoming Liquor Division for use by the Town of Jackson, and authorizes the Town of Jackson and its agents and employees to seek information as set forth in Municipal Code Section 6.20 and conduct investigations into the truth of the foregoing statements as set forth in the application. The applicant hereby agrees to comply fully with the rules and regulations of the Town of Jackson governing the license/permit requested.

AFFIDAVIT of UNDERSTANDING

The undersigned applicant hereby states that he/she understands that the submittal, review, approval, issuance, and/or received payment of the attached Liquor License and/or Permit Application form as issued by the Wyoming Liquor Division for use by the Town of Jackson does not imply that any other reviews, authorizations, permits, and approvals have been made by any Town/County departments or elected bodies. Additional reviews, authorizations, permits, and approvals may be required at any time from additional Town/County departments and/or elected bodies, which may include the time period after approval but before issuance of the attached Liquor License and/or Permit Application form. It is the duty of the applicant to seek any additional required reviews, authorizations, permits, and approvals from any Town/County department or elected bodies.

Applicant please note: Corporations and Limited Liability Companies must submit a listing of all officers and all directors, including dates of birth and Social Security Numbers. Please attach the list to this document.

PRINT

Full Legal Name: Jessica (First Name) Anne (Full Middle Name) Gill (Last Name)

[redacted] Male or (Female)

Date of Birth | Social Security Number | Driver License: State / Number | Circle one

6/25/2018
Date Signed

Jessica Gill
Applicant Signature

State of WYOMING)
)ss
County of TETON)

Subscribed and sworn to before me this 25TH day of JUNE, 2018.

(SEAL)

R. DAVISON - NOTARY PUBLIC
County of Teton
State of Wyoming
My Commission Expires September 23, 2021

Notary Public or officer authorized to administer oaths

Rev 3/17

PUBLIC NOTICE: NOTICE OF APPLICATION FOR A RESTAURANT LIQUOR LICENSE

Notice is hereby given that the applicant whose name is set forth below filed application for a Restaurant Liquor License in the Office of the Town Clerk of the Town of Jackson, Teton County, Wyoming. The date of filing, name of the said applicant, and description of the place or premises which the applicant desires to use are as follows:

Date Filed: June 25, 2018
Applicant: Jackson Drug, LLC
Doing Business As: Jackson Drug
Location: 15 E. Deloney Avenue

Protest, if any there be, against the transfer of the above license will be heard at the hour of **6:00 pm** or as soon thereafter as the matter can be heard, on the **16th day of July 2018** before the Town Council of the Town of Jackson, Teton County, Wyoming, in the Council Chambers of the Town Hall at 150 East Pearl.

Dated this June 25, 2018
S. Birdyshaw, Town Clerk
Publish: 7/4, 7/11/2018

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: JULY 12, 2018
MEETING DATE: JULY 16, 2018

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: TYLER VALENTINE

SUBJECT: **ITEM P18-128:** DEVELOPMENT PLAN FOR A NEW THREE-STORY HOTEL WITH EMPLOYEE HOUSING LOCATED WITHIN THE COMMERCIAL RESIDENTIAL-2 (CR-2) ZONING DISTRICT.

APPLICANT: MICHELLE LINVILLE, LINVILLE ARCHITECTS

OWNER: LASTING LEGACY, LLC

PURPOSE/REQUESTED ACTION

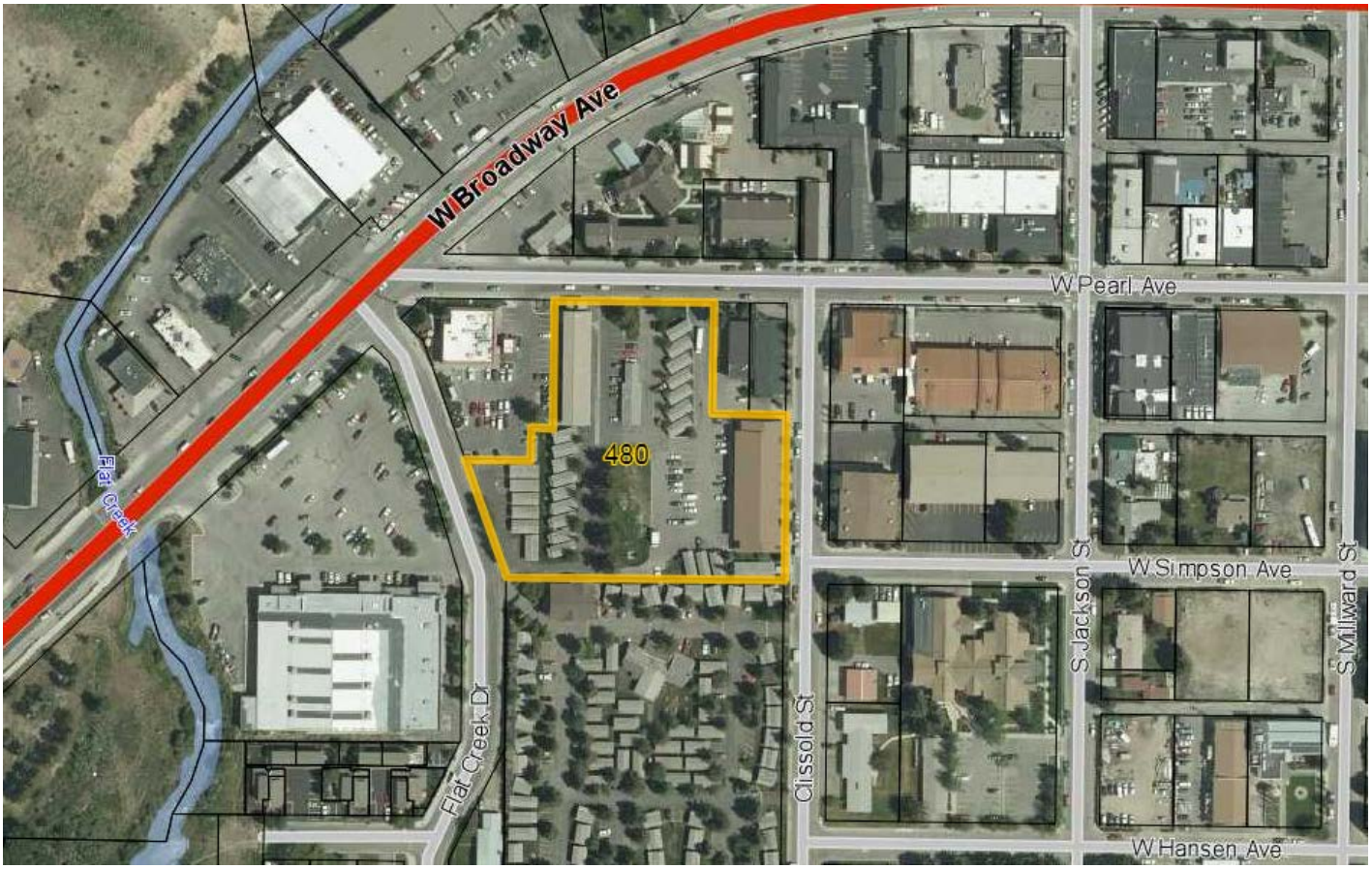
The applicant, representing the Elk Country Inn, is requesting approval of a Development Plan to redevelopment and expand of a portion of their site which consists of a new three-story hotel building with employee housing totaling 16,844 sf and relocation of 7 existing cabins for the located at 480 W. Pearl Avenue.

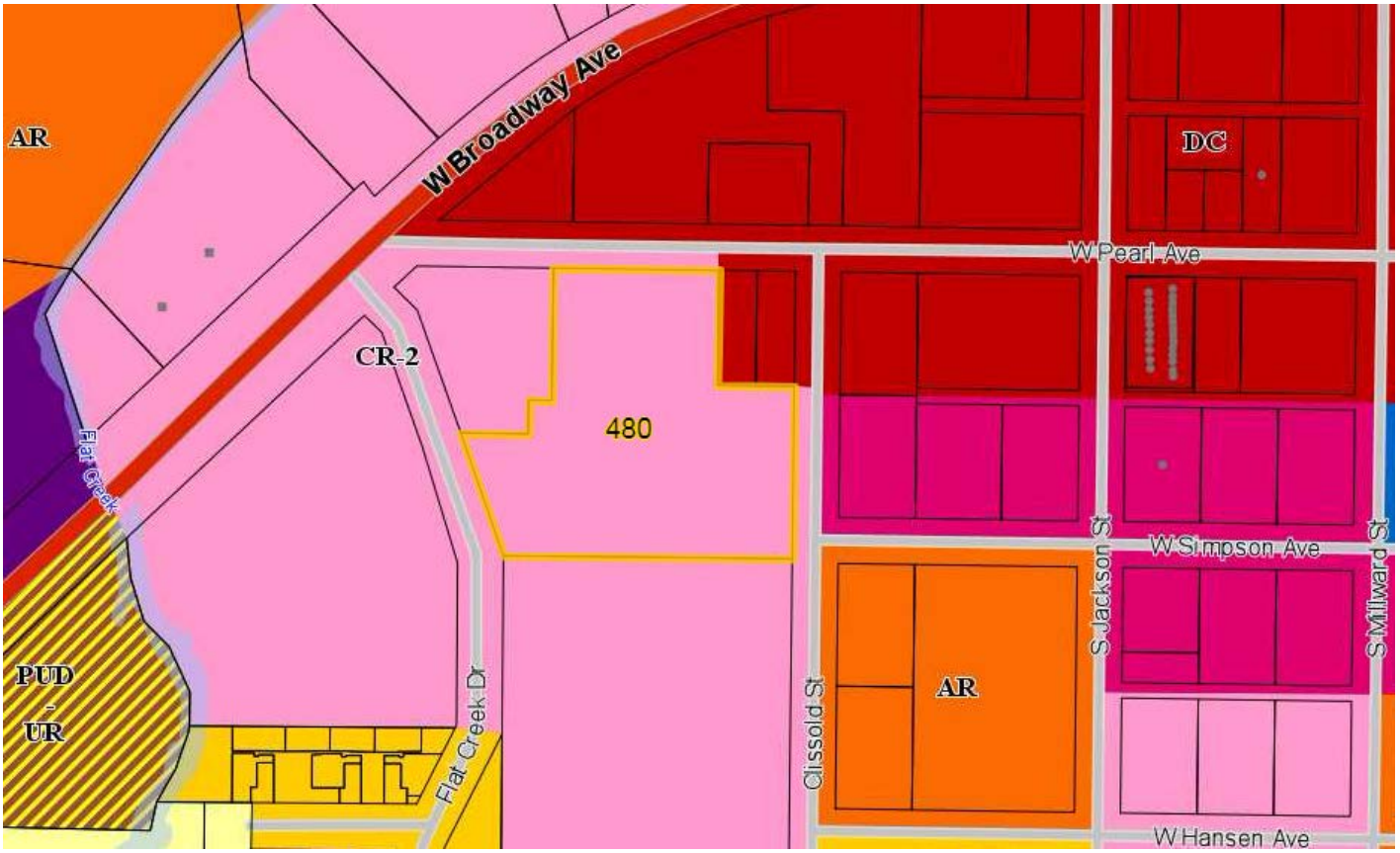
APPLICABLE REGULATIONS

Section 8.3.2. Development Plan

LOCATION

The property is located at 480 W. Pearl Avenue and legally known as PT NW1/4NE1/4, SEC. 33, TWP. 41, RNG. 116. An aerial photo and zoning map are shown below:


W Broadway Ave
W Pearl Ave
480
Flat Creek
Flat Creek Dr
Cissold St
S Jackson St
W Simpson Ave
S Milward St
W Hansen Ave


AR
W Broadway Ave
DC
W Pearl Ave
CR-2
480
Flat Creek
PUD
-
UR
Flat Creek Dr
Cissold St
AR
S Jackson St
W Simpson Ave
S Milward St
W Hansen Ave

BACKGROUND

This project is located on a 2.72 acre (118,483 sf) lot within the Commercial Residential-2 (CR-2) zoning district and Lodging Overlay. The site is home to the Elk Country Inn and consists of 83 conventional lodging units (cabins and buildings), 1 short-term rental unit and 16 residential units (ARUs and employee units). Development on the site first began in 1978 and gradually continued until today. The total cumulative existing square footage is just under 50,000 sf and the lot allows a total of 94,787 sf based on a 0.8 Floor Area Ratio (FAR). The site fronts three roads: Pearl Avenue to the north, Clissold Street to the east and Flat Creek Drive to the west. Vehicular access can be taken from one entrance on Flat Creek Drive and three entrances on Pearl Avenue.

On March 19, 2018 the Town Council approved a Sketch Plan (Item P17-249) for a new three-story hotel building with employee housing with the following conditions of approval:

1. Prior to Development Plan submittal the applicant shall provide a landscape plan prepared by a Wyoming Landscape Architect which reflects the minimum plant unit requirement with adequate screening along Pearl Avenue.

2. Prior to Building Permit submittal, the applicant shall work with the adjacent property owner to the east to find a resolution that satisfies the concerns from Pathways. Specifically, the existing landscape island that straddles the dividing property line shall either be kept and/or improved, or be removed and replaced with a shared access no wider than 24'.

Project Description

As stated above, the applicant has received Sketch Plan approval and is now pursuing their Development Plan which is the final step prior to submission of a building permit. The applicant is proposing to remove the existing 1,568 sf single-story laundry building located north of the large grassy area and replace it with a new 16,844 sf three-story (approximately 43'tall) hotel with 5,400 sf basement totaling 22,244 sf. The new development will consist of 20 new lodging units, 2 deed restricted employee units, lobby, breakfast room, exercise room, indoor/outdoor pool and new side entry porte cochere. One of the 20 new lodging units is a result of converting the existing lobby at the northwest corner of the lot to a lodging unit. With the conversion of the existing lobby, the existing porte cochere and pedestrian areas fronting Pearl Avenue will be replaced with a new compliant 5' wide attached landscape strip with an 8' wide detached sidewalk. Access will be improved with the removal of one (middle) of the three vehicular access points along Pearl Ave. Vehicular circulation off Pearl Avenue at the western access point will be a one-way entrance which leads to a porte cochere attached to the west side of new hotel. The eastern access point will become a one-way exit and the Flat Creek access point will remain a one-way exit. Furthermore, 7 cabins currently located adjacent to Pearl Avenue will removed and 6 of them will be relocated to the rear of the lot.

The following is a breakdown of each floor by size and use:

LEVEL	SIZE	USES
Basement	5,400 sf	2 deed-restricted employee rental units 4 lodging units
First Floor	7,786 sf	2 lodging units Lobby/breakfast area/office/mechanical/exercise room
Second Floor	5,305 sf	5 lodging units
Third Floor	4,517 sf	8 lodging units
Existing Lobby Conversion	Existing	1 lodging unit
TOTAL	**22,244 SF**	**20 lodging units**

		2 employee units

Compliance Summary: The applicable dimensional limitations for the project are shown below.

STANDARD	COMMERCIAL RESIDENTIAL-2 (CR-2)	PROPOSED	COMPLIES?
FAR	118,483 sf x 0.8 = 94,787 sf	Existing: 48,917 sf Proposed: 16,844 sf Total: 65,761 sf	Yes
LSR	118,483 sf x 0.1 = 11,848 sf	31,473 sf	Yes
Plant Units	1 per 12 new parking spaces + 1 per 1,000 sf of LSR = 13 plant units	13 plant units	Yes
Maximum Lot Coverage	N/A	N/A	Yes
Minimum Lot Size	7,500 SF	118,483 sf	Yes
Height (Max)	46’ if roof pitch ≥ 5/12 42’ if roof pitch < 5/12	42’-8½” (front pitched) 36’-1” (flat rear)	Yes
Height (Min)	24’ or 2 stories	3 stories	Yes
Density	No limit	No Limit	Yes
Parking	78 spaces	79 spaces	Yes (see parking section below)
Bicycle Parking	1 per 10 new parking space required = 2	12	Yes
Max Curb Cut	24’	24’	Yes
Pedestrian Frontage	13.5’ • 5’ attached landscape • 6’ detached clear width	13.5’ • 5’ attached landscape • 8’ detached clear width	Yes
Primary Street Yard Setback	0’ – 10’	8’	Yes
Secondary Street Yard Setback	0’ – 10’	N/A	Yes
Rear Yard Setback	10’	South: +100’	Yes
Side Interior Yard Setback	5’	East: +30’ West: +70’	Yes
Number of Stories	In LO: 3	3	Yes
Street Façade Width	Pearl: 70% of 215’ = 150.5’	Existing: 31.5’ Proposed: 74’ Total: 105.5’	Yes[1]
3rd-story step-back	10’	15’	Yes
Transparency	Ground story: 40% Upper stories: 20%	Ground story: 40% Upper stories: 20%	Yes
Blank Wall Area	Primary Street: 35’	Less than 35’	Yes
Story Height	Ground story: 12’ Upper stories: 7’-6”	Ground story: 12’ Upper stories: 9’-7”	Yes

[1] The applicant is not scraping the entire lot, but rather redeveloping a portion of the lot fronting Pearl. Staff determined that since the applicant is significantly improving the street façade width and full compliance with the Street Façade Width requirement would cause new issues with access and circulation since some development fronting Pearl will remain.

Staff Analysis

Current LDRs

As shown in the dimensional limitation table above, the project meets all applicable LDR regulations related to physical development, and in some areas exceeds the requirements. In general, the applicant has successfully incorporated a new three-story building within an existing site while significantly improving and simplifying vehicle circulation in addition to improving over 200' of pedestrian frontage with compliant sidewalks and landscaping.

Site Design

As mentioned above, the project site is large (2.72 acres), has existing development that will remain and fronts three streets. The principal design challenge is to redevelop only a portion of the site, with existing development to remain, while reducing significant impacts on access (vehicular and pedestrian), parking and circulation. In general, the applicant has done a credible job at addressing these concerns with the removal of a curb cut, implementation of one-way circulation and pedestrian improvements. In addition, the placement of the building is consistent with the CR-2 zoning district and meets all applicable regulations, such as setbacks, sidewalks, height, etc. Furthermore, parking is mostly hidden from public view on Pearl Avenue except for the two vehicular access points which serve as circulation and parking. Staff finds that the site design is well laid out and functional.

Access/Circulation/Traffic

Traffic Analysis: A traffic impact analysis prepared by Nelson Engineering has been provided as part of this application. In summary, the analysis concludes that the proposed development will add an additional 14 trips per hour during the PM peak period to the adjacent transportation system. The analysis concludes that "*The proposed development is expected to only slightly augment the current trip generation, and is expected to remain similar in nature…The additional 14 trips per hour crested by this development will be easily absorbed into a network that currently handles 2,389 trips per hour."*

Based upon the information provided, staff finds that the use of the existing signalized intersection in the immediate area (5-way) can adequately serve the proposed development and no transportation improvements are necessary.

Vehicular Access/Circulation: As stated above in the project description, the project will remove one vehicular access point on Pearl Ave and continue to allow vehicular access from the remaining two access points. Circulation will be significantly improved because the western entrance on Pearl Ave will be a one-way entrance and the eastern entrance will be a one-way exit. Guests entering the site on Pearl Ave will have the option to continue around the new hotel and exit back onto Pearl Ave or the option of exiting out through the Flat Creek Drive access point. The Town engineer supports this new circulation plan as it reduces curb cuts and consolidates vehicular access. Signage will be crucial to communicating the circulation to the public and the applicant has proposed "One-Way Do Not Enter" signs in all of the correct locations.

Based upon the information provided, staff finds that the proposed access plan is functional and meets the LDR requirements for a Development Plan.

Trash/Snow Storage/Bicycle Parking

This is a large site and benefits from ample land to store snow even though a large portion of the lot is paved for parking and circulation. The applicant has identified seven locations on the site for snow storage which meets the minimum standards found in the LDRs. Trash enclosures have been provided to the south of the new hotel consistent with the requirements of the LDRs. Bicycle parking has been provided on both sides of the new hotel allowing 12 bikes to park which exceeds the 2 space requirement.

Streetscapes/Pedestrian Access

Pedestrian Access: As mentioned above, the applicant will reconstruct and improve the existing sidewalk on Pearl Avenue for the entire linear width of the site. The proposal will eliminate one curb cut and the existing porte cochere and provide an approximate 22' wide pedestrian frontage from the curb to the face of the building that will exceed the new District 2 pedestrian requirements and the Community Streets Plan. This includes a 5' wide attached landscape strip with trees and an 8' wide detached sidewalk. The remaining areas between the sidewalk and the building will include landscaping grasses, trees and shrubs. In regards to on-site pedestrian access, new internal sidewalks will be added on both sides of the hotel providing walking access from the hotel to Pearl Avenue. In addition, this site has existing internal sidewalks connecting to both Flat Creek Drive and Clissold Street which provide additional options for guests to walk to and from the site.

Landscaping Plant Units: The applicant has provided a landscape plan prepared by a Wyoming Landscape Architect to meet a past condition of approval part of the Sketch Plan. The landscape plan currently shows 13 plant units which is the minimum plant unit requirement for the proposed new LSR and parking. Staff finds that 13 plant units is sufficient to adequately screen the site and based on the current plan the trees and shrubs are placed properly. Staff has added a condition of approval that prior to issuance of a Building Permit the applicant provide a bond for 125% of the cost of the proposed landscaping.

Landscape Island: Pathways previously provided comments concerning the existing landscape island which straddles the property line between the subject site and the lot to east. On either side of the landscape island was vehicular entrances for both sites spanning a total width of about 32'. The previous design at Sketch Plan had shown the landscape island removed leaving a wide expanse in which pedestrians would have to cross which was a safety concern. A condition of approval was added that *"the applicant work with the adjacent property owner to find a suitable solution that involves leaving and/or improving the existing landscape island or providing shared driveway access which ultimately will shrink the width of the vehicular access to no more than 24' wide."* As shown on the site plan, the applicant has addressed this condition by deciding to improve the existing landscape strip so that it serves as a break between the two properties entryways.

Staff finds that the pedestrian frontages, as conditioned, meet the LDRs and intent of the Comprehensive Plan.

Parking

The following table shows the parking requirements:

Use	Unit Parking Ratio	# of Units/Rooms	Requirement
Existing Lodging	.75/room	82	61.5
Existing Short-Term Rentals	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	1	1.5
Existing ARUs/Employee Housing	100% Shared	16	100% Shared

Proposed Lodging	.75/room	20	15
Proposed Employee Housing	100% Shared	2	100% Shared
TOTAL REQUIRED			**78**

Based upon the CR-2 parking standards, only the 20 new lodging units generate parking. The two deed restricted employee units benefit from 100% shared parking according to Section 6.2.2.B Shared Parking. Based on the submitted site plan and above analysis, staff finds that the proposed parking plan meets the intent of the LDR standards based on the provision 79 spaces where 78 are required. Also, the site has five (5) on-street spaces on Pearl Avenue and eight (8) on-street spaces on Clissold Street as additional overflow parking. Although these on-street spaces cannot be used to meet the applicant's parking requirement, they are helpful from a practical standpoint as they provide some overflow parking. The applicant also has the option to petition the Town Council to reserve some for valet parking.

Affordable/Employee Housing

The applicant is required to provide employee housing for the proposed hotel minus any credits for existing development. The total requirement is as follows:

Use	Square Footage	Requirement	Requirement
Existing Credit (laundry building & cabin to be removed)	1,568 sf	47 / 1,000	73.7 sf
New Lodging (includes lobby, breakfast room, exercise rooms, etc.)	21,302 sf	47 / 1,000	1,001.2 sf
			73.7 sf – 1,001.2 sf
Net Total			**927.5 sf**

Thus, the total employee housing mitigation requirement is 927.5 square feet. The applicant is providing a total of 942 sf employee housing which slightly exceeds the minimum requirement. All of the housing is proposed on-site and the applicant proposes to provide two deed restricted units in the basement. The two basement studios, 480 sf & 462 sf, meet the mitigation requirement and are consistent with the JTCHA livability standards. A draft deed restriction was provided with this application and prior to Certificate of Occupancy for the hotel, the applicant will be required to work the JTCHA to record the deed restrictions with the County Clerk. Staff finds that the applicant's employee housing mitigation plan meets the LDR requirements.

DRC Review/Building Design

This item was reviewed by the DRC twice during Sketch Plan in which the DRC added three conditions of approval (shown below) related to the character of the building fitting into the Intermountain West. On the second visit to the DRC the applicant satisfied all conditions and the DRC recommended approval to the Town Council.

1. The applicant shall investigate a design and building character that are in line with the Vision Statement found in the Design Guidelines that states *"Future development should consider the regional vernacular of the Intermountain West while inspiring innovative design and creativity that emphasizes a positive pedestrian experience"*. Specifically, the DRC felt the design was foreign to Jackson, the Intermountain West and the existing site. In addition, the choice of materials increased the perceived mass of the building. The transition of styles from the "Old World European" to the modern back of the building should be reconsidered to create a more compatible transition. The size and types of the windows are out of touch with the existing site.

2. As the applicant considers a design that fits into the Intermountain West and with the existing development on the subject site, the following principles in the Design Guidelines shall be addressed: Location, connection, composition, street wall, massing and public space.

3. Upon revisiting the DRC, the applicant shall provide a materials sample board and it is highly recommended that a massing model be included that includes neighboring buildings for context.

With this Development Plan submittal, the design went back before the DRC on May 9, 2018 to present a consistent design in keeping with the Sketch Plan. No major changes to the architecture, design or materials we presented and the DRC unanimously recommended approval to Town Council as presented

Planning and Zoning Commission

This item went before the Planning Commission on June 20, 2018 and the Commissioners unanimously recommended approval to Town Council. There were no outstanding issues or concerns with the project as proposed.

Staff Findings

Development Plan. All Development Plan proposals may be approved only if all of the following findings are made:

1. ***Comprehensive Plan:*** *The proposed project is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.*

   The subject property is located within District 2 Town Commercial Core, specifically within Subarea 2.3 Downtown.

   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 that the project is consistent with the described vision for Subarea 2.3. Both the current and proposed uses fit within the lodging overlay and are consistent with the physical development standards within the CR-s zoning district. From a pedestrian standpoint, the proposed project will benefit the public with new compliant sidewalks and landscaping to encourage walking. Also, the ground level uses facing Pearl Ave consist of lobby and a breakfast area which are the more engaging uses typically found within hotels. In addition to the new sidewalks, the building will be setback approximately 22' from the back of curb and the areas between the building and the sidewalk will be amply landscaped creating a much improved pedestrian experience from what currently exists. Parking will mostly be screened from the street, however since the proposed development is only for a portion of the site, parking will be visible along both vehicular access points. In regards to size and scale, the new project will be larger than surrounding development but consistent with the new CR-1 zoning regulations which allows what is being proposed. However, moving east along Pearl Avenue the development patterns begin to better match the subject project in terms of scale and bulk which is consistent with the vision for this subarea. Furthermore, the project will create a new and attractive street wall with recessed third floor that will provide an improved pedestrian and guest experience.

In addition, Staff finds that the application should be reviewed for consistency specifically with the policy objectives of 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. Staff finds that although the proposed project is primarily lodging in nature, the applicant has provided two deed restricted employee rental units which meet the minimum requirements of the LDRs, thus the project complies with Policy 4.1.b.

Policy 4.1.d: Maintain Jackson as the economic center of the region

Complies. Staff finds that the proposed project will maintain Jackson as the economic center of the region by improving an undeveloped site and by enhancing Pearl Avenue which serves as an important corridor within Town limits.

Policy 4.2.c: Create vibrant walkable mixed use subareas

Complies. Staff finds that the proposed project provides a significant improvement to this section of Pearl Avenue as it creates compliant pedestrian sidewalks along a busy town corridor. Although the proposed use is mostly lodging, the new development will enhance the activity in the section on Pearl Ave and accommodate foot traffic with the new pedestrian elements. In addition, the reduction of one vehicular entrance will also create a safer experience for pedestrian traffic.

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. Staff finds the proposal directly meets the intent of Policy 4.2.F as it provides a new three-story hotel.

Policy 4.4.b: Enhance Jackson Gateways

Complies. Although not a gateway, Pearl Avenue is often viewed as an important corridor and the proposed project will enhance pedestrian and vehicular experience with improved sidewalks and landscaping.

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. The applicant is meeting their employee housing requirement in the form of two, on-site deed restricted units.

Policy 6.2.b: Support businesses located in the community because of our lifestyle

Complies. Although the development will mostly serve tourists and guests, the proposed pedestrian improvements will benefit all who use them including local business employees and patrons.

Policy 6.2.c: Encourage local entrepreneurial opportunities

Complies. Not applicable.

Policy 6.3.a: Ensure year-round economic viability

Complies. Staff finds that the proposed project ensures year-round economic viability because lodging is needed year-round for tourists and guests.

Policy 7.1.c: Increase the capacity for use of alternative transportation modes

Complies. As conditioned, staff finds that the capacity for alternative transportation modes is slightly increased with the provision of bicycle parking and with improved pedestrian sidewalks and streetscapes. This site is already located within walking distance to the Downtown Core thus foot and bike traffic are already viable options. Furthermore, this site is within close walking distance to the bus stops at the 49'er Inn and Flat Creel/Hoback Sports.

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. The property is not located within the Natural Resource Overlay (NRO) or Scenic Resources Overlay (SRO).

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. As conditioned, staff finds that the proposed project will not have significant impacts on public facilities and infrastructure. In addition, the new building will be fire sprinkled which is helps reduce impacts on the Fire Department. Furthermore, the removal of the existing porte cochere and removal of one curb cut significantly improves vehicular circulation and safety on Pearl Avenue.

4. ***Design Guidelines****: The proposed project complies with the Town of Jackson Design Guidelines, if applicable.*

   Complies. Staff finds that the application complies with the Town of Jackson Design Guidelines based on the applicant going before the DRC on three occasions and receiving unanimous support for all DRC members.

5. ***LDR Compliance****: The proposed project complies with all relevant standards of these LDRs and other Town Ordinances.*

   Complies. Staff finds that the application meets all standards required of the LDRs for development in the CR-2 zoning district. Staff also finds the project to be in compliance will all other Town Ordinances.

6. ***Past Approvals:*** *The proposed project is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

   Complies. The applicant has submitted a Development Plan which is in strong conformance with the previously approved Sketch Plan and no major changes have been made. In addition, the applicant met all conditions of approval from the previous Sketch Plan that pertain to this Development Plan such as providing a landscape plan prepared by a Wyoming Landscape Architect.

ATTACHMENTS

Department Reviews
Applicant Submittal

STAKEHOLDER ANALYSIS

The main stakeholders are the adjacent property owners, public and tourists who utilize the sidewalks.

PUBLIC COMMENT

None.

FISCAL IMPACT

There will be no significant fiscal impact to the Town if the proposed project is approved.

STAFF IMPACT

There will be no significant impact to staff resources if the proposed project is approved.

LEGAL REVIEW

Complete.

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

The Planning Director and Planning Commission recommend **approval** of a Development Plan (P18-128) for a three-story hotel building with employee housing on the property located at 480 W Pearl Avenue, subject to the department reviews attached hereto and the following conditions of approval:

1. Prior to issuance of a Building Permit the applicant shall provide a landscape bond in the amount of 125% of the cost of the required plant units.
2. Prior to issuance of a Certificate of Occupancy for the hotel the applicant shall work with the Jackson Teton County Housing Department to record the required deed restrictions against the property.
3. The Development Plan shall expire within 18 months of Town Council approval unless a Building Permit for the project is submitted by January 16, 2020.

SUGGESTED MOTIONS

Based upon the findings as presented in the staff report and as made by the applicant for Item P18-128, I move to make findings 1-6 as set forth in Section 8.3.2. (Development Plan) of the Land Development Regulations related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals and to **approve** a Development Plan for a new three-story hotel building with employee housing for the property located at 480 W Pearl Avenue, subject to the department reviews attached hereto and the following conditions of approval:

1. Prior to issuance of a Building Permit the applicant shall provide a landscape bond in the amount of 125% of the cost of the required plant units.
2. Prior to issuance of a Certificate of Occupancy for the hotel the applicant shall work with the Jackson Teton County Housing Department to record the required deed restrictions against the property.
3. The Development Plan shall expire within 18 months of Town Council approval unless a Building Permit for the project is submitted by January 16, 2020.



ELK COUNTRY INN

480 WEST PEARL AVENUE, JACKSON, WY 83001
Zoned CR-2, TOJ Project P17-249

OWNER:
LASTING LEGACY, LLC
PO BOX 1255
JACKSON, WY 83001

CIVIL ENGINEER:
NELSON ENGINEERING
PO BOX 1599
430 SOUTH CACHE
JACKSON, WY 83001

STRUCTURAL ENGINEER:
G&S STRUCTURAL ENGINEERS
505 LINDSAY BLVD
IDAHO FALLS, ID 83402

MEP ENGINEER:
ENGINEERING SYSTEM SOLUTIONS
4943 NORTH 29TH EAST, STE A
IDAHO FALLS, ID 83401

POOL DESIGN:
WATER DESIGN, INC
5047 S. GALLERIA DRIVE
MURRAY, UT 84123

LANDSCAPE ARCHITECT:
INSIDE OUT LANDSCAPE ARCHITECTURE, LLC
5263 TORRENCE RD
WILSON, WY 83014

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LETTER OF JUSTIFICATION

April 11, 2018

Mr. Tyler Valentine
Senior Planner, Town of Jackson
Planning & Building Department
150 E Pearl Avenue, PO Box 1687
Jackson, Wyoming 83001

Dear Mr. Valentine,

Please accept this Final Development Plan application for the development of a new lodging building at 480 West Pearl Avenue. As a continuation of our Sketch Plan, which was unanimously approved on March 19, 2018 this project is for a high-end hotel with guest lobby, covered drop off, breakfast area, indoor swimming pool, 19 lodging units and 2 employee housing units.

These plans implement the goals that the Comprehensive Plan establishes for the property.

In summary, the development of the property will:

- This project continues to comply with all current LDR's
- There are no requests for variances, waivers or special exceptions to the LDR's
- Contains all the previously approved Sketch Plan elements that implement the Teton County Comprehensive Plan
- Exceeds the employee housing mitigation requirements
- Creates a pedestrian friendly streetscape that replaces a nonconforming streetscape

The details and supporting materials to the application are attached. Thank you for all of your help throughout this process. Please feel free to contact me if you have any questions or need additional information. We look forward to working with you further on this project.

Sincerely,

Wendy Meadows

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: Elk Country Inn

Physical Address: 480 W. Pearl Avenue

Lot, Subdivision: Town of Jackson PIDN: 22-41-16-33-1-00-32

OWNER.

Name: Lasting Legacy, LLC Phone: 307-690-6500

Mailing Address: PO Box 1255, Jackson, WY ZIP: 83001

E-mail: 2wmeadows@gmail.com

APPLICANT/AGENT.

Name: owner Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

X Owner _____ 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

X Development Plan

Interpretations

_____ Formal Interpretation

_____ Zoning Compliance Verification

Relief from the LDRs

_____ Administrative Adjustment

_____ Variance

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_____ 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 #:	P17-154	Environmental Analysis #:	NA
Original Permit #:	NA	Date of Neighborhood Meeting:	11/17/17

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?

x **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.

na **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. 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.

Wendy Meadows — Signature of Owner or Authorized Applicant/Agent

11 April 2018 — Date

Wendy Meadows — Name Printed

owner — Title

PROJECT DESCRIPTION & PROGRAM

Project Description

This project will consist of 3 phases of construction. The first phase will be to move 6 of the 7 existing cabins to the south end of the property. (The seventh cabin will be removed). The second phase is the new building consisting of a 22,244 sf building with basement and 3 floors above grade. There will be 19 new lodging units, 2 employee housing units, porte cochere, lobby, breakfast room, exercise room, indoor outdoor pool along with necessary maintenance and management support rooms. The third phase will be to convert the existing lobby to a lodging unit, removing the existing porte cohere and replacing it with a sidewalk and landscaping.

LDR Compliance

The site is located in the Commercial Residential 2 zone which is within the Complete Neighborhood Character Zone and is subject to the Lodging Overlay. This proposal is designed to comply with the current regulations and received Sketch Plan approval from the DRC, Planning Commission and Town Council. No variances or waivers are sought.

Architectural Design

The architectural character of the new building will be bed and breakfast style on the street front and porte cochere. The exterior of this facade will be a mix of stone veneer and wood with large windows for the required transparency on the facade. It will have mostly steep pitched roofs, timber accents and patinated copper shingles. The layered roof pitches will create an appropriate human scale. The exterior of the back side of the building will have various wood materials to blend with the existing western character on site.

Facade

The facade of the building will be 74' plus a 38' porte cochere along the west side of the building to be set back 30'-0" from the front property line. Windows along the street wall will be large and inviting to the pedestrian. Stone arched openings will be used at pedestrian and vehicle entrances to welcome visitors onto the property.

Pedestrian Walkway

The building setback is 13'-6"' from the back of the curb. This allows for a 5'-6" wide buffer area of sandset pavers with trees in grates to separate pedestrians from the street and provide snow storage space. There will be an 8'-0" wide sidewalk in front of the new building as requested by the Pathways Department and another 7'-6" of landscaping in front of the building. This project implements all Town of Jackson streetscape standards.

Parking On Site

All required parking will be provided on site. No street parking will be needed to meet the requirement.

Open Space

There will be a lawn area south of the pool enclosure for guest picnics, children playing and walking dogs.

Site Staging

See attached sheet DP-1.4 for site staging plan on the 3 phases of construction. This plan shows fencing locations, construction parking, stockpile and material storage locations. Crane locations are shown on Phase 1 for the relocation of the existing cabins. The sidewalk will not need to be blocked or closed and will therefore not need a shelter over it. No work will need to be done within the Road Right of Way except during Phase 3 demolition of the existing Portico and construction of the new sidewalk.

CONDITIONS OF APPROVAL

Deed Restricted Employee Housing

The applicant shall provide draft of deed restriction document to meet the employee housing mitigation requirement that is approved by the Housing Department.

Included in this submittal is a draft deed restriction and the applicant will work with Stacy Stoker at the Housing Department to finalize this restriction before obtaining a Certificate of Occupancy. This development contains two basement employee housing units with a total square footage that exceeds the requirement.

Landscaping Plan by Licensed Landscape Architect

See attached Landscape Plan by Inside Out Landscape Architects.

Find Solution to Existing Landscape Island that Straddles the East Property Line

See attached Nelson Engineering sheet C2.0 for resolution to this location. We will obtain permission from the neighbor to perform about 18 sf of sidewalk work on their property to improve the existing pedestrian island. This will result in maintaining the two existing driveway access points (one for each property) at this location.

new entry/lodging building for
ELK COUNTRY INN
480 west pearl avenue
jackson, wy

OWNER:
LASTING LEGACY, LLC
PO Box 1255, Jackson, WY
83001
2wmeadows@gmail.com
307-690-6500





Design Guidelines

1. Location/Connection

Stone is a large part of the regional vernacular of the Intermountain West and Jackson Hole. It is a durable material and represents the historic vernacular of the town. There are many different building styles in Jackson and it is this variety that makes this town so special. Over time many of these buildings are being replaced and hopefully they will be replaced with architecture that gives the same eclectic, rustic, charming appeal that speaks to the history of the place that drew us all here to begin with. This design was unanimously approved by the DRC at the Sketch Plan Phase. This will be a high quality project that meets all of the LDR requirements and will vastly improve the curb appeal and pedestrian experience of the site.

2. Composition

The existing site is comprised of two hotel buildings and many small log cabin units scattered around the back of the site. The most prominent of the two larger buildings has frontage along Pearl Ave. The new building will compliment this existing building by incorporating similar siding materials, timber purlins and vertical timber accents. Some stone veneer will be added to the existing facade to further tie the two buildings together. The arch top windows at the gables and the timber purlins at both the gable ends and around the back roof create a rhythm that unifies the design. The gables at the facade give the building a welcoming bed and breakfast feel that provokes interest and indicates the building's use. The proportions of the building give visual interest at the scale of both the automobile and the pedestrian and area result of working within the current LDRs.

4. Street Wall

This project will create a comfortable and inviting pedestrian path between the street, the hotel and the adjacent buildings by upgrading the current nonconforming sidewalk situation. The two remaining vehicle entrances along Pearl Ave represent the minimum required. The third (existing) curb cut along Flat Creek will be maintained for fire access and guest access.

5. Massing

As indicated in Composition above, the building's lower roof areas at the facade and covered entries give the building a human scale and pedestrian orientation. Additive massing is used at the breakfast area bump out, portico and covered front entry. Volume complexity is used through the various roof pitches and step backs. The roofs are designed to keep snow and rain from depositing onto adjacent public walking surfaces. Gutters will be used where needed and custom designed snow clips will be used on steel pitches to avoid any sliding snow.

6. Public Space

The covered entries and covered drop off provide welcoming sheltered points of entry that will draw visitors to the hotel. Per the Pathways review the sidewalk will be 8' wide in front of the new building with a 5'-6' paver strip along the street. This is a major upgrade to the current situation where there is a covered drop off blocking placement of a continuous sidewalk. Two curb cuts will be eliminated along Pearl (one at portico and one at center of frontage). There is an opportunity to eliminate another curb cut along the east if a shared driveway easement is established. The facade is north facing and windows have been used on the east side of the breakfast room to capture the morning sun. The outdoor pool and the adjacent lawn area provide open space for recreation. Landscaping in the form of Swedish Aspens, ornamental grasses and other plantings shall be used to screen automobiles, utilities and parking lots.

Concept Statement

The site is located in the CR-2 zone which is within the Complete Neighborhood Character Zone and is subject to the Lodging Overlay. This proposal is designed to comply with the current regulations. No variances or waivers are sought. There will be 3 phases. The first phase will be to move 6 of the 7 existing cabins to the south end of the property. (The seventh cabin will be removed). The second phase is the new building consisting of a 22,244 sf building with basement and 3 floors above grade. There will be 19 new lodging units, 2 employee housing units, porte cochere, lobby, breakfast room, exercise room, indoor/outdoor pool along with necessary maintenance and management support rooms. The third phase will be to convert the existing lobby to a lodging unit, removing the existing porte cochere and replacing it with a sidewalk and landscaping. The existing porte cochere sits within the required setback and does not allow sidewalk installation. The proposed removal of this structure will improve the overall look and feel of the property. The design will meet the new LDR setback requirements providing an attractive streetscape and pedestrian experience. Guests may enter the lobby through either the front covered entry or the side covered drop off area. All parking will be on site to the sides and rear of the new building as called for in Section 2.2.4 CR-2 section of the LDRs. All parking will conform with the 30'-0" setback requirement and will be screened from view with landscaping. Landscaping will be used to shield the side parking areas from the street. The dumpster at the rear of the property will be shielded from view by an enclosure.

The building design seeks to convey an Ski Lodge/ Bed and Breakfast experience for a striking architectural design that will welcome visitors and enhance the town's character. This will be achieved with steep roof pitches, minimal roof overhangs, stone veneer, and timber accents. The existing 7 log cabins and one unattractive laundry/ hot tub building at the front of the property are representative of the existing varied and inconsistent character and built form in the Downtown area. The area where these are removed will be replaced by a new 3 story structure with lodging on the second and third floors and guest services on the ground floor. This new building will upgrade this property to a high quality hotel with high end amenities. The new building will be stone & wood siding on the front 1/3 of the building and will use layered pitched roofs, step backs, and openings for a human scale that is inviting and interesting from various view angles. The rear portion of the building will have a mix of horizontal wood siding and cedar shingle siding to tie the building architecturally to the existing siding materials on site. Step backs & roof lines are also used to help shield the flat roof portion of the building from the street. The large porte cochere with its stone arched openings will create a dramatic entry experience for guests and a sheltered area for pick up and drop off.

The facade of the building will be 74' long plus a 38' porte cochere along the west side of the building to be set back 30'-0" from the front property line. The new frontage total will be 149' which is 69.3 percent of the 215' lot width. This is just shy of the required 70 percent but Tyler Sinclair indicated that it would be accepted because it is bringing the site into closer compliance with the LDRs. Stone arched openings will be used in various locations to welcome pedestrians onto the property. The pedestrian realm will be inviting with trees in grates in the pedestrian frontage area and landscaping in the setback range. The building will be set back about 8'-6" from the pedestrian

frontage area. The building facade will have a large window area at the breakfast lounge area to provide transparency and create an open and inviting atmosphere. The porte cochere will be set back the required 30'-0" and will therefore allow for additional landscape screening. It will also reduce the amount of asphalt visible from the street, eliminate one existing curb cut, and remove a number of nonconformities on the site. The building setback allows for a 5'-6" wide buffer area of sandset pavers and trees in grates to separate pedestrians from the street and provide snow storage space. There will be a 8'-0" wide sidewalk and another 8'-0" of landscaping in front of the building. Exterior wall lighting will be dark bronze finish to meet town regulations. There will be a lawn area south of the pool enclosure for guest picnics, children playing and walking dogs.

Pedestrian Frontage shall be Trees in Grates as per 2.2.1.C.

Building Frontage shall be Lodging as per 2.2.1.D.4.

Parking shall be surface parking per 2.2.1.E.2.

The physical development permit being requested is for Building Permit as per 2.2.4.B.9 over the threshold of 13,800 sf.

Exterior Lighting proposed shall be as per 5.3.1 with Maximum height of 18'.

Signs proposed shall be as per 5.6.

PROGRAM AREAS

Existing Building Area	Lodging Use SF	Empl. Hous'g SF	ARU SF	Total SF	Room Types
Exist 'A' Building	7,227	0	3,475	10,702	16 Lodging, 6 ARUs
Exist Settler Bldg	20,078	3,402	6,637	30,117	42 Lodging, 4 Employee Housing, 6 ARU
Existing Cabins	5,308	0	0	5,308	18 Lodging Units
Relocated Cabins	2,028	0	0	2,028	6 Lodging Units
Exist Short Term Rental	1,100	0	0	1,100	1 short term rental
Total	35,403	3,402	10,112	**48,917**	**99 Units**

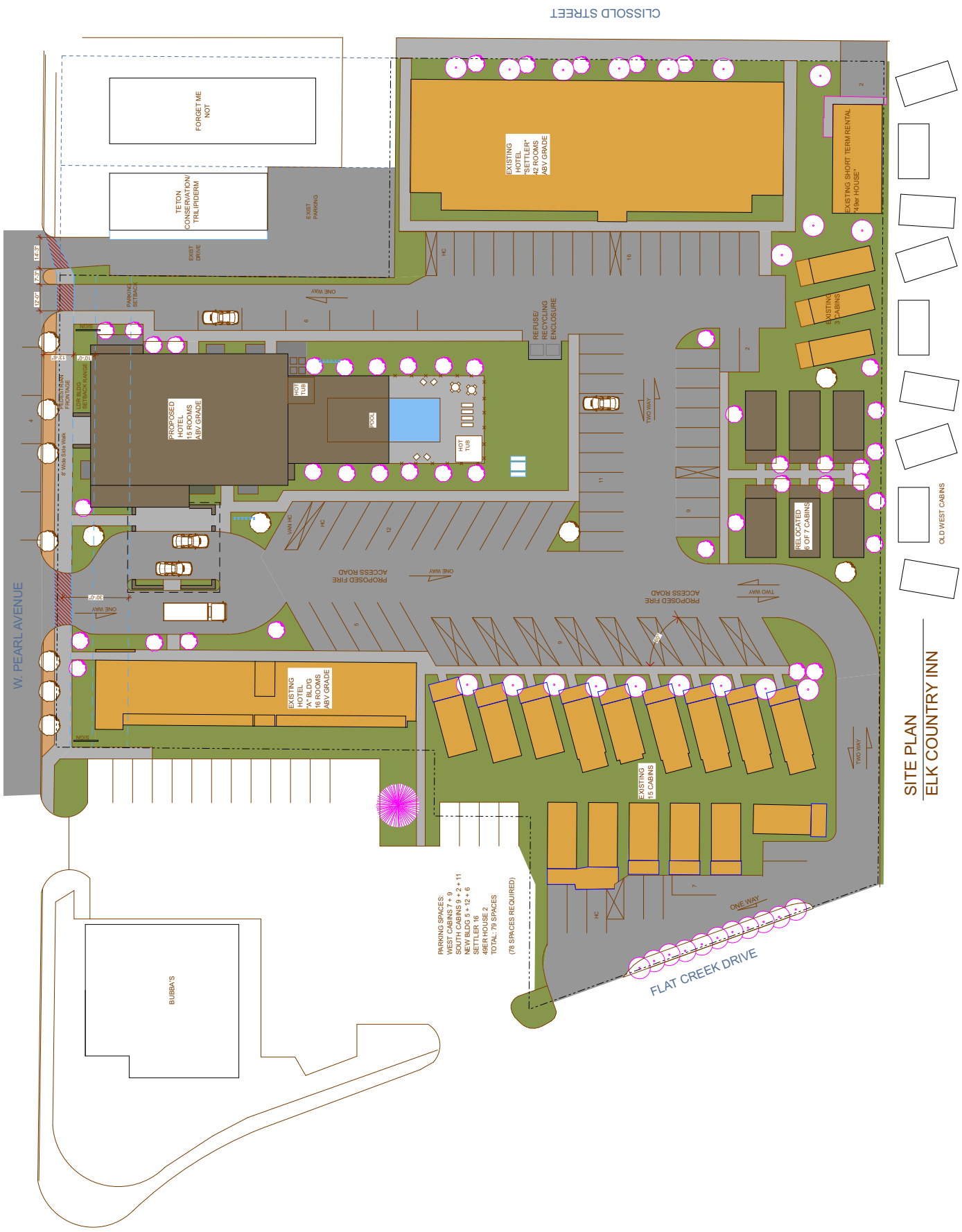
New Building Area	Lodging Use SF	Empl. Hous'g SF	Total SF	Room Types
Basement Total	4,427	973	5,400	4 Lodging, 2 Empl. Hous'g
Ground Floor Total	7,786	0	7,786	2 Lodging Units
Second Floor Total	4,541	0	4,541	5 Lodging Units
Third Floor Total	4,517	0	4,517	8 Lodging Units
Existing Lobby convert to Lodging	0 sf added	0	0 sf added	1 Lodging Unit
Total	21,271	973	**22,244**	**22 Units**

Total Lodging on Site	Total Empl. Hous'g on Site	Total ARUs on Site	Total Short Term Rental on Site	Total Units on Site
102	6	12	1	**121**

LDR COMPLIANCE

Requirements	Proposed	Compliance
FAR CR-2 118,483 sf gross site area x .80 = **94,787 sf max**	16,844 sf above grade	complies
LSR CR-2 118,483 sf gross site area x .10 = **11,848 sf min**	31,473 sf	complies
Building Height CR-2 max 46' if pitch >/eq 5/12 pitch, max 42' if pitch < 5/12	45'-0" height @ 12/12 pitch 36'-6" @ flat roof parapet	complies
Number of Floors Max 3 stories above grade	3 stories	complies
Building Width Primary Street ground & 2nd story bldg width min 70% of lot width 215' wide lot x .70 = 150.5' 150.5'-31.5' existing = 119' req'd	74' width	Not applicable because non conforming site. We are improving nonconformity per Tyler Sinclair.
Pedestrian Frontage 13'-6" min for trees in grates	13'-6"	complies
Setbacks **Primary Street** 0'-10' range	8'-6"	complies
Side Interior 5' min	72'-6" west, 31'-9" east	complies
Rear 10' min	228'-0"	complies
3rd Floor Stepback 10' min	15'-0"	complies
Parking Setback 30' min	30'-0"	complies
Parking Exist Lodging.75x82 units = 61.5 spaces Exist Short Term Rental 1.5 spaces Exist Basement ARU's & Empl Hsg = no parking req'd New Lodging .75x20 units = 15 spaces New Housing 2 units = no parking req'd **78 spaces required total**	79 spaces	complies
Employee Housing Requirement Exist development - exempt New development 22,244 - 942 = 21,302 21,302 x .047 = 1001.2 1001.2 -73.7 = **927.5 sf required**	2 units in new basement 480+462= **942 sf provided** (interior dimensions)	complies
Plant Units Landscaping requirement of 11,848 sf/1000 = 11.85 Plant Units Parking spaces 79/12 = 6.58 Plant Units **Total Plant Units Required = 19**	19 plant units	will be designed to comply

SITE AERIAL VIEW



SITE AERIAL VIEW



COPPER SHINGLES TREATED FOR BLACK APPEARANCE



STONE VENEER FARMERS STONE



VERTICAL WOOD SIDING DARK



HORIZONTAL WOOD SIDING DARK



CEDAR SHINGLE SIDING STAINED DARK TO MATCH EXISTING BUILDING





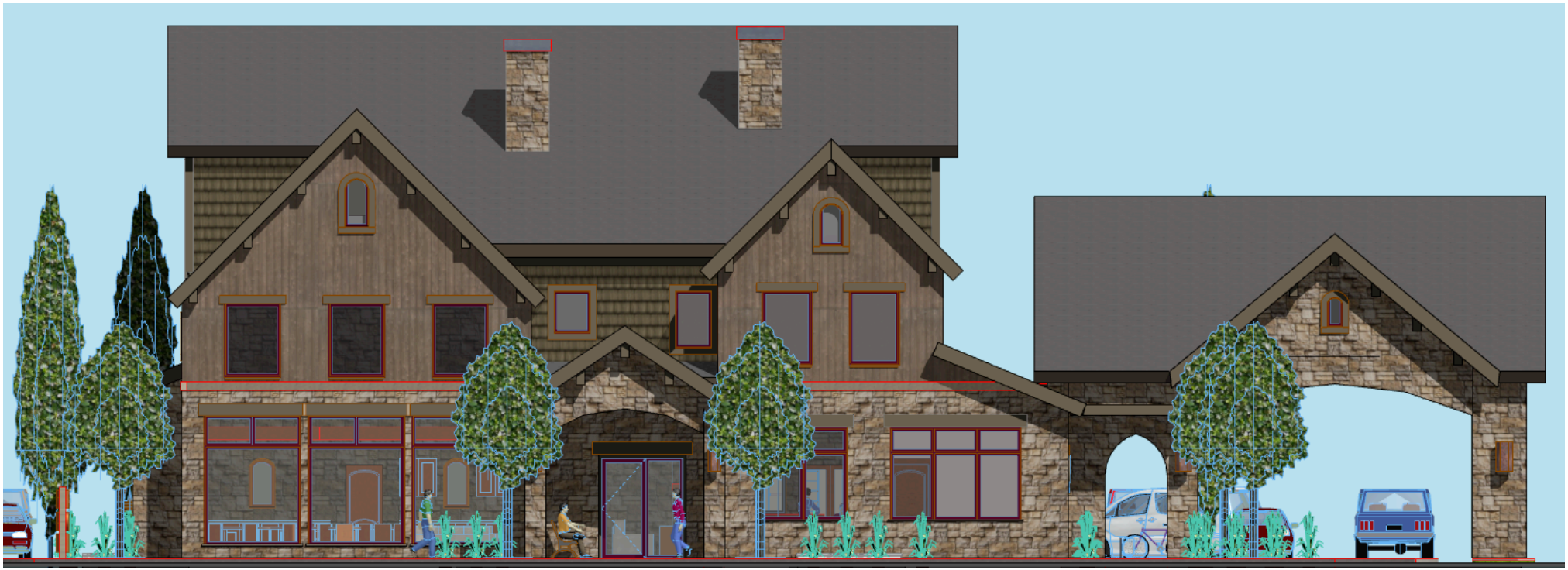
PEARL AVE NORTHWEST VIEW



PEARL AVE NORTHEAST VIEW



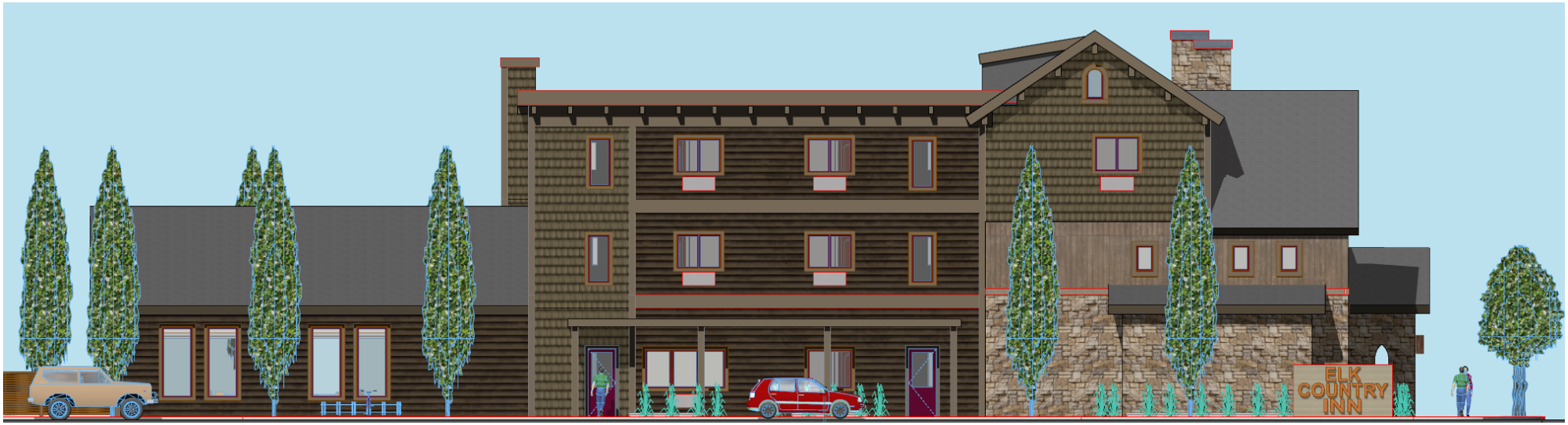
PEARL AVE PORTICO VIEW



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

HOUSING MITIGATION PLAN

CALCULATION OF REQUIRED EMPLOYEE HOUSING

Use	Square Footage	Standard	Requirement
New Lodging	22,244-942 = 21,302	0.047	1001.2 sf
Existing Lodging on Site	EXEMPT		

CREDITS ATTRIBUTED TO EXISTING DEVELOPMENT

Use	Square Footage	Standard	Credit
Existing Laundry Bldg to be removed	1230	0.047	57.81 sf
Existing Cabin to be removed	338	0.047	15.88 sf
Total	1568		**73.7**

Net Employee Housing Requirement 1001.2 - 73.7 = 927.5 sf

Proposed Method of Meeting Requirement

The requirement will be satisfied by constructing **942 square feet** of employee housing on site. This housing will be under the control of the hotel and managed in compliance with the employee housing restrictions and guidelines.

Unit Type, Floor Plan

Attached is a conceptual floor plan showing the employee housing locations in the basement of the new building. This Housing Mitigation Plan is submitted as part of a Sketch Plan Application.

Proposed Deed Restriction

The applicant will work with the Jackson/Teton County Housing Authority to develop the applicable deed restriction. This Housing Mitigation Plan is being submitted as part of a Sketch Plan application and therefore the detailed deed restriction has not yet been developed. The deed restriction will be finalized and included as part of the final development plan application.

TOWN OF JACKSON
EMPLOYEE HOUSING CALCULATIONS - (Fee in Lieu)

Date: 2-18-18

1. Project Name: Elk Country Inn

2. Project Address/Location: 480 W. Pearl Ave

3. Existing Use: Conv. Lodging Proposed Use: Conv. Lodging

4. Calculate Employee Housing Requirements for Existing & Proposed Uses

	Floor Area (Sq. Ft.)	x	Sq. Ft. Ratio*	x .001 =	Sq. Ft. of Employee Housing	
Existing Use	1568		.047	.001	73.7	(Credit)
Proposed Use	22,244-942=21,302	x	.047	.001	1001.2	(Requirement)

* *Insert Ratio from Table on reverse side.*

5. If the employee requirement for the proposed use is more than the credit for the existing use, subtract the credit from the requirement to calculate employee housing requirements for project.

Proposed Use Requirement.	-	Existing Use Credit.	=	Sq. Ft. of Employee Housing Req'd
1001.2	-	73.7	=	927.5

6. Submit Housing Mitigation Plan per Section 7.4.2.G or pay Fee-In-Lieu of housing per Section 7.4.2.F.3.

7. Fee in Lieu of Housing NA

Employee Housing Requirement	x	$147.84	=	Fee-In-Lieu Payment
	x	$147.84	=	

FINDINGS FOR APPROVAL

DEVELOPMENT PLAN

1. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.

This property is within Character District 2.3 within District 2: Town Commercial Core. The property is also within the Lodging Overlay. Below are descriptions of how the proposed development will meet each of the desired characteristics of the Comprehensive Plan.

a. Character: The building design seeks to convey an Old World European experience for a striking architectural design that will welcome visitors and enhance the town's character. This will be achieved with steep roof pitches, minimal roof overhangs, stone veneer, and a mix of traditional square, gothic and eyebrow windows. The proposed building location on the site currently houses 7 one story log cabins and one unattractive laundry/hot tub building which are representative of the existing varied and inconsistent character and built form in the Downtown area. These buildings will be replaced by a new 3 story structure with lodging on the second and third floors and guest services on the ground floor. This new building will upgrade this property to a high quality hotel with high end amenities. The new building will be stone exterior on the front 1/3 of the building and will use massing, pitched roofs, openings and step backs for a scale that is inviting and interesting from various view angles. The rear portion of the building will be traditional wood materials and will tie the building architecturally to the existing rustic materials on site.

b. Streetscape and Pedestrian: All parking will be on site to the sides and rear of the new building as called for in Section 2.2.4 CR-2 section of the LDRs. All parking will conform with the 30'-0" setback requirement and will be screened from view with landscaping. The pedestrian realm will be inviting with trees in grates in the pedestrian frontage and landscaping in the setback range. The building will be set back about 8'-6" from the pedestrian frontage area. The building facade will have a large window area at the breakfast lounge area to provide transparency and create an open and inviting atmosphere. The porte cochere will be set back the required 30'-0" and will therefore allow for additional landscape screening. It will also reduce the amount of asphalt visible from the street, eliminate one existing curb cut, and remove a number of nonconformities on the site.

c. Mixed Use: The existing and new development is located within the Lodging Overlay and is dedicated to the lodging use. The proposed building will contain guest services on the main level which will include a covered drop off, lobby, breakfast room, sitting area, exercise room and indoor/outdoor pool area. The basement will have the required employee housing units. The second floor will have a private meeting room for guest and employee use.

2. Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.

Not Applicable

3. 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.

See attached Engineering Report which shows that there is no significant impact on transportation, potable water or wastewater. As a lodging use the proposed development will not affect schools and will not measurably affect parks, police, fire and EMS facilities.

4. Complies with the Town of Jackson Design Guidelines.

The Sketch Plan received unanimous approval from he Design Review Committee and the Final Development Plan will be submitted for further review by the Committee. The applicant will endeavor to address any additional comments the Committee may have.

The submitted plan complies with the Jackson form based zoning code an the pedestrian requirements along Pearl Avenue.

5. Complies with all relevant standards of these LDRs and other Town Ordinances as can be determined by the level of detail of a sketch plan.

See attached section on LDR Compliance and Responses to Checklist Items.

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

This proposal is in substantial conformance with all standards and conditions of prior applicable permits or approvals.

APPENDIX A
LANDSCAPE CALCULATIONS

Elk Country Inn **3/28/2018**
380 W. Pearl Ave
Landscape Requirement Calculations **Prepared by: Inside Out Landscape Architecture LLC**

LDR's for Elk Country Inn					
LSR:	GSA x .10		Required	Proposed	
	118,843x0.10		11,848.3 SF	31,473.0 SF	
Parking:			78	79	
Plant Units:					
		11.848 LSR		(11,843.3/1000)	
		6.5 Parking		(78/12)	
		19.0 Required Plant Units			

Plant Units - Town of Jackson LDR's						
Plant Unit	**Quantity**		**Description**	**Cost Ea.**	**Cost Total**	
A		1	3" caliper deciduous tree	$500	$500	
		6	6'-8' large shrub	$450	$2,700	
		4	5 gallon shrub	$65	$260	
						$3,460
B		2	3" caliper deciduous tree	$500	$1,000	
		2	6'-8' large shrub	$450	$900	
		2	8' evergreen tree	$750	$1,500	
						$3,400
C		3	6'-8' large shrub	$450	$1,350	
		3	8' evergreen tree	$750	$2,250	
		2	5 gallon shrub	$65	$130	
						$3,730
Average cost per plant unit:						**$3,530**

Required Plant Material	**Avg. Plant Unit Cost* 19 Required Plant Units =**	**$67,070**

Elk County Inn

Plant Material to Remain on Site:					
Botanical Name	**Common Name**	**Size**	**Quantity**	**Estimated Value**	**Total Value**
Trees:					
Picea pungens	Blue Spruce	8"	1	$1,500.00	$1,500.00
Populus tremula 'Erecta'	Columnar Aspen	4"	1	$425.00	$425.00
Populus tremula 'Erecta'	Columnar Aspen	1"	1	$150.00	$150.00
Populus Tremuloides	Quaking Aspen	2"	1	$180.00	$180.00
Populus Tremuloides	Quaking Aspen	4"	4	$425.00	$1,700.00
Populus Tremuloides	Quaking Aspen	5"	3	$515.00	$1,545.00
Populus Tremuloides	Quaking Aspen	6"	2	$600.00	$1,200.00
Populus Tremuloides	Quaking Aspen	7"	7	$700.00	$4,900.00
Populus Tremuloides	Quaking Aspen	8"	4	$800.00	$3,200.00
Populus Tremuloides	Quaking Aspen	12"	4	$1,200.00	$4,800.00
Shrubs:					
Cornus sericea	Red Twig Dogwood	4'	13	$130.00	$1,690.00
Potentilla fruticosa	Bush Cinquefoil	10 gallon	16	$115.00	$1,840.00
Salix bebbiana	Common willow	4'	10	$130.00	$1,300.00
Ornamental Grasses:					
Calamagrostis	Feather Reed Grass	2 gallon	15	$50.00	$750.00
		Existing Plant Material on Site:			**$25,180.00**

Elk Country Inn

Proposed Plant Material:

TREES	**Botanical**	**Common**	**Cont**	**Cal**	**Size**	**Quantity**	**Unit Cost**	**Total**
	Acer freemanii `Autumn Blaze`	Autumn Blaze Maple	B & B	3"Cal		9	$500	$4,500
	Picea pungens	Colorado Spruce	B & B		14`-15`	5	$450	$2,250
	Populus tremula `Erecta`	European Columnar Aspen	B & B	2.5"Cal		40	$500	$20,000
SHRUBS	**Botanical**	**Common**	**Size**			**Quantity**	**Unit Cost**	**Total**
	Aronia melanocarpa `Viking`	Viking Chokeberry	5 gal			33	$65	$2,145
	Cornus sanguinea `Midwinter Fire`	Blood-Twig Dogwood	5 gal			42	$65	$2,730
	Physocarpus opulifolius `Summer Wine`	Summer Wine Ninebark	5 gal			9	$65	$585
	Spiraea nipponica `Snowmound`	Snowmound Spirea	5 gal			41	$65	$2,665
ANNUALS/PERENNIALS	**Botanical**	**Common**	**Size**			**Quantity**	**Unit Cost**	**Total**
	Echinacea x `Magnus`	Magnus Coneflower	1 gal			43	$18	$774
	Liatris spicata `Kobold`	Spike Gayfeather	1 gal			26	$18	$468
	Monarda didyma `Raspberry Wine`	Raspberry Wine Bee Balm	1 gal			6	$10	$60
	Nepeta racemosa `Walker`s Low`	Catmint	1 gal			42	$18	$756
	Penstemon x `Prairie Fire`	Prairie Fire Beardtongue	1 gal			12	$10	$120
	Rudbeckia hirta	Black-eyed Susan	1 gal			24	$10	$240
	Salvia nemorosa `East Friesland`	East Friesland Perennial Sage	1 gal			56	$18	$1,008
GRASSES	**Botanical**	**Common**	**Size**			**Quantity**	**Unit Cost**	**Total**
	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal			63	$18	$1,134
	Festuca glauca `Beyond Blue`	Beyond Blue Fescue	1 gal			60	$18	$1,080
	Hakonechloa macra	Japanese Forest Grass	1 gal			22	$18	$396
	Helictotrichon sempervirens	Blue Oat Grass	1 gal			74	$18	$1,332
SHADE PLANTS	**Botanical**	**Common**	**Size**			**Quantity**	**Unit Cost**	**Total**
	Brunnera macrophylla `Hadspen Cream`	Siberian Bugloss	1 gal			37	$10	$370
	Helleborus orientalis `White Lady`	White Lenten Rose	1 gal			10	$18	$180
								$42,793

Total Plant Material: **67,973.00**

Total Plant Units: **19.26**

APPENDIX B
ENGINEERING REPORT

ELK COUNTRY INN PROJECT DEVELOPMENT PLAN SUBMITTAL

ENGINEERING REPORT

Prepared by:

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

Project: 17-367-02
April 2018

ENGINEERING REPORT

Introduction

This engineering report provides the basis for design and addresses the engineering related issues for the proposed construction of a 22.000 plus square foot structure and relocation of 6 existing lodging cabins. The new structure will contain a mix of lodging units, employee housing, lobby, exercise room, indoor/outdoor pool and management support rooms. The location of the proposed structure will be where currently 7 lodging cabins exist. The site is completely developed with little to no existing pervious surfacing or landscaping. There are several existing buried utilities serving several buildings on the property. Water and sanitary sewer facilities are provided to the property through Town of Jackson (TOJ) Systems. The level of detail includes the basic layout and general design elements. Design detail will advance as the plan moves into the construction permitting and construction phases of the project.

Soils and Groundwater Conditions

No geotechnical investigation has been performed on the site. Due to Nelson Engineering's experience in the area, groundwater is not expected to be encountered.

Access and Parking

Access to the site will be provided from Pearl Street. The main entrance will be just west of the proposed structure. The existing porte-cochere entrance on Pearl will be removed and the existing structure remodeled as the main check in location will be in the new structure. At this time there are 4 existing curb cuts along Pearl Avenue. These will be eliminated, there will be the main entrance curb cut and also a one way exiting the site access on the east side of the property. The neighboring property has an access that is close to this proposed one way access. A small landscape island will be maintained between the 2 entrances to separate the drives. In addition to the access off of Pearl Street, there will also be 2 way access off of Flat Creek Drive. This will require a new entrance and curb cut along Flat Creek. Access will be adequately marked throughout the development. Parking for the development will occur within the site as indicated on the site plan.

The street frontage along Pearl Street will comply with the Town of Jackson LDR's in regards to sidewalk requirements. A traffic impact statement is included in the Appendix comparing the existing trip generations from the site to a proposed future amount. As stated in that report it is assumed the project will generate some additional trips to and from the site but this increase percentage is fairly minimal.

Grading, Drainage, and Stormwater Management

Grading of the site will not alter the grades along Pearl Street or Flat Creek Drive. Curb and gutter will be removed in all the locations where the development runs up to the TOJ right of way. This will require curb replacement along with sidewalk installation. Grades of the replaced curb and gutter

will match the existing asphalt paving. Development of the site will leave little to no pervious surface. Storm water will be collected on the roofs and terraces of the development and conveyed to storm water detention on site. All retainage will occur within the development. The limited area which is not to be covered with a structure will be graded with drains installed to convey runoff to the collection system.

All existing stormwater runoff from the site either remains on site or sheet flows onto neighboring parcels and TOJ roadways. Based on TOJ regulations the proposed development is required to detain any additional runoff above and beyond the existing conditions. Preliminary stormwater calculations were performed and are included in the Appendix. Due to the proposed development having a longer time of concentration prior to leaving the site, the estimated runoff from a 100 yr storm event is just slightly higher than the existing 5.52 cfs compared to 5.26 cfs. Storm water will be collected on the roof of the new structure and various locations on the site and conveyed to TOJ right of way. Based on TOJ regulations which require the retention of any additional stormwater generated in the 100-yr storm event, as indicated in the calculations, a total of 6 cubic feet of storage would be required. This can easily be accommodated at various locations on the site. In discussions with the operations manager, the existing site does not have any drainage issues. They adequately remove snow throughout the winter which facilitates drainage though the development. The calculations included in the Appendix along with grading and stormwater management plans will be refined through the Grading and Erosion Control Permit process as the project develops.

Water System

The site is currently supplied water from at least 2 locations connecting to TOJ water mains. At this time there are 4 separate water meters measuring water use to the site and the numerous structures. There is currently a 12-inch water main in Pearl Street and an 8-inch main in Clissold Street which surround the development. Due to the location of the project being near the downtown core of the TOJ, all water main facilities are adequately sized and looped.

To verify the existing water facilities are sized adequately, proposed water flows, both domestic and fire were estimated for the development. Current proposed programming values for the development were utilized for the estimates. Assumptions on use based on the proposed programming of the development are included in the Appendix along with flow projection calculations. Water demands were calculated using the AWWA M22 method and estimated to be 136 gpm based on the estimated fixture unit counts for the development. Based on discussions with the TOJ and water system modeling it is expected that adequate capacity is available from the Town's water system.

Due to the size and proposed use of the development, the structures will require automatic fire sprinkler systems. Fire flow requirements were calculated utilizing NFPA 13, along with the proposed programming of the facility. Fire sprinkler flow requirements for the development sprinkler system are estimated to be 375 gpm. Due to the location of the development being in the core downtown area, it was assumed that additional exterior flow requirements would be needed in the event of a

fire. It is assumed that 2 additional fire flows of 1000 gpm would be required on adjacent fire hydrants. The building fire flow, along with the 2 exterior fire hydrant flows were simulated in the TOJ Water Model. Results of the modeling are included in the Appendix, which indicate that residual pressure within the water system at adjacent fire hydrants never dropped below 20 psi during a fire flow scenario, meeting Wyoming Department of Environmental Quality (WYDEQ) requirements.

Using the projected fire flow demands to the structures, the water service supplying the new large structure will need to be a 4-inch pipe up to the building where it will enter the building as the fire suppression line. Exterior to the structure a 2 ½" potable service line will connect with a shutoff valve exterior to the structure. The 4-inch service line will connect to the existing 4-inch water service which is fed off of Pearl Street and installed to the property line. This service was constructed by the TOJ in the Pearl Street Improvement Project completed within the past 15 years. Connection to this existing water service at the property line will eliminate the need to trench into Pearl Street. The relocated six cabins will be served from the existing service which comes off of Clissold Street. All proposed water system requirements are indicated on the Proposed Utility Plan located in the Appendix.

Sewer System

As can be noted from the existing site drawing located in the Appendix, there are 2 existing TOJ sewer mains which serve the property through various sewer services. There is an existing sewer main along the north side of the property in Pearl Street and another following along the west side of the property.

To size the proposed piping, the same assumed development programming was utilized as with the water system. Because there is little irrigation demand on the subject property, it can be assumed the water and sewer demands will be close to equal. Based on calculations, included in the Appendix for the water demands, the peak hourly sanitary sewer flow was estimated at 136 gpm. Using this flow and assuming minimum pipe slopes, a 6-inch gravity pipe would be adequate to serve the new proposed structure to a location where it is collected with other services as indicated on the plan. Due to the depth of the structure and sewer requirements in the basement of the new large structure, a collection system within the development will be required to convey flow to the TOJ system so that all sewage will flow by gravity. This collection system will consist of new sewer manholes and 8-inch collection mains. This system will collect sewer from the large new structure and also the relocated 6 cabins. From there is will convey flow to the TOJ collection system as indicated on the drawings. It is proposed that an existing 4-inch sewer service serving the 7 existing cabins would be abandoned at the main. Also a series of 4-inch service lines are proposed to collect wastewater from the relocated 6 cabins. The proposed utility plan indicates the changes to the sanitary sewer system.

Wire Utilities and Gas

Power and communication facilities are readily available throughout the area and to this specific location. There are several overhead and buried power and communication facilities surrounding the development. Power to the new proposed building would be supplied from a transformer just to the north of the existing Hotel "Settler". Gas would be supplied to the new building from a gas main

running along the south side of Pearl Street. Power to the 6 relocated cabins will be supplied from an existing vault just to the south of their proposed location. Continued coordination will be required with the project team and utility providers as the design develops.

Refuse, Garbage, Trash, and Recycling

Refuse, garbage, trash, and recycling will be kept in covered containers at all times. All containers will be kept within enclosed structures as indicated on the proposed site plan.

Snow Storage

Total area of parking and access drives as indicated on the site plan is approximately 44,070 sqft. The TOJ requires that area on the site be reserved for snow storage at a rate of 2.5% of the parking area. This results in 1100 square feet of required storage area. As noted on the drawing there are several locations of snow storage provided. Although, due to the nature of the development and the proposed amenities, all snow will be removed from the site in an expedited manner.

APPENDIX C
TRAFFIC ANALYSIS

TRAFFIC IMPACT ANALYSIS

ELK COUNTRY INN PROJECT
DEVELOPMENT PLAN SUBMITTAL

PREPARED BY

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APRIL 2018
17-367-02

TRAFFIC IMPACT ANALYSIS

1. Proposed Project

The proposed project includes moving 6 existing cabins to an alternate location on site and the removal of one, also the construction of a 22,000 plus square foot building. The building includes a basement and 3 floors above grade. The facility will include 21 new lodging units, 2 employee housing units, lobby, breakfast room, exercise room, indoor/outdoor pool and the necessary maintenance and manage support rooms. The project will be located along Pearl Avenue within the Commercial Residential and is subject to the Lodging Overlay.

2. Impact Assessment Methodology

In order to perform any traffic impact assessment, the general methodology is to compare the traffic levels in an existing state with those of a projected situation. The Institute of Traffic Engineers has provided data and methodology that can be used to determine the number of trips generated from a property dependent on the usage. The differential in trips generated between the pre- and post-development conditions can be considered to be the impact caused by the development. Traffic counts provided by the Wyoming Department of Transportation (WYDOT) along the Highway 89 corridor will provide context for the volume of trips generated by the development. This preliminary traffic impact analysis will allow a general understanding of the traffic impacts due to the development.

3. Existing Trip Generation

The proposed project site currently contains Elk Country Inn, a lodging facility that includes hotel rooms and detached cabins along with associated housekeeping and employee housing. The P.M. peak hour for this type of land use generates the largest number of trips and will be used for the analysis and comparison. Hotels and motels have a relatively small amount of trip generation associated with them due to many users only contributing one trip as they return from the day's activities. As shown in the summary table below, the existing use of the property generates 61 trips during the P.M. peak hour.

EXISTING P.M. PEAK HOUR TRIP GENERATION

LAND USE	ITE LAND USE DESIGNATION CODE	ROOMS OR UNITS	P.M. PEAK HOUR TRIP GENERATION RATE	TRIP GENERATION
MOTEL (CABINS)	320	25	0.56	14.0
HOTEL	310	58	0.61	35.4
APARTMENTS (ARU AND SHORT TERM)	220	13	0.67	8.7
APARTMENTS (EMP HOUSING)	220	4	0.67	2.7
TOTAL				61

SOURCE: TRIP GENERATION RATES TAKEN FROM INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) *TRIP GENERATION, 9TH EDITION*

4. Existing Traffic and Circulation

The Elk Country Inn street front is located on West Pearl Avenue approximately one block from a road of high traffic density (Broadway Avenue/US 26/89/198/191), as well as street front on West Pearl Street which currently sees a relatively large volume of traffic, particularly during peak summer tourist season. WYDOT provided traffic data for Broadway Avenue, a major north-south arterial one block to the west of the project. This data can be used to contextualize the amount of traffic that this neighborhood currently experiences. As shown in the appendix, the annual average daily traffic (AADT) on Broadway Avenue south of the Pearl Street intersection is 31,985 trips per day and 15,858 trips per day north of the intersection (between Pearl and Cache). Applying the Design Hourly Volume (DHV) to the lesser of the two figures as a conservative example yields a peak hour design volume of roughly 2,380 trips per hour.

The trips generated by the existing uses on the subject property can use either the dedicated enter and exit lanes on Pearl Street, or the shared parking area with the adjacent property to the west. A small number of users will use an existing entrance from Flat Creek Drive to access cabin units in the southwest corner of the property.

5. Proposed Trip Generation

The Development Plan for the subject property indicates a new 21-room hotel building. The hotel will include facilities associated with lodging including a breakfast area and a small amount of retail and meeting space. The trip generation calculations for hotels assume meeting space within and it does not need to be calculated independently. Two additional units of employee housing

will also be provided. For the purposes of this analysis, the breakfast area and small gift shop do not contribute any further trip generation in addition to the hotel use. As shown in the table below, the proposed uses of the property generate 75 trips during the P.M. peak hour.

PROPOSED P.M. PEAK HOUR TRIP GENERATION

LAND USE	ITE LAND USE DESIGNATION CODE	ROOMS OR UNITS	P.M. PEAK HOUR TRIP GENERATION RATE	TRIP GENERATION
MOTEL (CABINS)	320	24	0.56	13.4
HOTEL	310	78	0.61	48.0
APARTMENTS (ARU AND SHORT TERM)	220	13	0.67	8.7
APARTMENTS (EMP HOUSING)	220	6	0.67	4.0
TOTAL				75

SOURCE: TRIP GENERATION RATES TAKEN FROM INSTITUTE OF TRANSPORTATION ENGINEERS (ITE) *TRIP GENERATION, 9TH EDITION*

6. Proposed Traffic and Circulation

A comparison of the existing to the proposed condition shows an anticipated increase of 14 trips during the P.M. peak hour for an increase of roughly 23% over existing conditions. The hotel currently generates once-daily exit/entry of the average hotel guest. The proposed development is expected to only slightly augment the current trip generation, and is expected to remain similar in nature. As with many lodging facilities in the areas near downtown, some hotel guests won't need to use an automobile in order to access typical tourist attractions such as shopping, restaurants, and local parks. The additional 14 trips per hour created by this development will be easily absorbed into a network that currently handles 2,380 trips per hour.

Currently, there are four curb cuts on Pearl Street used for hotel entry and exit. The development proposes to replace these curb cuts with two new curb cuts and create a frontage that conforms to current Town of Jackson Land Development Regulations.

7. Alternative Modes Analysis

Due to the proximity of the project location to the downtown core district, it is anticipated that many hotel guests will utilize existing pedestrian walkways often during their stay at the hotel. The proposed bike share program will add to the ability of a visitor to travel the downtown core district without using an automobile. The project location is also very conducive to the use of public transportation by local employees travelling to work or for the hotel guest on a day trip. There are six START bus stops providing direct or connecting service on all lines in both directions within one-quarter mile of the property, the acceptable distance a pedestrian is expected to walk in order to use public transit. No trip reduction was assumed due to the project's proximity to the downtown core district or public transportation; the discussion is included to further illustrate the minimal impact of the development on neighborhood traffic, particularly during peak summer tourist season.

APPENDIX D
WYDOT TRAFFIC COUNT

WYDOT Traffic Data

November 29, 2017

County: Teton
Location: Jackson Corp Limits

RM: 153.920 – 154.070
2015 AADT: 31,985
FC: 2
Percent Trucks: 5.8%
DHV: 15.0%

County: Teton
Location: JCT Pearl Street
RM: 154.070-154.480
Pear Street to Cache
2015 AADT: 15,858
FC: 2
Percent Trucks: 5.8%
DHV: 15.0%

APPENDIX E
STORMWATER CALCULATIONS

PRE-DEVELOPMENT

ROOF CALCULATIONS		
ROOF AREA (FT^2)=	27228	
C-VALUE =	0.9	
S =	33%	assume 4/12 pitch
L (ft) =	428	ridge pitch
t_c (min) =	2.32	tc = 1.8(1.1 - C)L^.5/S^0.3333, (Corps of Eng. Eqn.)

DRIVEWAY CALCULATIONS		
DRIVEWAY AREA (FT^2)=	65300	
C-VALUE =	0.9	assumed for asphalt surface
S =	2%	based on surface slopes
L (ft) =	12	
t_c (min) =	0.99	tc = 1.8(1.1 - C)L^.5/S^0.3333, (Corps of Eng. Eqn.)

LANDSCAPING CALCULATIONS		
LANDSCAPING AREA (FT^2)	26176	
C-VALUE =	0.3	
S =	2%	
L (ft) =	23	
t_c (min) =	5.48	tc = 1.8(1.1 - C)L^.5/S^0.3333, (Corps of Eng. Eqn.)

Total Time of Conc., Tc =	**8.79**	**min**
Composite C_c =	**0.77**	
Total Area, A_t =	**118704**	**ft^2**

TABLE 4920.B
JACKSON IDF* CURVE DATA - 100-YR STORM EVENT

DURATION, T_d (min)	INTENSITY, I (in/hr)	
0	3.70	assumes this portion of graph is linear
5	3	
10	2.33	
15	1.9	
20	1.65	
30	1.3	
40	1.08	
50	0.95	
60	0.82	
70	0.74	
80	0.65	
90	0.61	
100	0.56	
110	0.52	
120	0.48	

Initial Flow Rate, Q_i (cfs) = 5.26 **cfs at tc= 8.79 min**

$Q_i = C_c * I * A_t/(43200)$

where,

Composite Cc =	0.77	
Intensity, I =	2.49	in/hr at T_d = 8.79 min
Total Area, At =	118704	ft^2

POST-DEVELOPMENT

ROOF CALCULATIONS		
ROOF AREA (FT^2)	34773	
C-VALUE =	0.9	
S =	30%	
L (ft) =	12	assumed longest run to roof drain
tc (min) =	0.40	tc = 1.8(1.1 - C)L^.5/S^0.3333, (Corps of Eng. Eqn.)

DRIVEWAY CALCULATIONS		
DRIVEWAY AREA (FT^2)	58158	
C-VALUE =	0.9	
S =	2%	
L (ft) =	473	
tc (min) =	6.21	tc = 1.8(1.1 - C)L^.5/S^0.3333, (Corps of Eng. Eqn.)

LAWN CALCULATIONS		
LAWN AREA (FT^2)	25772	
C-VALUE =	0.3	
S =	2%	
L (ft) =	0	
tc (min) =	0.00	tc = 1.8(1.1 - C)L^.5/S^0.3333, (Corps of Eng. Eqn.)

Tc Pipe flow (min)=	1.31	tc= L(ft)/V(fps)/60 10" and 4" segments assumed
Total Time of Conc., Tc =	**7.92**	**min**
Composite Cc =	**0.77**	
Total Area, At =	**118703**	**ft^2**

TABLE 4920.B
JACKSON IDF* CURVE DATA - 100-YR STORM EVENT

DURATION, Td (min)	INTENSITY, I (in/hr)	
0	3.70	assumes this portion of graph is linear
5	3	
10	2.33	
15	1.9	
20	1.65	
30	1.3	
40	1.08	
50	0.95	
60	0.82	
70	0.74	
80	0.65	
90	0.61	
100	0.56	
110	0.52	
120	0.48	

Final Flow Rate, Qf (cfs) = 5.52 cfs at tc = 7.92 min

$Q_f = C_c * I * A_t / (43200)$

where,

Composite Cc =	0.77	
Intensity, I =	2.61	in/hr at Td = 7.92 min
Total Area, At =	118703	ft^2

Post and Pre-Developement Diff = **0.26** **cfs**

TABLE 1

DURATION, Td (min)	INTENSITY, I (in/hr)	Design Flow, Qd (ft^3/s)	Design Storage Volume, Vd (ft^3)
2	3.40	7.195	-441
3	3.27	6.912	-301
4	3.13	6.629	-188
5	3	6.345	-102
6	2.87	6.062	-42
7	2.73	5.778	-7
8	2.60	5.495	**6**
9	2.46	5.211	-3
10	2.33	4.928	-30
15	1.9	4.019	-344
20	1.65	3.490	-855
30	1.3	2.750	-2234
40	1.08	2.284	-3881
50	0.95	2.009	-5702

TABLE 1 EQUATIONS: $Q_d = C_c * I * A_t/(43200)$

$V_d = (Q_d - Q_i) * ((Q_d - Q_i)/Q_f * T_d) * 60$

Where,

Composite Cc =	0.77	
Intensity, I =	2.61	in/hr
Total Area, At =	118703	ft^2
Final Flow Rate, Qd (cfs) =	5.52	cfs at tc = 7.92 min
Initial Flow Rate, Qi (cfs) =	5.26	cfs at tc= 8.79 min
Duration, Td =	7.92	(min)

Storage Volume = **6** **ft^3, or** **45** **gallons**

Dry Bottom Basins to be Utilized for Stormwater Detention

APPENDIX F
WATER AND SEWER DEMANDS

Domestic Water Flows

Wastewater flows assumed to match domestic water demand due to minimal ladscape areas

Description of Improvements:

See attached sheet for anticipated fixture counts

Estimating Domestic Max. Demand

*Calculations are based on methods outlined in the AWWA, "Sizing Water Service Lines and Meters" manual.

Domestic Water Demand for Facility Given Specified Fixtures
Assume Average Residential Fixture Value (AWWA M2)

Fixture Type	Fixture Value Based on 35 psi at Meter Outlet	Number of Fixtures	Fixture Value
Bathtub	8	28	224
Combined Sink & Tray	3		0
Drinking Fountain (cooler)	1		0
Drinking Fountain (public)	2	1	2
Kitchen Sink (1/2" connection)	3	1	3
Kitchen Sink (3/4" connection)	7		0
Lavatory (3/8" connection)	2		0
Lavatory (1/2" connection)	4		0
Laundry Tray (1/2" connection)	3		0
Laundry Tray (3/4" connection)	7		0
Shower Head (shower only)	4		0
Service Sink (1/2" connection)	3		0
Service Sink (3/4" connection)	7		0
Urinal (pedestal flush valve)	35		0
Urinal (wall or stall)	12	0	0
Urinal (trough. 2-ft unit)	2		0
Wash Sink (each set of faucets)	4	29	116
Water Closet (flush valve)	35	4	140
Water Closet (tank type)	3	27	81
Dishwasher (1/2" connection)	5	0	0
Dishwasher (3/4" connection)	10		0
Washing Machine (1/2" connection)	5		0
Washing Machine (3/4" connection)	12		0
Washing Machine (1" connection)	25	4	100
Hose Connections 1/2" (wash down)	6		0
Hose Connections 3/4" (wash down)	10		0
Hose 1/2" (50ft length - wash down)	6	0	0
Hose 5/8" (50ft length - wash down)	9		0
Hose 3/4" (50ft length - wash down)	12		0
Irrigation	3		0
		Total Fixture Units	666

Nelson Engineering
Jackson, Wyoming

Base on Fixture Count of 666 using the upper line in Fig. 4.4 for a public building the extimated Maximum Water Demand is 105 gpm.

32 SIZING WATER SERVICE LINES AND METERS

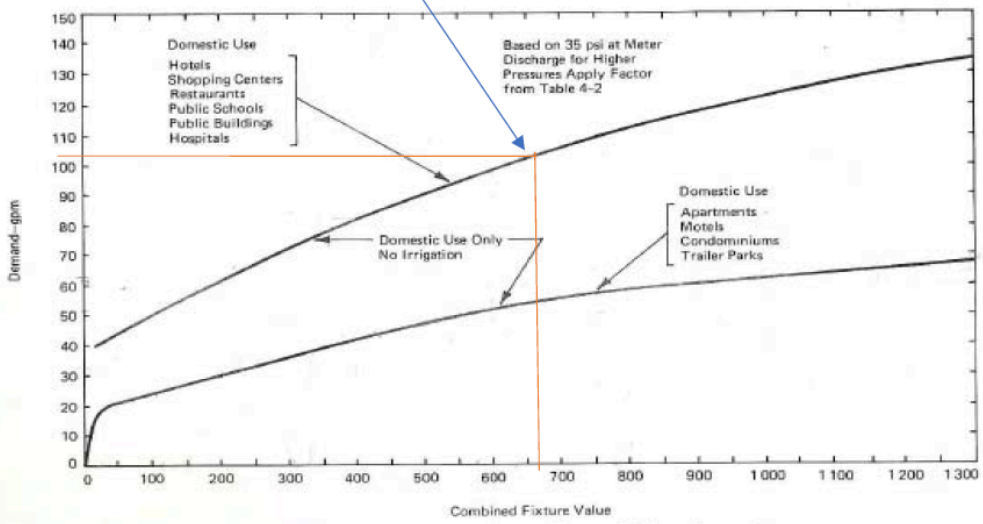

Fig. 4.4. Water-Flow Demand per Fixture Value—Low Range

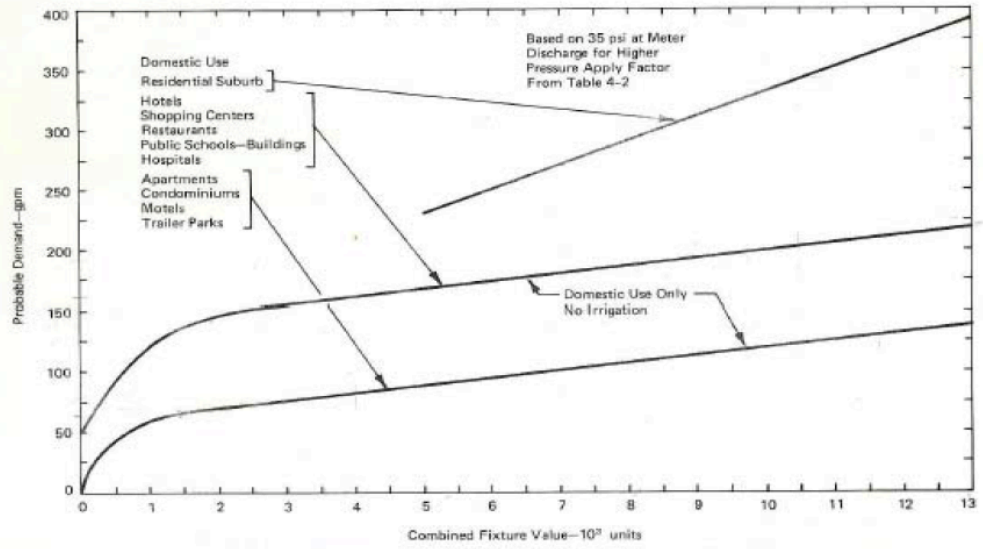

Fig. 4.5. Water-Flow Demand per Fixture Value—High Range

detailed lists of fixtures before estimates can be prepared. If the structure is in the planning stage, the mechanical engineer or architect is the best source of information, and, if construction is underway, the plumbing contractor or the building permits section of the city will have the information. Field trips by the estimator are often necessary to assist the customer as well as to properly assess the project when

Calculate Demands Based on Estimated System Pressure

Est. Max. Demand	105	gpm	
Pressures at Nearest Meter	67.9	psi	(Estimated)
Elevation at Meter	6214	ft	(Estimated)
F.F. of 3rd Floor Hotel	6242	ft	
Pressure at 3rd Floor	55.8	psi	

Table 4.2 (for pressures other than 35 psi)

Design Pressure	Factor
20	0.74
30	0.92
35	1
40	1.07
50	1.22
60	1.34
70	1.46
80	1.57
90	1.68
100	1.78

For Pressures Deviating from 35 psi

Est. Pressure (psi)	55.8	psi	
Demand @ Est Pressure	**135.67**	**gpm**	Max Demand/flow

Elk Country Inn
Fixture Unit Analysis - Fixture Counts

17-367-01
11-28-17
MB

Rooms	Number of Each	Bath	Fountain	Kitchen Sink	Urinal	Wash Sink	Water Closet	Water Closet (tank)	Dishwasher	Washing Machine	Hose		Bath	Fountain	Kitchen Sink	Urinal	Wash Sink	Water Closet	Water Closet (tank)	Dishwasher	Washing Machine	Hose
Lodging Room	22	1				1		1					22	0	0	0	22	0	22	0	0	0
Laundry	1									4			0	0	0	0	0	0	0	0	4	0
Food Prep	1			1									0	0	1	0	0	0	0	0	0	0
Bathrooms	3					1		1					0	0	0	0	3	0	3	0	0	0
showers	2	1						1					2	0	0	0	0	0	2	0	0	0
Vending/Ice	1		1										0	1	0	0	0	0	0	0	0	0
Spa	2	2				2	2						4	0	0	0	4	4	0	0	0	0
TOTALS													**28**	**1**	**1**	**0**	**29**	**4**	**27**	**0**	**4**	**0**

APPENDIX G
FIRE FLOW ANALYSIS

Fire Spinkler Flows

Hazard Classification	**Ordinary Hazard (G2) Occupancies**	per NFPA 13, Section 5.2
Building Area:		
Guest Rooms	7,410	
Food and Beverage	840	
Meeting/Banquet	795	Light Hazard
Fitness	390	
Retail	88	Ordinary Hazard Group 2
Lobby/Reception	1,330	
Housekeeping/Linens	676	Ordinary Hazard Group 1
Restrooms	256	Light Hazard
Indoor Pool Area	1,840	
Hotel Total	**21,217**	sf

Room areas above does not account for corridors, vending, mechanical, storage, etc. The total area is provided less the employee housing areas

Employee Housing Basement	1,027	
Employee Housing Total	**1,027**	sf
Minimum Flow for Hose Connection	250	gpm per NFPA 13, Table 11.2.3.1.2

Utilize Early Suppression Fast-Response Sprinklers (ESFR) per Section 4-4.6

Actual Design Area	676	Laundry and Linens Storage OH-1
Required Flow		
Required Density	0.15	gpm/sf per NFPA 13, Figure 11.2.3.1.1
Sprinkler Demand	118	gpm (15-20% Overage)
Required Flow (sprinkler and hose)	**368**	**gpm - 11.1.4.2**
Static Pressure at Fire Sprinklers	55.8	psi @ design height (Estimated)
Dynamic Pressure at Fire Flow	**44.40**	**psi @ design height - includes 370 gpm fire sprinkler and (2) 1000 gpm fire hydrant demand**

Other Notes:
Per Table 11.2.2.1, acceptable flows at base of riser are 850-1500 gpm for 60 to 90 minutes

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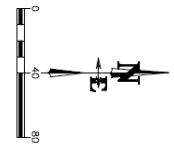
Jackson, Wyoming

S:\Proj\2017\367-02 (Elk Country Inn Final Development Plan & Construction Document Preparation\cad\dwgs\Fire Flow Exhibit.dwg 22x34 or 11x17) - Apr 09 2018 03:26:42 pm PLOTTED BY: bowers DWG FORMAT: 2L0





DRAWING NO: EX	JOB TITLE: ELK COUNTRY INN	DRAWING TITLE: WATER MODEL EXHIBIT	NELSON ENGINEERING	DATE	11/28/2017	REV.
JOB NO: 17-367-02	4480 WEST PEARL AVENUE		P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	SURVEYED		
	JACKSON, WY			ENGINEERED		
				DRAWN	AL	
				CHECKED	MB	
				APPROVED	MB	

Summary of Hydraulic Model Results			
Elk Country Inn			
WaterCAD V8i - Town of Jackson 2013 model			
Deloney Street Fire Flow			
Location	**Total Demand**	**Residual Pressure**	**Junction Label**
	gpm	psi	
Corner of Clissold and Pearl	1,165	53.7	J-125
Point of connection	370	56.6	POINT OF CONNECTION
North Side of Pearl	1,000	55.0	Hydrant
*See Exhibit for Hydrant Locations			

APPENDIX H
DRAFT DEED RESTRICTION

Special Restrictions
for Employee Housing
Located at Type Address, The Town of Jackson

These Special Restrictions for Employee Housing (the "Special Restrictions"), are made and entered into this ___ day of _____, 20__, by the undersigned Declarant ("Declarant").

RECITALS:

WHEREAS, the Declarant holds fee ownership interest in that certain real property, located in the Town of Jackson Wyoming, and more specifically described as follows:

Click here to add legal description of property.

PIN: Click here to type PIDN #(the "Land");

WHEREAS, as a condition of its approval for permit #Click here to enter Permit #. (the "FDP Approval"), the Declarant is providing employee housing for Click here to enter SF requirement. square feet or the equivalent of one (1) unit of employee housing, as follows:

> Click here to enter description of Approval and Units provided. e.g.: *The Final Development Plan application for 115 East Pearl, Jackson, Wyoming was for an 18,855 square foot retail/service, office, and residential building. It generated the requirement to provide (requirement) 450 square feet of Employee Housing* (the "Residential Unit"). *The declarant wishes to restrict unit 301, a 450 square foot studio apartment.*

WHEREAS, in furtherance of the goals, objectives, requirements and conditions of the Click here to enter type of approval e.g. CUP, PUD, FDP or other Approval, and consistent with the Town of Jackson's goal of providing decent, safe and sanitary housing to qualified employees working in Teton County, Wyoming, that is affordable, Declarant agreed to restrict the use and occupancy of the Residential Unit to a "Qualified Household", which meets employment, income and asset ownership qualifications as set forth herein; and

WHEREAS, in accordance with the FDP Approval, the Residential Unit is intended to address the need for rental housing for employees in Teton County, Wyoming and therefore Declarant agrees it will not be owner-occupied.

DRAFT

WHEREAS, Declarant desires to adopt these Special Restrictions and declare that the Land and the Residential Unit (sometimes collectively referred to herein as the "Property") shall be held, sold, and conveyed in perpetuity subject to these Special Restrictions, which Special Restrictions shall be in addition to all other covenants, conditions or restrictions of record affecting the Property, and shall be enforceable by the Jackson/ Teton County Housing Authority, a duly constituted Housing Authority pursuant to W.S. §15-10-116, as amended, and its successors or assigns (collectively, "JTCHA"), the Jackson/Teton County Affordable Housing Department (the "Housing Department"), and the Town of Jackson, Wyoming;

RESTRICTIONS:

NOW, THEREFORE, in satisfaction of the conditions in the FDP Approval, and in consideration of such FDP Approval and the foregoing Recitals, which are incorporated herein by this reference, Declarant hereby declares, covenants and agrees for itself and each and every person acquiring ownership of the Residential Unit, that the Land and Residential Unit shall be held, used, occupied, developed, transferred and conveyed subject to the following Special Restrictions in perpetuity:

SECTION 1. JACKSON/TETON COUNTY HOUSING RULES AND REGULATIONS (GUIDELINES). References made herein to the Housing Rules and Regulations and/or Guidelines or are references to the written Rules and Regulations of JTCHA and/or the Housing Department, as the same may be amended, modified, or updated from time to time and which policies, procedures, and guidelines are on file with the Housing Department or otherwise with the Town of Jackson, Wyoming, or if there are no such written policies, procedures or guidelines (or a written policy, procedure or guideline with respect to a specific matter) then the reference shall be to the current applied policy or policies of JTCHA and/or the Housing Department (the "Guidelines"). Procedural and administrative matters not otherwise addressed in these Special Restrictions shall be as set forth in the Rules and Regulations.

SECTION 2. RESTRICTIONS ON OCCUPANCY AND USE OF RESIDENTIAL UNIT. Occupancy and use of the Residential Unit shall be restricted as follows:

A. Qualified Household. The use and occupancy of the Residential Unit shall be limited to a "Qualified Household", defined as follows:

1. Employment. At least one member of the household must demonstrate on average thirty (30) hours per week of employment or volunteer work in Teton

County, Wyoming, for a profit or non-profit employer(s), respectively, physically located in Teton County, Wyoming.

2. Income Restriction. The Qualified Household shall not earn more than one hundred twenty percent (120%) of the median household income in Teton County, Wyoming, as determined by the current year's published Federal Department of Housing & Urban Development median income chart for Teton County, Wyoming (the "Income Cap").

3. No Teton County Residential Real Estate. No member of the Qualified Household may own (whether individually, in trust, or through an entity including without limitation a partnership, limited partnership, limited liability company, corporation, association, or the like) residential real estate in The Town of Jackson, Wyoming.

4. Determination by the Housing Department. The Housing Department shall determine whether a prospective tenant is a Qualified Household. In addition to any requirements set forth in the Rules and Regulations, such determinations shall be based upon written applications, representations, information and verification as are deemed by the Housing Department to be necessary to establish and substantiate eligibility.

5. Continuing Obligation to Remain a Qualified Household. The occupants of the Residential Unit shall satisfy the definition of a Qualified Household at all times during the occupancy of the Residential Unit.

No owner of the Residential Unit, prospective purchaser of the Residential Unit, Tenant, renter or occupant, or other party shall have the right to sue or bring other legal process against the Town of Jackson, Wyoming, JTCHA or the Housing Department, or any person affiliated with the Town of Jackson, Wyoming, JTCHA or the Housing Department arising out of these Special Restrictions, and neither shall the Town of Jackson, Wyoming, JTCHA or the Housing Department have any liability to any person aggrieved by the decision of the Town of Jackson, Wyoming, JTCHA or the Housing Department regarding qualification of a Qualified Household or any other matter relating to these Special Restrictions.

B. No Owner Occupancy. No owner shall reside in or occupy the Residential Unit. For purposes of this paragraph, if an owner is an entity (including without limitation, a partnership, limited partnership, Limited Liability Company, corporation, association, or other) or a trust, this prohibition on owner-occupancy shall extend to any partner, member, shareholder, other principal or owner of the entity, or trustee or beneficiary of the trust.

C. Household Composition. Only members of the Qualified Household may occupy a Residential Unit, except that the owner may restrict who may reside in a Residential Unit, provided that such owner-restriction does not violate Federal or state fair housing laws. Notwithstanding the foregoing, occupancy of the Residential Unit shall be in compliance with any and all building codes (or other relevant law, code, statute, ordinance or the like) regarding maximum occupancy standards or limitations.

D. Rental. Occupancy of the Residential Unit shall be pursuant to a written lease, the form of which may be approved by Housing Department as it may require. At all times, the Residential Unit shall remain a rental unit for Qualified Households. The owner of the Residential Unit shall obtain written verification of income, asset ownership, and employment in Teton County, Wyoming for each Qualified Household proposing to rent the Residential Unit prior to such Household's occupancy, and upon each extension or renewal of any lease therefore.

E. Rental Term. The Residential Unit shall be offered for rent in periods of not less than one (1) month. No Residential Unit shall be used as a guest house or guest facility.

F. Rental Rates. The rental rates for the Residential Unit shall not be greater than the current Fair Market Rent Assessment numbers for Teton County, Wyoming, as provided by the U.S. Department of Housing and Urban Development (HUD) and maintained by the Housing Department. For purposes of applying the Fair Market Rent Assessment numbers for Teton County, Wyoming published by HUD to the Residential Unit, a dorm-style or studio Residential Unit shall be considered a "studio". The rent charged must include basic utilities (electric, gas, water, sewer) and trash removal. Notwithstanding the foregoing to the contrary, the rental rates charged by the owner may at any time be less than the applicable Fair Market Rent Assessment.

G. Vacancies. The Residential Unit may be vacant intermittently between tenancies to allow for proper verification, advertisement for Qualified Households and reasonable maintenance. However, no Residential Unit shall be vacant for a period greater than sixty (60) days, unless authorized by Housing Department. If any Residential Unit remains vacant for more than sixty (60) days without approval, then the Housing Department shall have the right, but not the obligation to identify a Qualified Household to rent the Residential Unit. Anything herein and above notwithstanding, the owner shall have the right to deny occupancy to any proposed tenant who in its reasonable discretion does not meet owner's standard for occupancy, so long as such denial does not violate Federal or state fair housing laws.

H. Compliance with Laws, Declaration. The Residential Unit shall be occupied in full compliance with all laws, statutes, codes, rules, or regulations, covenants, conditions and restrictions, and all supplements and amendments thereto, and any other rules and regulations of any applicable homeowners association, as the same may be adopted from time to time.

I. Maintenance. The owner shall be responsible for the cost and expense to keep and maintain the interior of the Residential Unit and all other aspects of the Residential Unit not otherwise maintained by a homeowners association in a safe, decent and sanitary condition. In the event the owner fails to maintain the Residential Unit in a safe, decent and sanitary condition and such condition continues for fourteen (14) days after notice from the Housing Department, the Housing Department shall have the right but not the obligation to enter the Residential Unit and repair such condition and owner shall reimburse Housing Department for such reasonable repair costs. Payment to Housing Department from the owner shall be due upon receipt of invoice.

J. Insurance. The owner shall cause the Residential Unit to be continuously insured against "all risks" of physical loss (not otherwise covered by a homeowners association insurance), for the full replacement value of the Residential Unit

K. Periodic Reporting, Inspection. In order to confirm compliance with these Special Restrictions, each owner shall comply, and cause its tenants to comply, with any reporting or inspection requirements as set forth herein and as may be required by the Housing Department from time to time. Upon reasonable notice to owner, the Housing Department shall have the right to inspect the Residential Unit from time to time to determine compliance with these Special Restrictions and to review the written records required to be maintained by Owner. Owner shall maintain such records for a period of two (2) years.

L. Preference. The owner, at such owner's option may give first priority to rent the Residential Unit to Qualified Households of which a member of the Household is an employee of the owner. In the event there are no persons directly employed by the owner to whom the owner desire to rent the Residential Unit, then the owner may rent to any Qualified Household.

Notwithstanding the foregoing, the Housing Department may approve uses inconsistent with this Section in accordance with the Rules and Regulations.

SECTION 3. TERMINATION AND MODIFICATION OF SPECIAL RESTRICTIONS.

A. Termination. These Special Restrictions may be terminated after a determination by the Town of Jackson, Wyoming that these Special Restrictions are no longer consistent with the goal of providing housing affordable to employees in Teton County, Wyoming and that they should therefore be terminated.

B. Amendment. These Special Restrictions may be amended, in whole or in part, as follows:

1. With the written consent of the owner of the Residential Unit, the Housing Manager for the Housing Department, and the Planning Director for the Town of Jackson, Wyoming.

2. The Housing Department may unilaterally modify these Special Restrictions (i) to provide clarification to any provisions hereto which may be unclear or subject to differing interpretations, (ii) to correct any errors identified herein, or (iii) where the Housing Department deems such modification necessary to effectuate the purposes and intent of the Special Restrictions or the goals of the Town of Jackson in providing decent, safe and affordable housing, and where such modification does not, in the Housing Department's reasonable discretion, materially impair the owner rights.

SECTION 4. VIOLATION. In the event of a violation of these Special Restrictions, the Housing Department shall send written notice to the owner of such violation, the required action to cure and the timing for such cure. If the owner disputes the violation, the owner shall proceed in accordance with the Rules and Regulations. JTCHA, the Housing Department and the Town of Jackson shall have the right of specific performance of these Special Restrictions and the right to obtain from any court of competent jurisdiction a temporary restraining order, preliminary injunction and permanent injunction to obtain such performance. Any equitable relief provided for herein may be sought singly or in combination with such other remedies as JTCHA, the Housing Department and the Town of Jackson may be entitled to, either pursuant to these Special Restrictions or under the laws of the State of Wyoming.

SECTION 5. SPECIAL RESTRICTIONS AS COVENANT. These Special Restrictions shall constitute covenants running with the Land and the Residential Unit, as a burden thereon, and shall be binding on all parties having any right, title, or interest in the Land, the Residential Unit, or any part thereof, their heirs, devisees, successors and assigns, and shall inure to the benefit of and shall be enforceable by JTCHA, the Housing Department and the Town of Jackson.

SECTION 6. NOTICES. Any notice, consent or approval which is required to be given hereunder shall be in writing and when to an owner shall be deemed given by mailing the same, certified mail, return receipt requested, properly addressed and with postage fully prepaid to the owner's mailing address as provided to the Housing Department or such address as is on record with the Teton County Assessor. Any notice which is required to be given hereunder to JTCHA or the Housing Department shall be given by mailing the same, certified mail, return receipt requested, properly addressed and with postage fully prepaid to either JTCHA or the Housing Department, P.O. Box 714, Jackson, WY 83001. Alternatively, notice may be hand delivered, but any such hand delivery shall require a signed receipt from the owner or Housing Manager of the Housing Department, respectively, evidencing the same. Failure of either party to pick up and/or sign for a certified mailing does not constitute failure to provide notice provided it was properly addressed and evidence of that mailing is retained. In the event of notice by mailing, notice shall be deemed given when deposited in the U.S. Mail.

SECTION 7. ATTORNEY'S FEES. In the event any party shall be required to retain counsel and file suit for the purpose of enforcing the terms and conditions of these Special Restrictions, the prevailing party shall be entitled to recover, in addition to any other relief recovered, a reasonable sum as determined by the court for attorney's fees and costs of litigation.

SECTION 8. CHOICE OF LAW, FORUM. These Special Restrictions and each and every related document, are to be governed by and construed in accordance with the laws of the State of Wyoming. The parties agree that the appropriate court in Teton County, Wyoming and/or the Ninth Judicial District for the State of Wyoming shall have sole and exclusive jurisdiction over any dispute, claim, or controversy which may arise involving these Special Restrictions or its subject matter

SECTION 9. SEVERABILITY. Each provision of these Special Restrictions and any other related document shall be interpreted in such a manner as to be valid under applicable law; but, if any provision, or any portion thereof, of any of the foregoing shall be found by a court of competent jurisdiction to be invalid or prohibited under said applicable law, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable and the rights and restrictions set forth herein shall be construed and enforced accordingly, preserving to the fullest extent the intent of these Special Restrictions as set forth herein; , or if such modification is not possible, such provision shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provision(s) of these Special Restrictions.

SECTION 10. SECTION HEADINGS. Paragraph or section headings within these Special Restrictions are inserted solely for convenience or reference, and are not intended to, and

shall not govern, limit or aid in the construction of any terms or provisions contained herein.

SECTION 11. WAIVER. No claim of waiver, consent or acquiescence with respect to any provision of these Special Restrictions shall be valid against any party hereto except on the basis of a written instrument executed by the parties to these Special Restrictions. However, the party for whose benefit a condition is inserted herein shall have the unilateral right to waive such condition.

SECTION 12. INDEMNIFICATION. The owner shall indemnify, defend, and hold the JTCHA, the Housing Department and the Town of Jackson, and its directors, officers, agents and employees harmless against any and all loss, liability, claim, or cost (including reasonable attorneys' fees and expenses) for damage or injury to persons or property from any cause whatsoever on or about the Residential Unit, or for an owner's breach of any provision of these Special Restrictions. The owner waives any and all such claims against JTCHA, the Housing Department and the Town of Jackson.

SECTION 13. SUCCESSORS AND ASSIGNS. These Special Restrictions shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors, heirs, devisees, administrators and assigns.

SECTION 14. SOVEREIGN IMMUNITY. Neither the Town of Jackson, JTCHA, nor the Housing Department waive governmental immunity by executing these Special Restrictions and specifically retain immunity and all defenses available to them as sovereigns pursuant to Wyo. Stat. § 1-39-104(a) and any other applicable law.

IN WITNESS WHEREOF, the Declarant has executed this instrument on the _____ day of _____, 20__ (the "Effective Date").

DECLARANT:
Click here to enter name of LLC or other entity.

_____
Click here to enter Name and Title of authorized signer.

DRAFT

STATE OF _____)
) ss.
COUNTY OF _____)

On the _____ day of _____, 20 ___, the foregoing Special Restrictions for Employee Housing was acknowledged before me by Click here to enter Name of signer.as Click here to enter title of signer.ofClick here to enter name of entity..

Witness my hand and official seal.

(Seal)

_____
Notary Public

THE TOWN OF JACKSON:

_____
Click here to enter name of Mayor., Mayor

ATTEST:

_____
Click here to enter name of Town Clerk., Town Clerk

DRAFT

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20__, the foregoing instrument was acknowledged before me by Click here to enter name of Chair.as Chair of the The Town of Jackson Board of County Commissioners.

Witness my hand and official seal.

(Seal)

_____
Notary Public
My commission expires:

JACKSON/THE TOWN OF JACKSON AFFORDABLE HOUSING DEPARTMENT:

_____
Click here to enter name of Housing Manager., Housing Manager

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20__, the foregoing instrument was acknowledged before me byClick here to enter name of Housing Manager., as Housing Manager of the Jackson/The Town of Jackson Affordable Housing Department.

Witness my hand and official seal.

(Seal)

_____
Notary Public
My commission expires:

DRAFT

SITE & BUILDING PLANS

DRAWING INDEX

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DP 2.2 GROUND FLOOR PLAN

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DP 2.4 THIRD FLOOR PLAN

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DP 3.2 EAST & WEST ELEVATIONS

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LP1.1 LANDSCAPE PLAN ENLARGEMENTS

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C3.0 SITE UTILITY PLAN

C4.0 ROAD & GRADING DETAILS

C4.1 WATER DETAILS

C4.2 SEWER DETAILS

ARCHITECTURAL DRAWINGS

CLISSOLD STREET
PROPOSED FIRE ACCESS ROAD
Property to east: 410 W. Pearl "Forget Me Not" owned by Palomino, LLC
Approx bldg location from GIS Aerial
Property to east: 410 W. Pearl owned by WGS HOLDINGS #8
EXIST PARKING
EXIST DRIVE
EXISTING TRANSFORMER
EXISTING HOTEL "SETTLER" 42 ROOMS ABV GRADE
EXISTING SHORT TERM RENTAL "Usher HOUSE"
EXISTING 3 CABINS
RELOCATED EXIST PARKING
SNOW STORAGE
ONE WAY DO NOT ENTER SIGN
TWO WAY
ONE WAY
PROPOSED FIRE ACCESS ROAD
Property to the south: 120 Flat Creek Drive "Old West Cabins" owned by Old Westerners, LLC
W. PEARL AVENUE
EXISTING HOTEL "A" BLD'G 16 ROOMS ABV GRADE
LAWN
PROPOSED ADDITION 15 ROOMS ABV GRADE
EXIST DRIVE
ONE WAY DO NOT ENTER SIGN
ENTER SIGN
PARKING STRIPING
PARKING SETBACK
LOW PROFILE SIGN
LOW PROFILE SIGN
EXIST CONC WALK
EXIST CONC WALK
EXIST CONC WALK

The Architect retains intellectual proprietary rights over any architectural documents/ work that he/she prepares unless there is a written stipulation to the contrary.

The professional services of the architect are undertaken for and are performed in the interest of the named owner for the named site. No contractual obligation is assumed by the architect for the benefit of other persons involved in the project. Conveyance of construction documents does not give the owner the right to copy these instruments of service or to create derivative works from them.

PROJECT NO:	215-17
DRAWN BY:	ML
COPYRIGHT:	

ISSUE	DATE	CHANGE

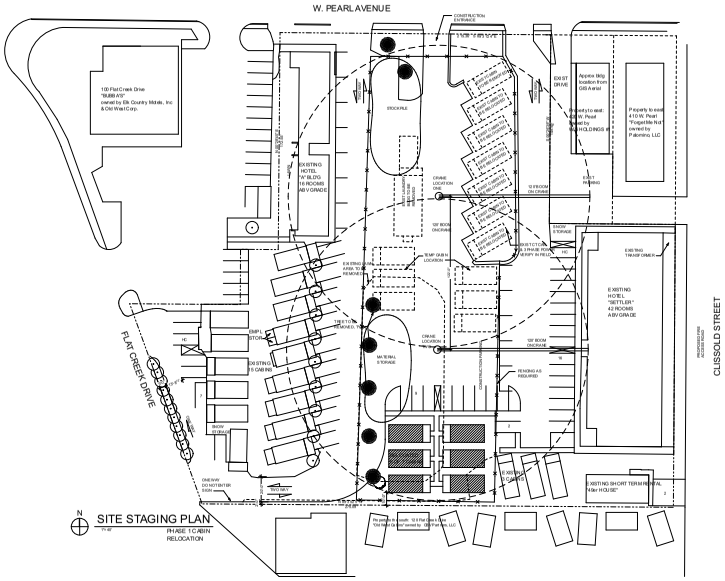
ISSUE	DATE	CHANGE

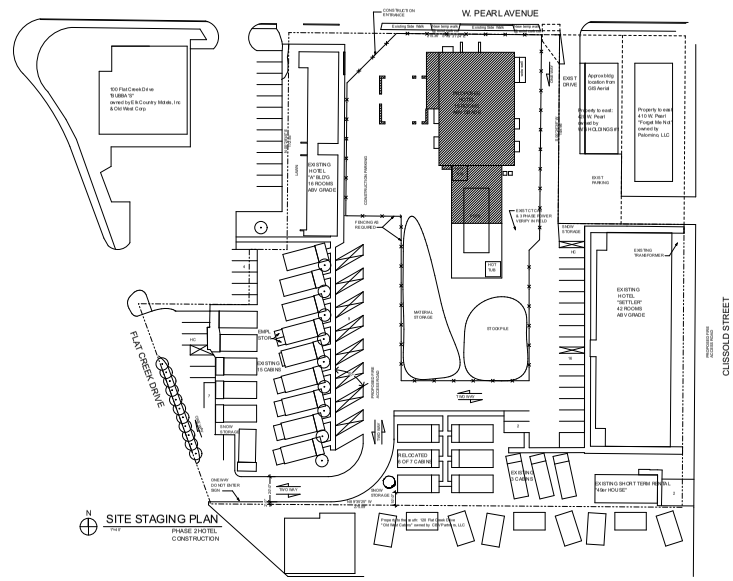
SHEET TITLE: EXISTING SITE PLAN

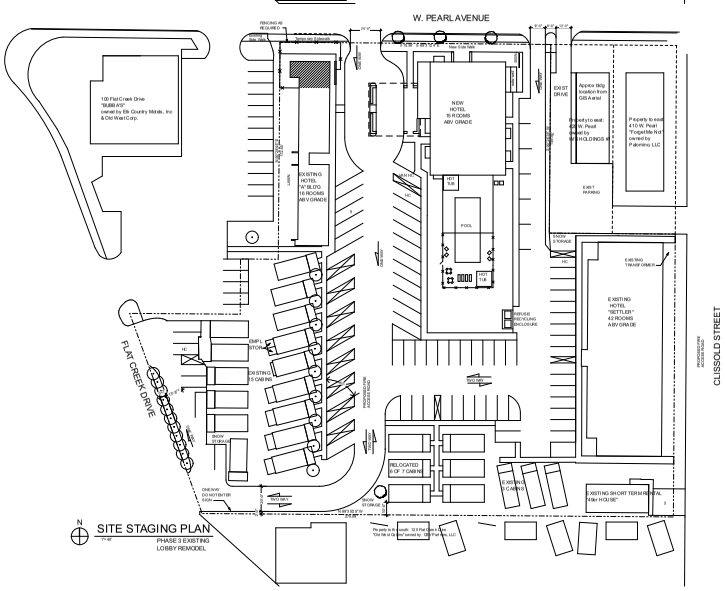
DP-1.2

ELK COUNTRY INN
NEW ENTRY BUILDING
480 W. PEARL AVENUE
JACKSON, WYOMING

mlarchitect
Michelle L'Heureux, AIA 307.413.6075
760 Wind River Ln. Jackson, WY 83001
Residential & Commercial Architecture







mlarchitect
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linvillearchitect@gmail.com
760 Wind River Ln, Jackson, WY 83001
Residential & Commercial Architecture

ELK COUNTRY INN
NEW ENTRY BUILDING
480 W. PEARL AVENUE
JACKSON, WYOMING

ISSUE	DATE	CHANGE	ISSUE	DATE	CHANGE

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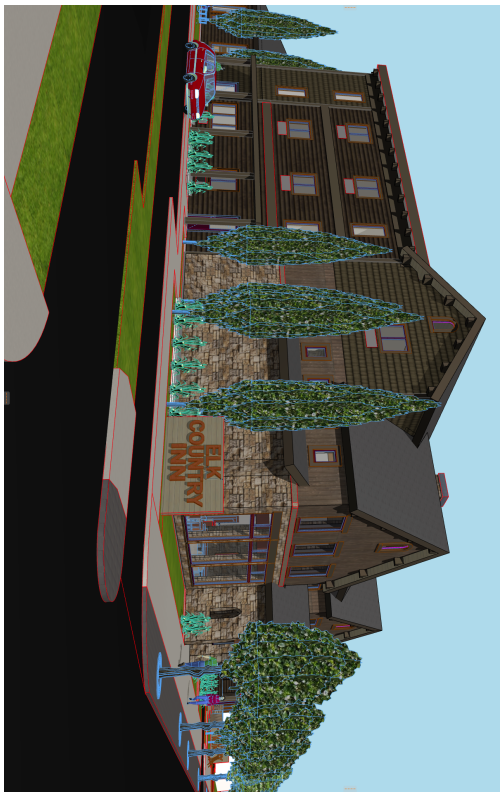
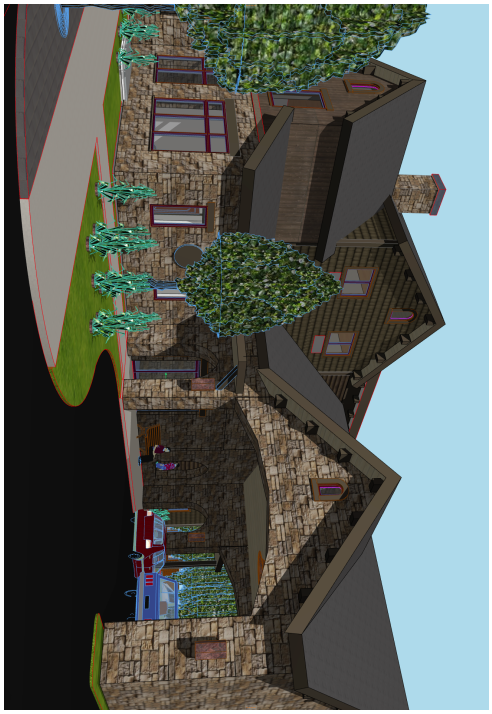
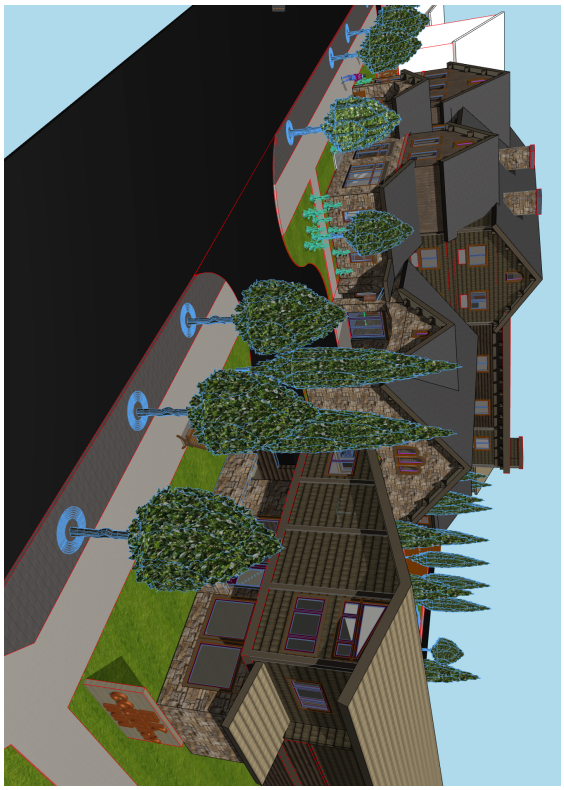
SHEET TITLE:
SITE STAGING PLANS

DP-1.3









DP-1.4

3D IMAGES

SHEET TITLE:

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ELK COUNTRY INN
NEW ENTRY BUILDING
480 W. PEARL AVENUE
JACKSON, WYOMING

mlarchitect
Michelle Linville, AIA 307.413.6075
linvillearchitect@gmail.com
760 Wind River Ln, Jackson, WY 83001
Residential & Commercial Architecture

SHEET TITLE:	
BASEMENT FLOOR PLAN	DP-2.1

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PROJECT NO:	215-17
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ELK COUNTRY INN
NEW ENTRY BUILDING
480 W. PEARL AVENUE
JACKSON, WYOMING

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760 Wind River Ln. Jackson, WY 83001
Residential & Commercial Architecture



SITE PLAN
ELK COUNTRY INN



FIRST FLOOR PLAN

1/8" = 1'-0" (1/4" = 1'-0" @ PARTIAL PLAN)

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Residential & Commercial Architecture

ELK COUNTRY INN
NEW ENTRY BUILDING
480 W. PEARL AVENUE
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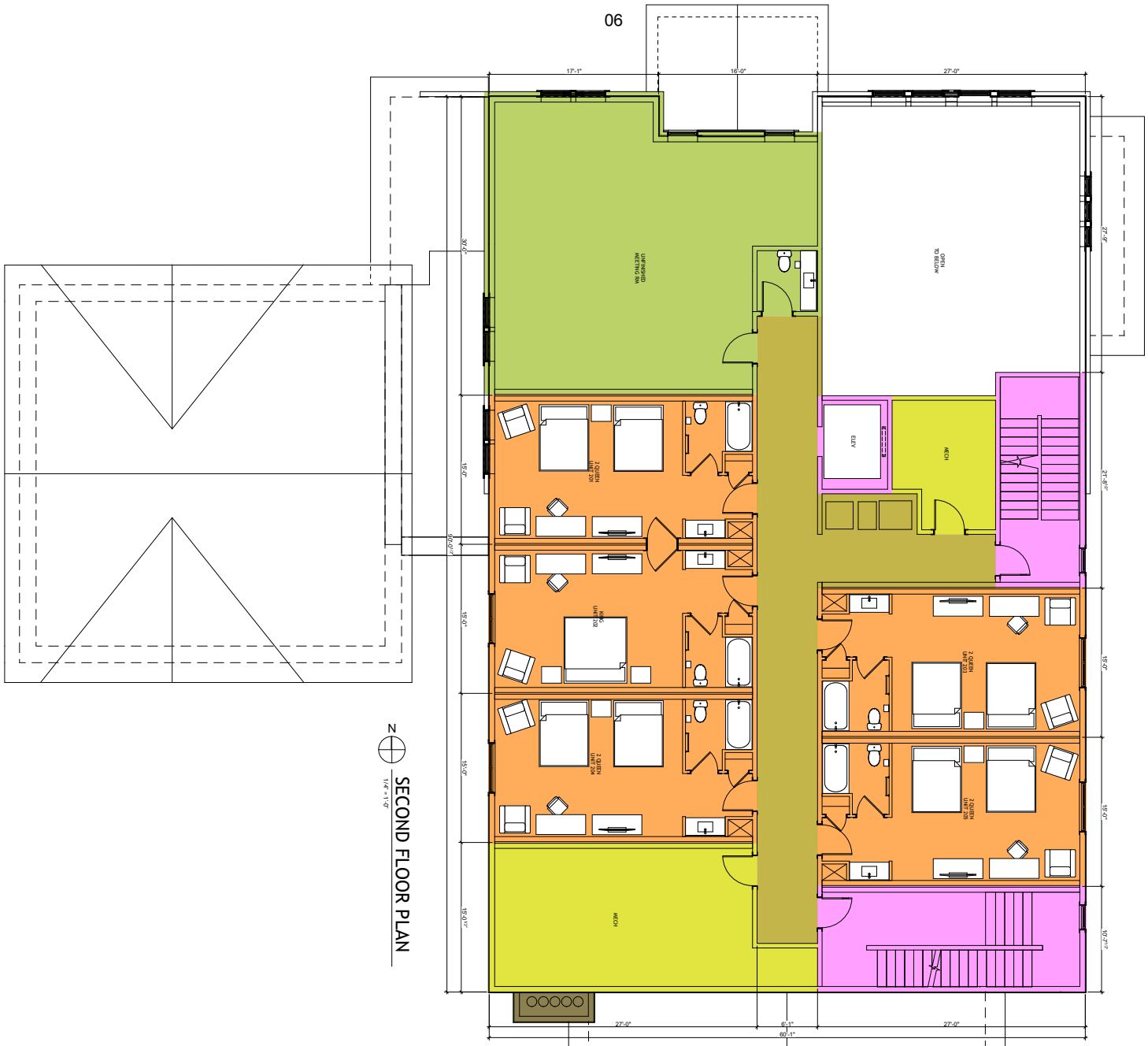
SHEET TITLE:
GROUND FLOOR PLAN 1/4"

DP-2.3



N

SECOND FLOOR PLAN

1/4" = 1'-0"

DP-2.4

SECOND FLOOR PLAN

SHEET TITLE:

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ISSUE	DATE	CHANGE	ISSUE	DATE	CHANGE

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Michelle Linville, AIA 307.413.6075
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Residential & Commercial Architecture



THIRD FLOOR PLAN

1/4" = 1'-0"

DP-2.5

THIRD FLOOR PLAN

SHEET TITLE:

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PROJECT NO: 215-17

DRAWN BY: ML

ISSUE	DATE	CHANGE	ISSUE	DATE	CHANGE

ELK COUNTRY INN
NEW ENTRY BUILDING
480 W. PEARL AVENUE
JACKSON, WYOMING

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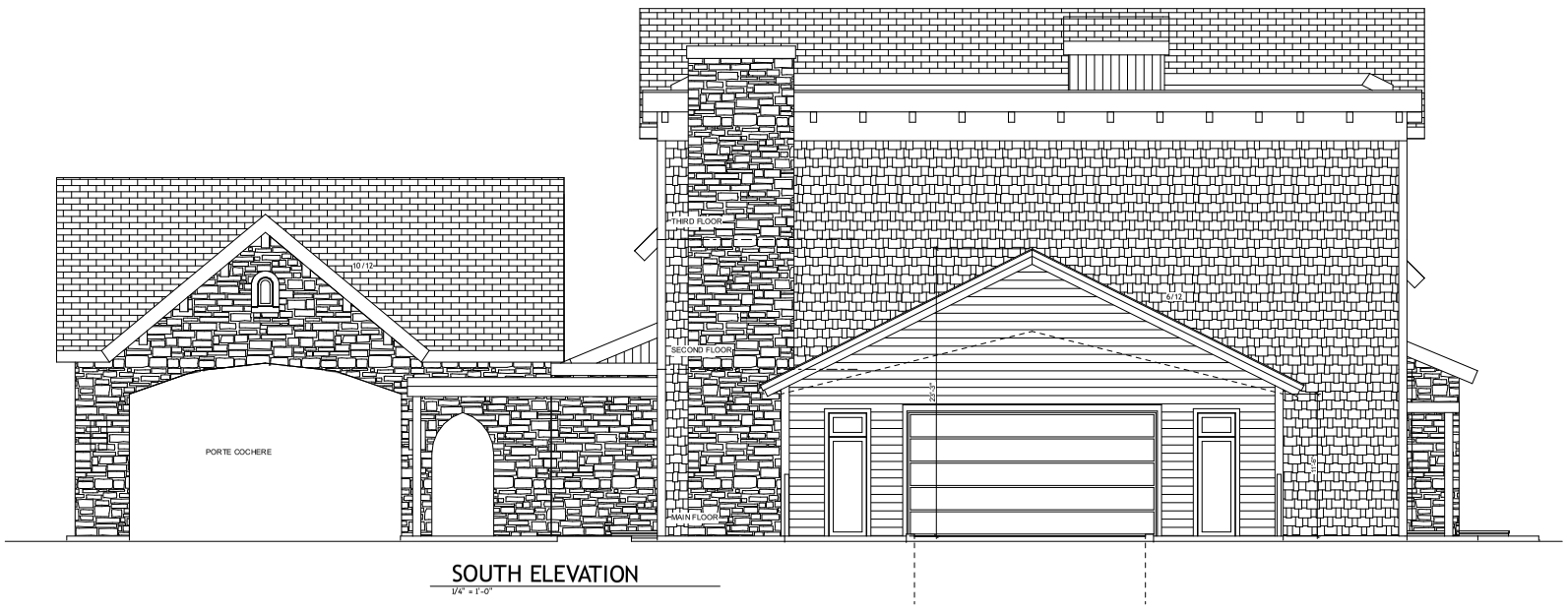
Residential & Commercial Architecture



NORTH ELEVATION
1/4" = 1'-0"



SOUTH ELEVATION
1/4" = 1'-0"

92

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ELK COUNTRY INN
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SHEET TITLE:
NORTH & SOUTH ELEVATIONS

DP-3.1



WEST ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

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ELK COUNTRY INN
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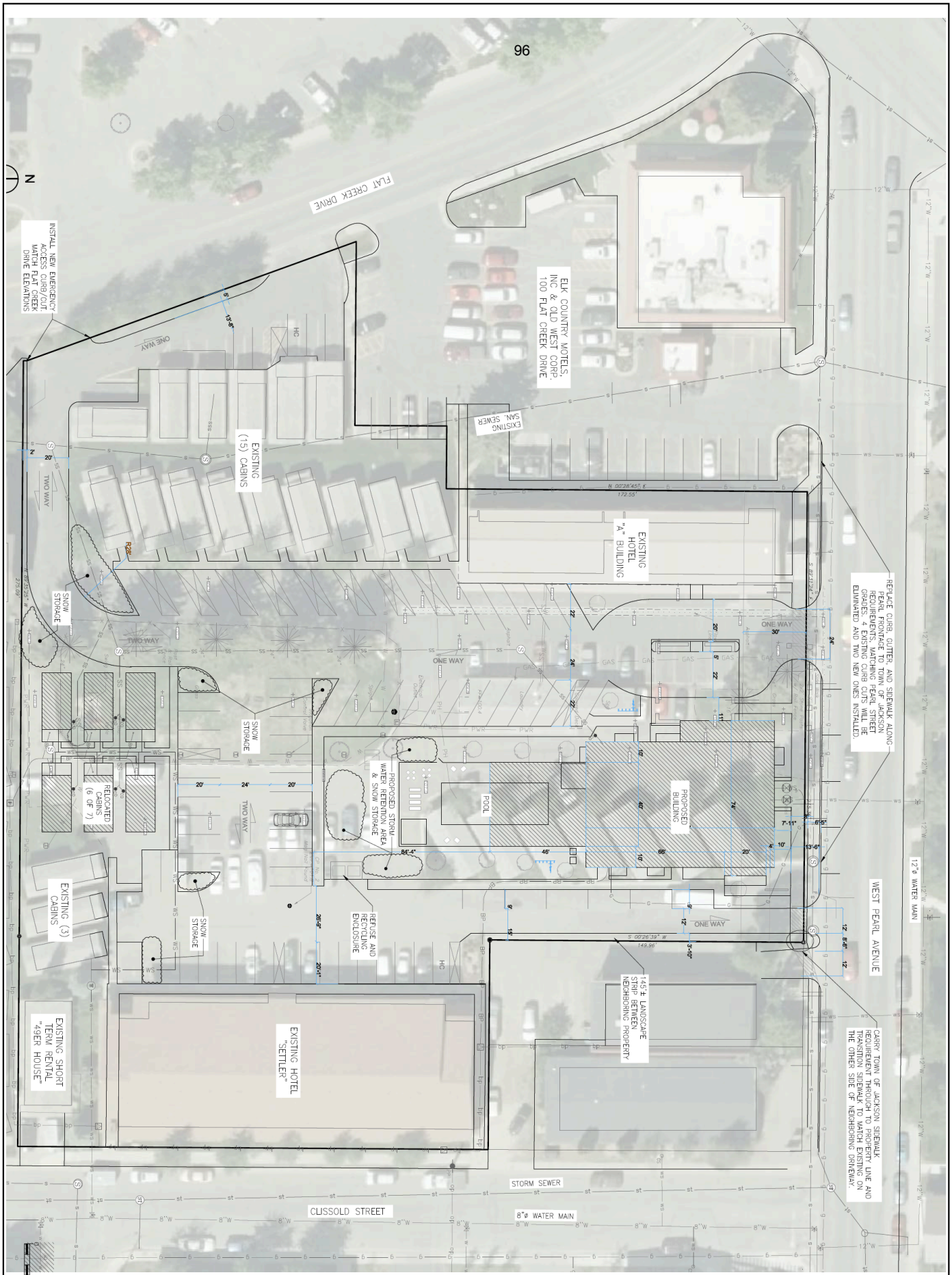
SHEET TITLE:
EAST & WEST ELEVATIONS

DP-3.2

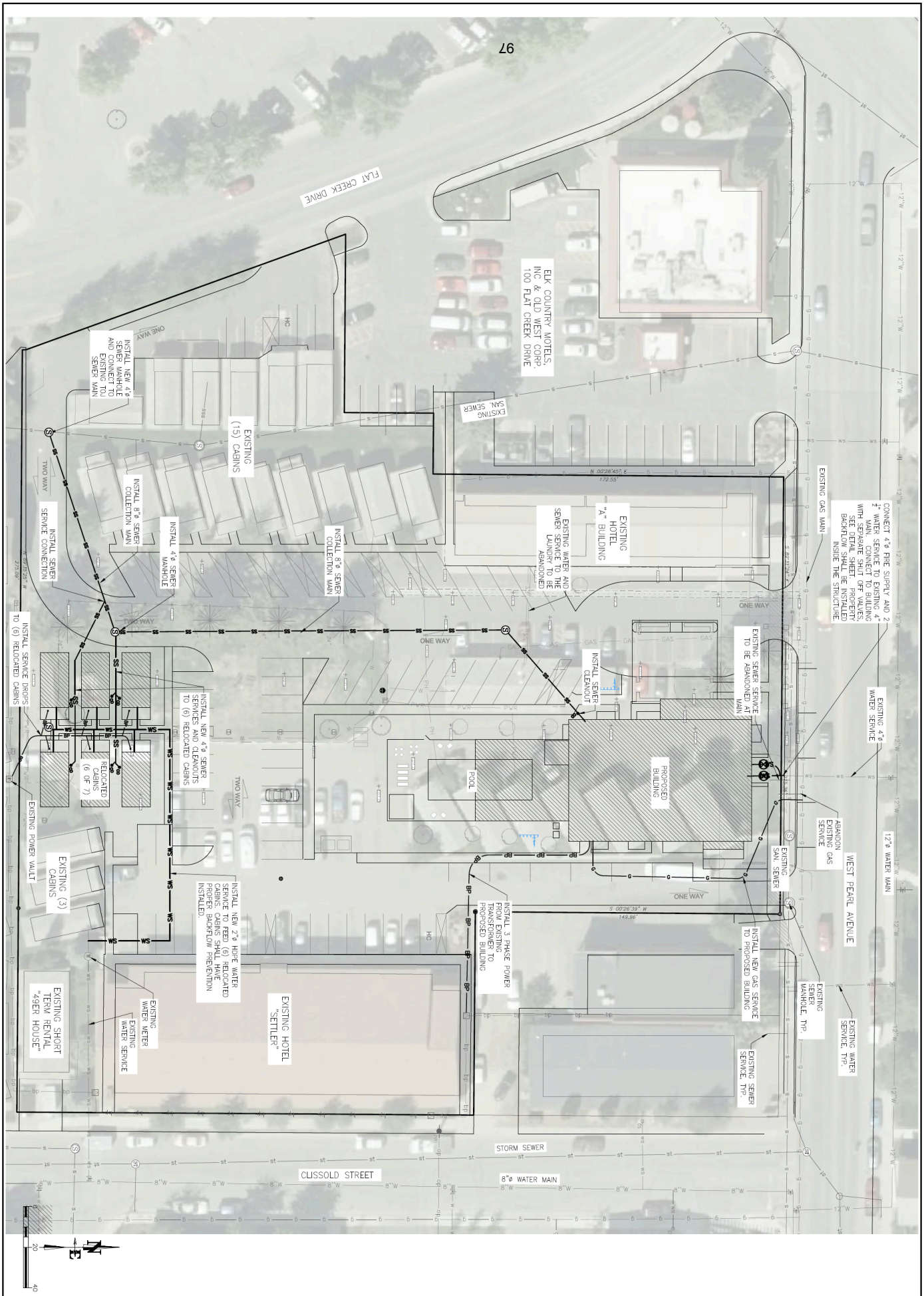
CIVIL
DRAWINGS



DRAWING NO: C1.0	JOB TITLE: ELK COUNTRY INN DEVELOPMENT PLAN SUBMITTAL JACKSON, WYOMING	DRAWING TITLE: EXISTING SITE PLAN	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE: 4/11/2018	REV.
JOB NO: 17-367-02				SURVEYED: -	
				ENGINEERED:	
				DRAWN: BJG	
				CHECKED:	
				APPROVED:	



DRAWING NO: C2.0	JOB TITLE: ELK COUNTRY INN DEVELOPMENT PLAN SUBMITTAL JACKSON, WYOMING	DRAWING TITLE: SITE GRADING PLAN	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE: 4/11/2018 SURVEYED: – ENGINEERED: MB DRAWN: BJG CHECKED: APPROVED:	REV.
JOB NO: 17-367-02					



DRAWING NO: C3.0	JOB TITLE: ELK COUNTRY INN DEVELOPMENT PLAN SUBMITTAL JACKSON, WYOMING	DRAWING TITLE: SITE UTILITY PLAN	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE: 4/11/2018	REV.
JOB NO: 17-367-02				SURVEYED: –	
				ENGINEERED: MB	
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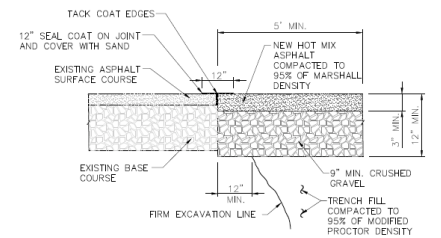
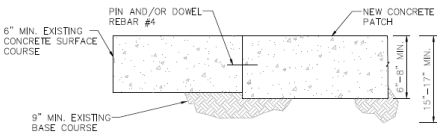
				CHECKED:	
				APPROVED:	



BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIALS OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS

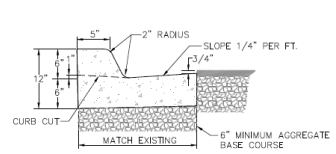
ASPHALT PATCH REPAIR DETAIL



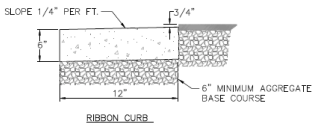
CONCRETE PATCH REPAIR DETAIL

NOTES:
1. REPLACEMENT ASPHALT THICKNESS SHALL BE 1" GREATER THAN EXISTING AND NO LESS THAN 3" MINIMUM.
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THAN 1½" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN PUBLIC WORKS DEPARTMENT.

ST-118 C4.0 **PATCH REPAIR SECTION** TOJ STD DETAIL



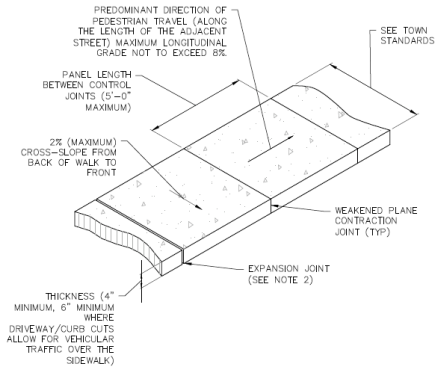
VERTICAL CURB



RIBBON CURB

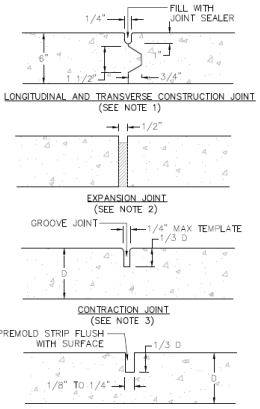
NOTES:
1. CURBS SHALL CONFORM TO WPWSS SECTION 02525, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. ROLL CURB SHALL NOT BE ALLOWED.

ST-110 C4.0 **CURB SECTION DETAIL** TOJ STD DETAIL



NOTES:
1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
3. FOR SIDEWALKS GREATER THAN SIX FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.

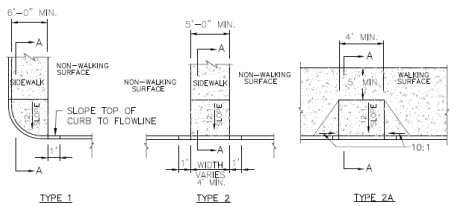
ST-127 C4.0 **CONCRETE SIDEWALK** TOJ STD DETAIL

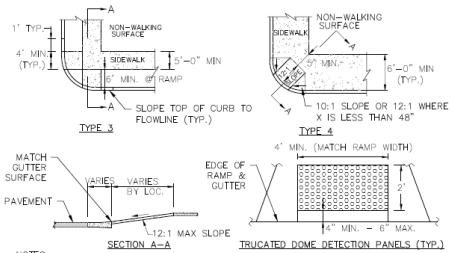


SAWED OR PREMOLDED STRIP LONGITUDINAL OR TRANSVERSE JOINT

NOTE:
1. KEYWAY FORMED BY FASTENING METAL KEY TO FORM.
2. ½" PREMOLDED NON-EXTRUDING EXPANSION JOINT MATERIAL TO MEET AASHTO M-59. EXPANSION MATERIAL SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURES SUCH AS INLETS AND DRIVEWAYS, AND EVERY 300' ON LONG STRAIGHT CONCRETE STRETCHES.
3. FORM WITH TEMPLATE OR SAWCUT JOINTS. IF SAWCUT JOINTS ARE USED, THEY SHALL BEGIN AS SOON AS CONCRETE IS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING AND BEFORE UNCONTROLLED CRACKING OCCURS. MINIMUM DISTANCE BETWEEN JOINTS IS 5'.
4. JOINT LAYOUT FOR CONCRETE STREETS IS TO BE SUBMITTED TO THE TOWN ENGINEER FOR APPROVAL.

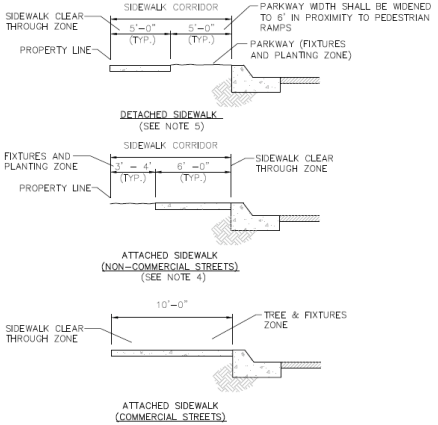
ST-123 C4.0 **PAVING & CONCRETE JOINT DETAILS** TOJ STD DETAIL





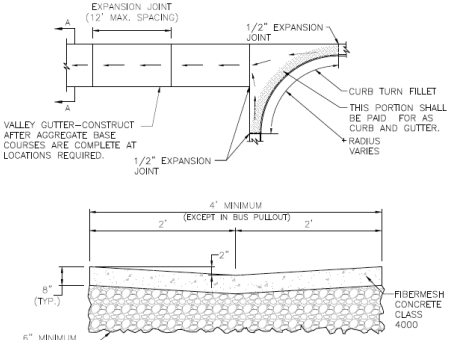
NOTES:
1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS.
2. LIP AT GUTTER TO BE NO MORE THAN ¾" HIGH.
3. CONCRETE TO BE A BROOM FINISH.
4. ALL PEDESTRIAN RAMPS SHALL INCLUDE PLACEMENT OF CAST IRON TRUNCATED DOME DETECTION PANELS IN A BRICK RED COLOR. (PANELS SHALL BE PROVIDED BY TOJ.)

ST-112 C4.0 **PEDESTRIAN RAMPS** TOJ STD DETAIL



NOTES:
1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS
2. SIDEWALK, PEDESTRIAN RAMPS AND CURB & GUTTER CONSTRUCTION SHALL BE PER TOWN STANDARDS WITHIN THE TOWN'S BOARDWALK DISTRICT, BOARDWALK (RATHER THAN SIDEWALK) SHALL BE INSTALLED.
3. MINIMUM CLEARANCE AROUND ALL OBSTRUCTIONS SHALL BE 5'-0".
4. ON NON-COMMERCIAL STREETS DETACHED SIDEWALK SHALL BE THE PREFERRED OPTION. IN ORDER TO MAINTAIN THE CLEAR THROUGH ZONE, THE FIXTURES ZONE SHALL BE WHERE FIRE HYDRANTS, UTILITY POLES, GUY WIRES, PULL BOXES, NEWSPAPER BOXES, PHONE BOOTHS, AND OTHER SUCH OBSTRUCTIONS ARE LOCATED.

ST-128 C4.0 **SIDEWALK CORRIDOR** TOJ STD DETAIL



NOTES:
1. VALLEY GUTTERS AND CURB TURN FILLETS SHALL CONFORM TO WPWSS SECTION 02528, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.08.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
3. REMOVAL AND REPLACEMENT OF VALLEY GUTTER SHALL TAKE PLACE IN FULL PANELS.
4. CURB AND GUTTER SECTION SHALL BE POURED SEPARATE OF VALLEY PAN AS WELL AS PEDESTRIAN RAMP AND/OR SIDEWALK.

ST-109 C4.0 **VALLEY GUTTER & CURB TURN FILLET** TOJ STD DETAIL

REV.	DATE	
-	4/21/2016	SURVEYED
MB		ENGINEERED
BJG		DRAWN
		CHECKED
		APPROVED

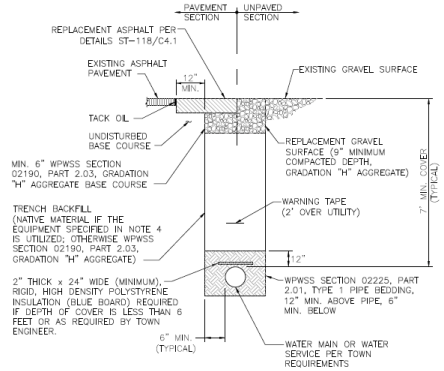
NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE: ROAD & GRADING DETAILS

JOB TITLE: ELK COUNTRY INN
DEVELOPMENT PLAN SUBMITTAL
JACKSON, WYOMING

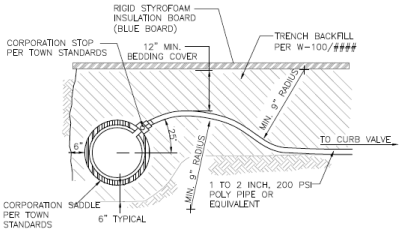
DRAWING NO: C4.0

JOB NO: 17-387-02



NOTES:
1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   – 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
   – 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.

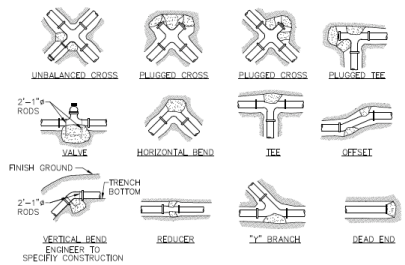
W-100 / C4.1 **WATER MAIN AND SERVICE LINE TRENCH**
TOJ STD DETAIL



DETAIL OF A PROPERLY INSTALLED CORPORATION STOP, SHOWING GOOSENECK IN SERVICE PIPE.

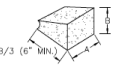
NOTES:
1. RIGID STYROFOAM INSULATION BOARD (BLUE BOARD) THICKNESS TO BE 2" OR GREATER. INSTALL FULL WIDTH OF TRENCH OR 2' OUTSIDE OF PIPE. OVER LAP 6" AT SEAMS.
2. ALL CONNECTIONS TO POLY PIPE WILL BE COMPRESSION TYPE FITTINGS INSTATIGHT OR EQUIVALENT.

W-102 / C4.1 **1" WATER SERVICE CONNECTION**



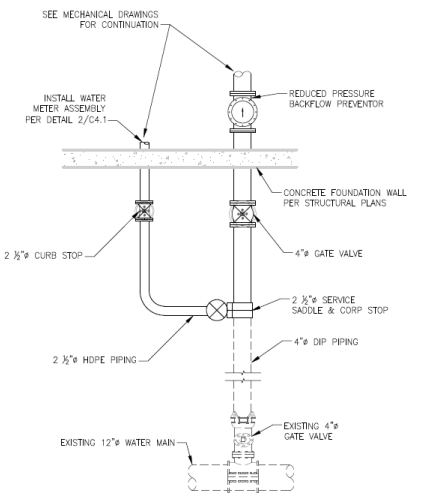
MINIMUM DIMENSIONS FOR THRUST BLOCKING

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

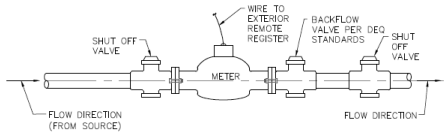


NOTES:
1. SIZE BLOCKS SHALL BE A MINIMUM OF 6" THICK.
2. ALL BLOCKING SHALL BEAR AGAINST UNDISTURBED MATERIAL.
3. DESIGN IS BASED ON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.
4. 4 MIL POLYETHELENE PLASTIC BOND BREAKER SHALL BE PROVIDED BETWEEN THRUST BLOCK AND WATER PIPE.

W-111 / C4.1 **THRUST BLOCK DETAILS**
TOJ STD DETAIL



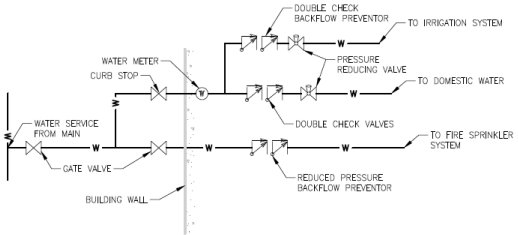
1 / C4.1 **WATER SERVICE CONNECTION DETAIL**



2 1/2" DIAMETER ASSEMBLY

NOTES:
1. SERVICE PIPE MATERIAL SHALL MEET ADOPTED PLUMBING CODE REQUIREMENTS.
2. METER SHALL BE INSTALLED IN HORIZONTAL ALIGNMENT ONLY.
3. CONNECTIONS WITHIN THE ASSEMBLY SHALL BE THREADED OR BOLTED FLANGED, AS APPROPRIATE.
4. METER SHALL BE PURCHASED FROM AND SUPPLIED BY THE TOWN OF JACKSON.

2 / C4.1 **WATER METER INSTALLATION DETAIL**



3 / C4.1 **WATER SERVICE FIRE ENTRY SCHEMATIC DETAIL**

NELSON ENGINEERING
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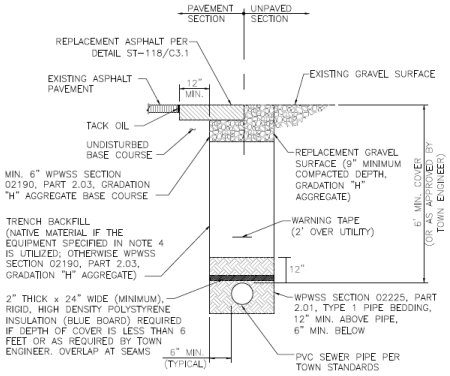
DATE	4/11/2018	REV.
SURVEYED	–	
ENGINEERED	MB	
DRAWN	BJG	
CHECKED		
APPROVED		

DRAWING TITLE: WATER DETAILS

JOB TITLE: ELK COUNTRY INN DEVELOPMENT PLAN SUBMITTAL JACKSON, WYOMING

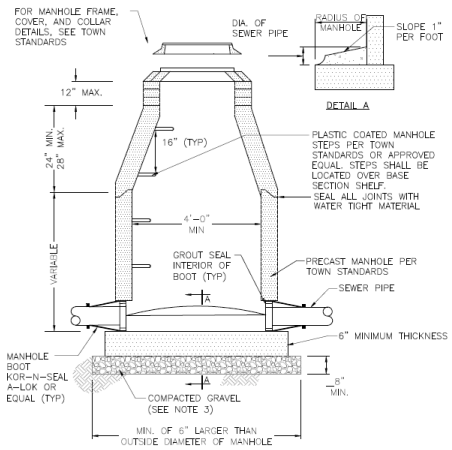
DRAWING NO C4.1

JOB NO 17-387-02



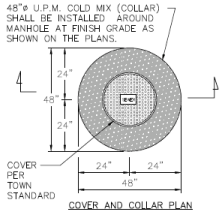
NOTES:
1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
   - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WOSHA) REGULATIONS.

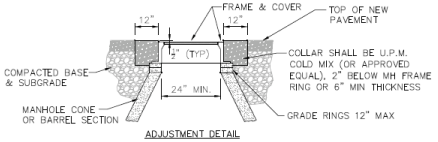
SS-100 C4.2 SEWER MAIN & SERVICE TRENCH DETAIL



NOTES:
1. DROP ACROSS INVERT SHALL BE GREATER THAN OR EQUAL TO SLOPE OF ADJACENT SEWER PIPE.
2. BASE SHALL BE REINFORCED WHEN THE DISTANCE FROM INVERT TO TOP OF COVER EXCEEDS 15'. REINFORCEMENT TO BE APPROVED BY ENGINEER.
3. GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
4. ALL PIPES GOING INTO MANHOLE SHALL BE INSTALLED TO MATCH TOP OF PIPE CROWNS.
5. TROUGH DEPTH AT CENTER TO BE HALF THE DIAMETER OF THE PIPE.

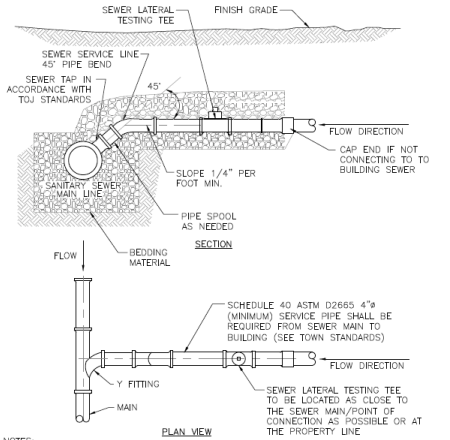
SS-102 C4.2 SANITARY SEWER MANHOLE
TOJ STD DETAIL





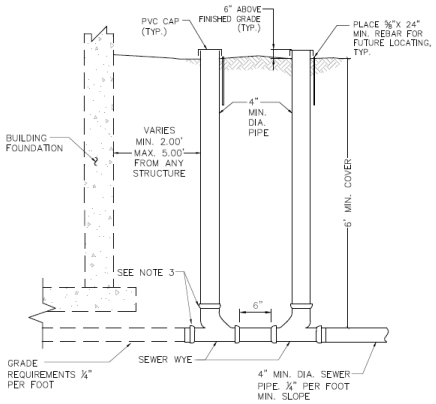
NOTES:
1. ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSS SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING.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

SS-109 C4.2 MANHOLE ADJUSTMENT DETAIL
TOJ STD DETAIL



NOTES:
1. NEW SERVICE CONNECTIONS TO EXISTING SANITARY SEWER MAINS (OWNED BY THE TOWN) SHALL BE COMPLETED BY THE TOWN OF JACKSON. THE PRIVATE PARTY BEING SERVED BY THE NEW CONNECTION SHALL BE RESPONSIBLE FOR CARRYING OUT BACKFILL OPERATIONS.
2. BACKFILL OPERATIONS AT NEW SERVICES CONNECTED TO EXISTING SANITARY SEWER MAINS SHALL BE COMPACTED PER TOWN STANDARDS.
3. CLEANOUT TO BE PROVIDED ADJACENT TO HOUSE OR BUILDING, EVERY 100' OF SERVICE LINE, AND AT EVERY POINT WHERE THE SEWER SERVICE MAKES 135° OF ANGLE CHANGE PER THE INTERNATIONAL PLUMBING CODE.
4. COMPLETE WATER LEAK TESTING OF NEW SEWER PIPE IN ACCORDANCE WITH TOJ STANDARDS.

SS-111 C4.2 SANITARY SEWER SERVICE LINE



NOTES:
1. PRIOR TO BACKFILL THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS GRADE AND COMPLETE WATER TESTING.
2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
3. ALL PVC FITTINGS SHALL MEET ASTM D2665 SPECIFICATIONS.

SS-114 C4.2 SERVICE LATERAL BUILDING CLEANOUT

100

NELSON ENGINEERING
P.O. BOX 1569, JACKSON WYOMING (307) 733-2087

DATE	4/11/2018
SURVEYED	-
ENGINEERED	MB
DRAWN	BJG
CHECKED	
APPROVED	
REV.	

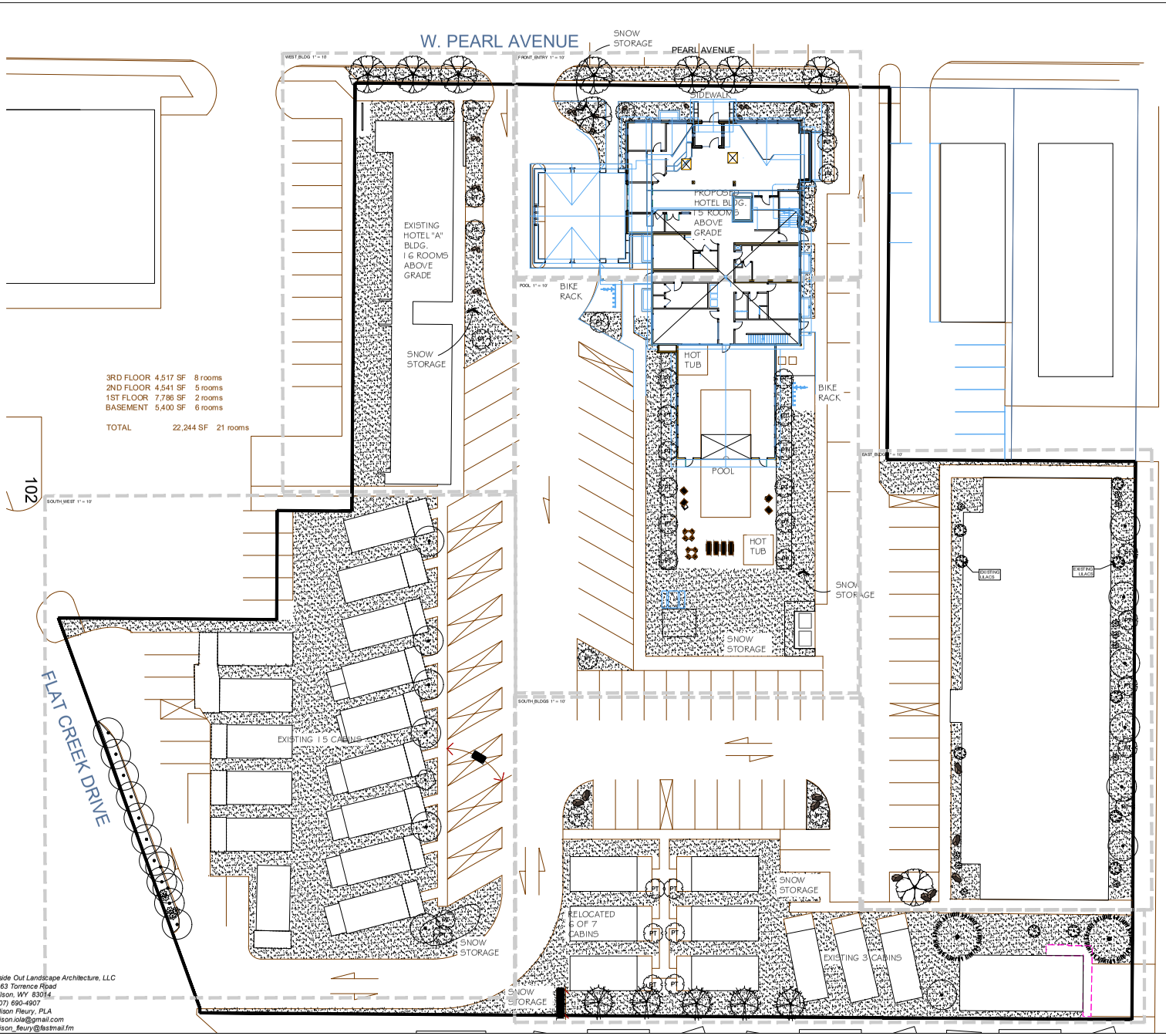
DRAWING TITLE: SEWER DETAILS

JOB TITLE: ELK COUNTRY INN
DEVELOPMENT PLAN SUBMITTAL
JACKSON, WYOMING

DRAWING NO: C4.2

JOB NO: 17-387-02

LANDSCAPE DRAWINGS



PLANT SCHEDULE

PROPOSED TREES	BOTANICAL NAME	COMMON NAME
	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple
	Picea pungens	Colorado Spruce
PT	Populus tremula 'Erecta'	European Columnar Aspen
EXISTING TREES	**BOTANICAL NAME**	**COMMON NAME**
	Picea pungens	Colorado Spruce
	Populus tremula 'Erecta'	European Columnar Aspen
	Populus tremuloides	Quaking Aspen

IRRIGATION NOTES:

1) TIE INTO EXISTING IRRIGATION SYSTEM. VERIFY LOCATION OF BACKFLOW PREVENTOR.
2) DETERMINE IF NEW IRRIGATION CLOCK IS REQUIRED.
3) ALL PERENNIAL, ORNAMENTAL GRASS AND SHRUB BEDS SHALL RECEIVE DRIP IRRIGATION.
4) ALL INDIVIDUAL TREES AND SHRUBS SHALL RECEIVE DRIP IRRIGATION.
5) ALL BLUEGRASS SOD AREAS SHALL RECEIVE SPRAY IRRIGATION.
6) WATERING RATES AS FOLLOWS:
   6)1) BLUEGRASS SOD 1.94" PER WEEK PEAK SEASON
   6)2) ORNAMENTAL PERENNIALS AND GRASSES 0.78" PER WEEK PEAK SEASON
7) DRIP IRRIGATION SHALL BE PROVIDED FOR ANY POTS AT THE ENTRANCES.

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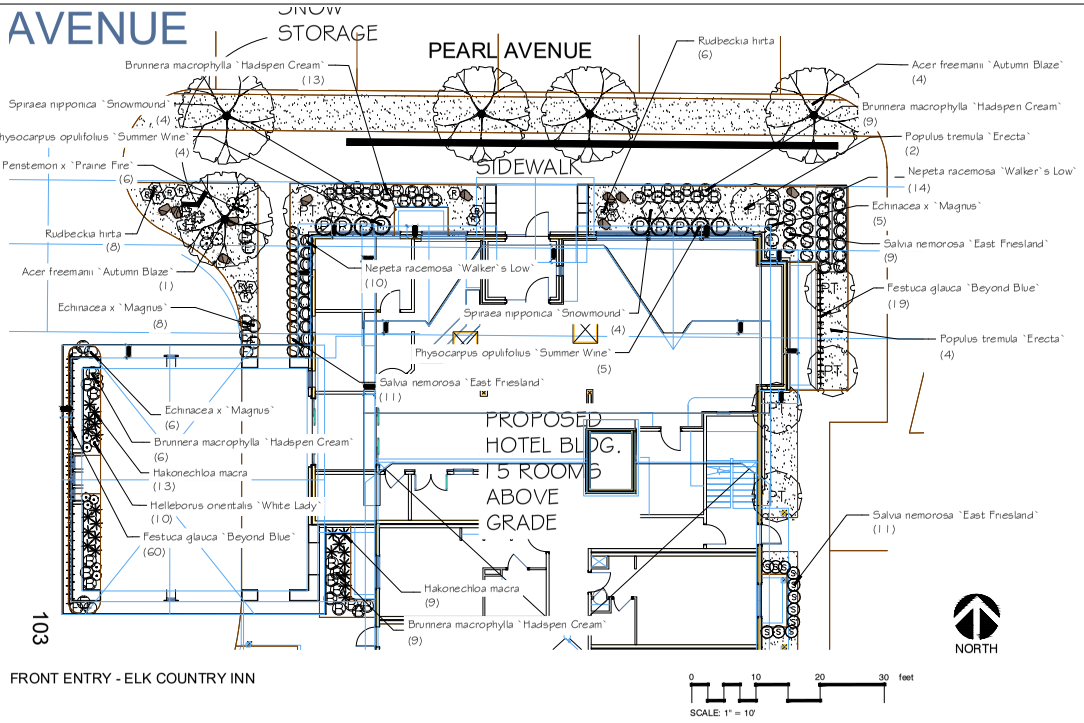
LICENSED LANDSCAPE ARCHITECT
ALLISON M. FLEURY
LA-0018
Date 04/10/18
STATE OF WYOMING

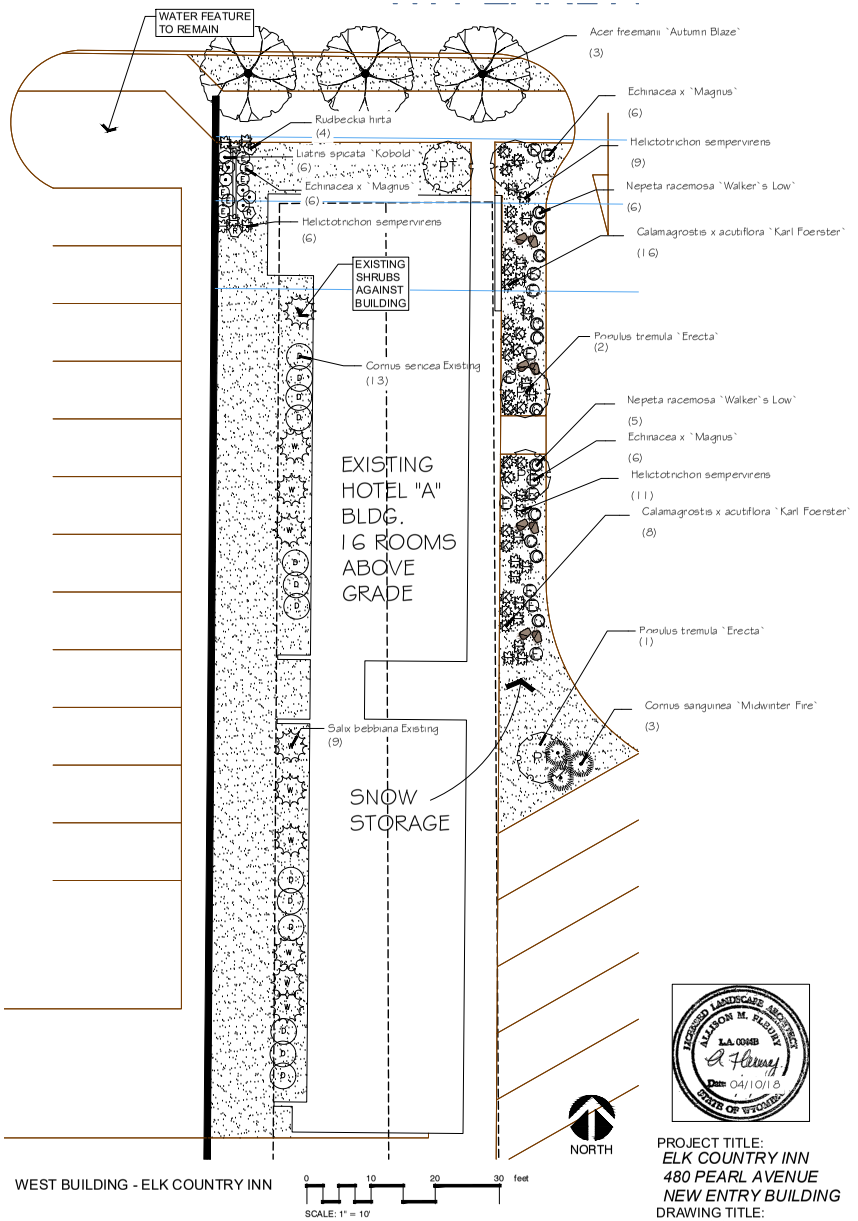
PROJECT TITLE:
ELK COUNTRY INN
480 PEARL AVENUE
NEW ENTRY BUILDING
DRAWING TITLE:
LANDSCAPE PLAN

DRAWING NO: *LP 1.0*
Project Number: *2018-03*
Prepared By: *AMF* Date: *03/02/18* Rev. Date: *04/10/18*



103

FRONT ENTRY - ELK COUNTRY INN



WEST BUILDING - ELK COUNTRY INN

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LICENSED LANDSCAPE ARCHITECT
ALLISON M. FLEURY
LA-0048
Date 04/10/18
STATE OF WYOMING

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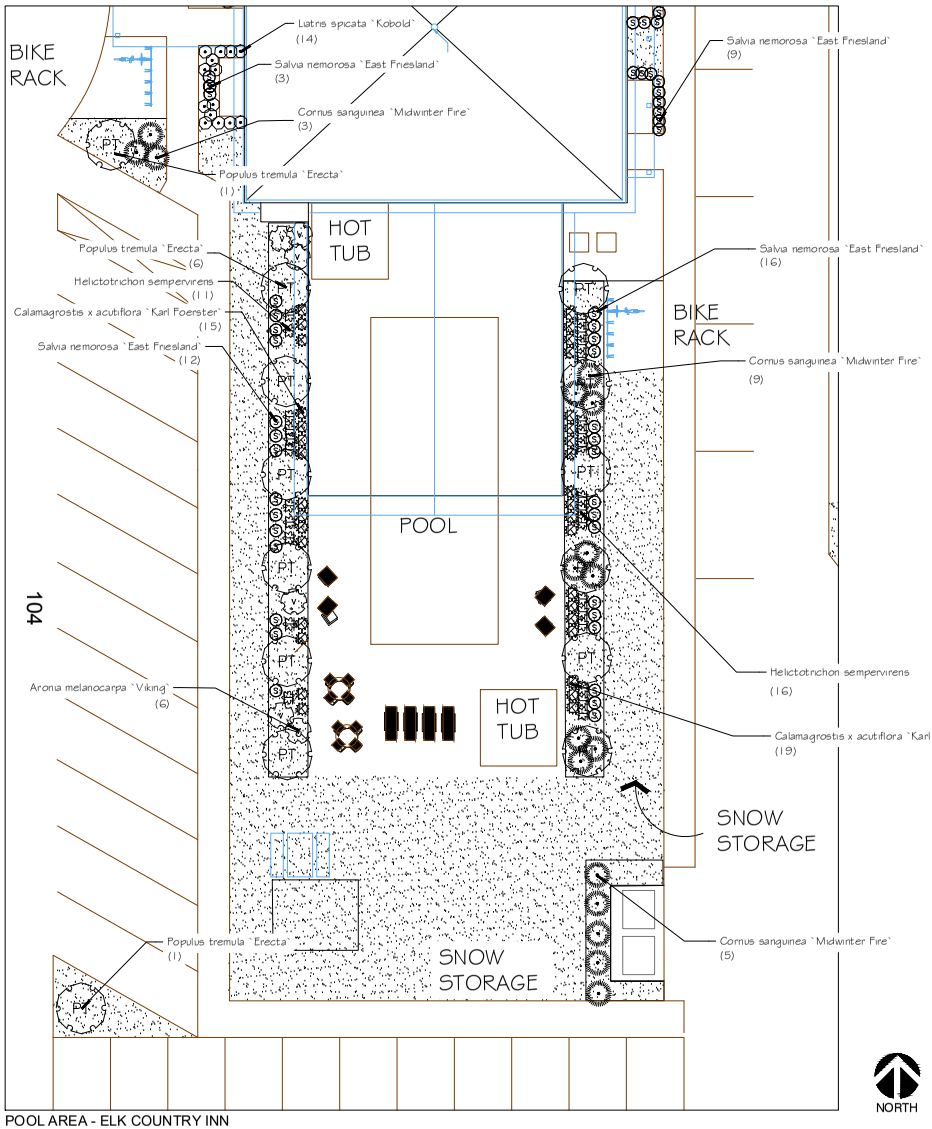
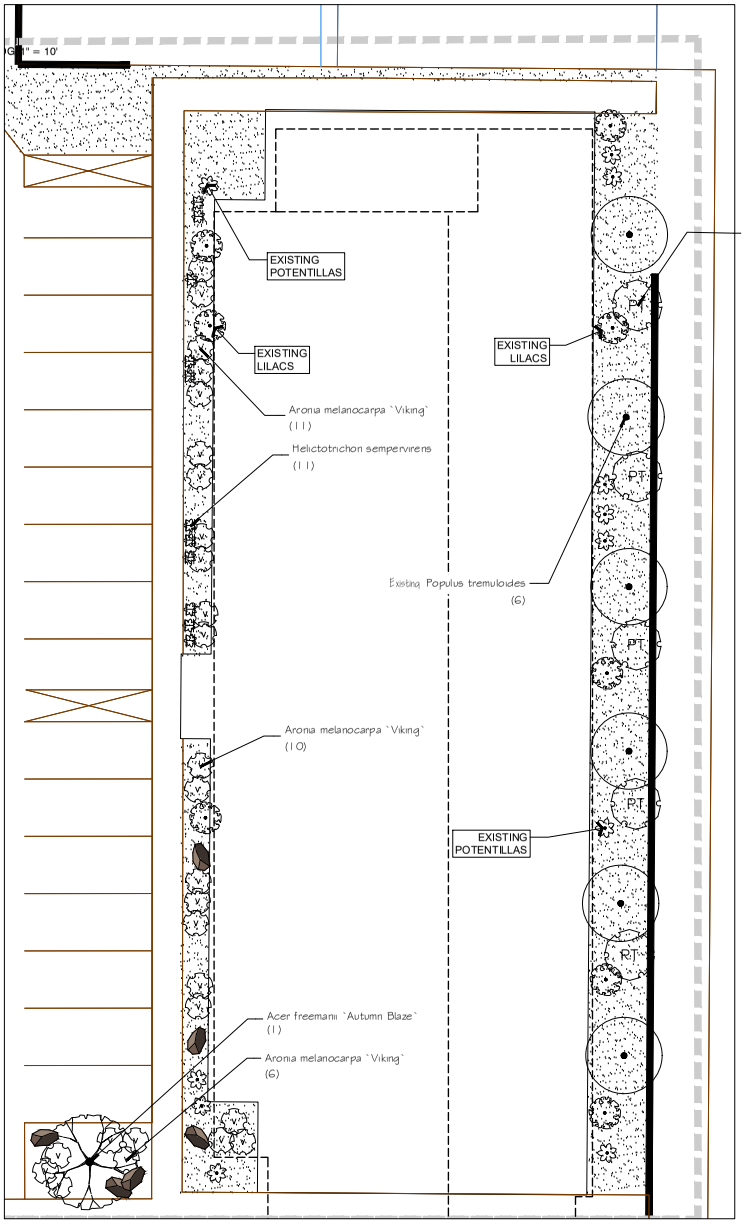
PROJECT TITLE:
ELK COUNTRY INN
480 PEARL AVENUE
NEW ENTRY BUILDING

DRAWING TITLE:
LANDSCAPE PLAN ENLARGEMENTS

DRAWING NO: *LP 1.1*
Project Number: *2018-03*
Prepared By: *AMF* Date: *03/02/18* Rev. Date: *04/10/18*



POOL AREA - ELK COUNTRY INN



EAST BUILDING - ELK COUNTRY INN

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PROJECT TITLE:
ELK COUNTRY INN
480 PEARL AVENUE
NEW ENTRY BUILDING
DRAWING TITLE:
LANDSCAPE PLAN ENLARGEMENTS

DRAWING NO: *LP 1.2*
Project Number: *2018-03*
Prepared By: *AMF* Date: *03/02/18* Rev. Date: *04/10/18*



SOUTHWEST CABINS - ELK COUNTRY INN

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STATE OF WYOMING
Date 04/10/18

0 10 20 30 feet
SCALE: 1" = 10'

NORTH

PROJECT TITLE:
ELK COUNTRY INN
480 PEARL AVENUE
NEW ENTRY BUILDING
DRAWING TITLE:
LANDSCAPE PLAN
ENLARGEMENTS

DRAWING NO: *LP 1.3*
Project Number: *2018-03*
Prepared By: *AMF* Date: *03/02/18* Rev. Date: *04/10/18*

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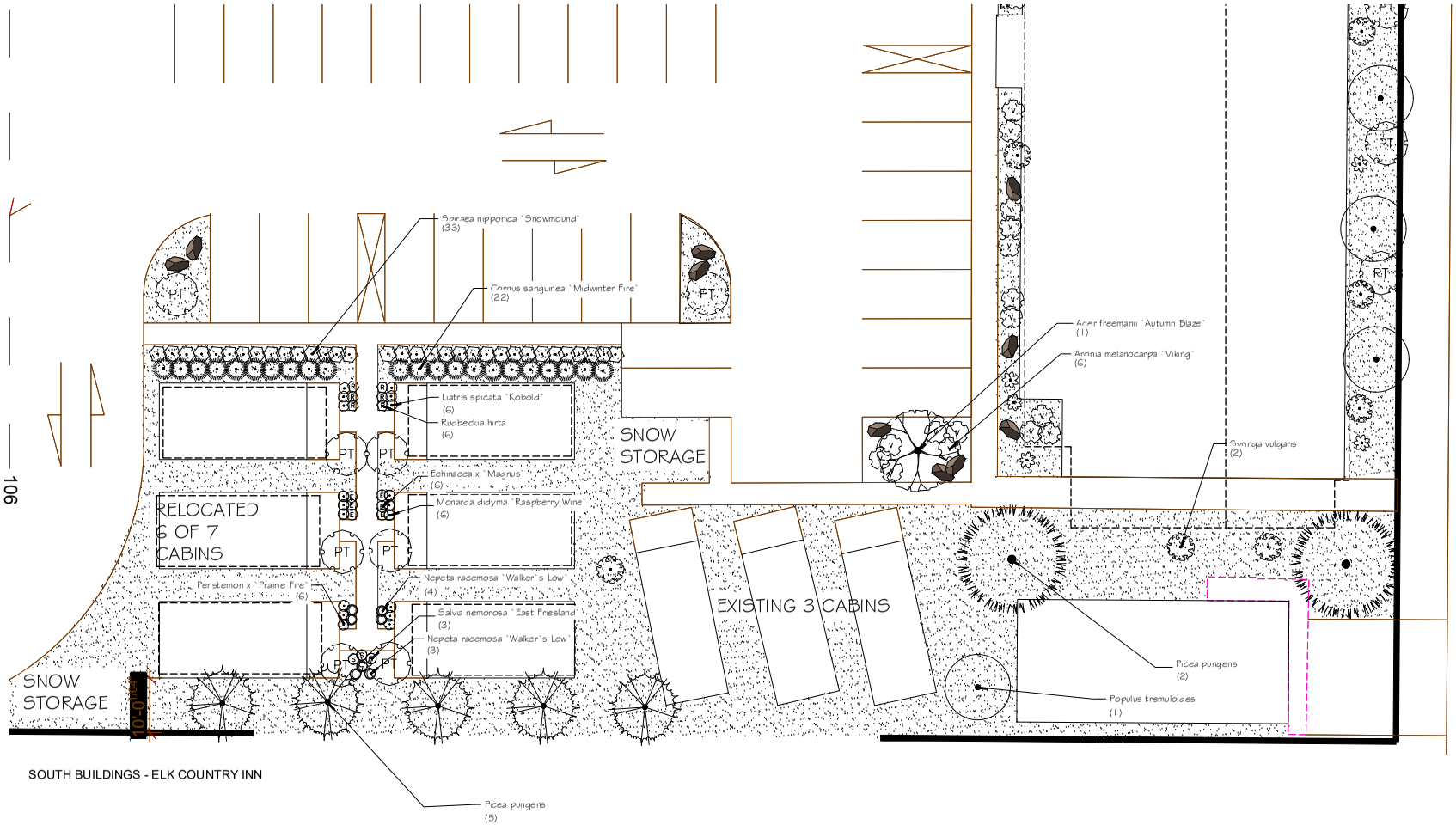

SOUTH BUILDINGS - ELK COUNTRY INN

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LICENSED LANDSCAPE ARCHITECT
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LA.0048
04/10/18
STATE OF WYOMING

0 10 20 30 feet
SCALE: 1" = 10'

NORTH

PROJECT TITLE:
ELK COUNTRY INN
480 PEARL AVENUE
NEW ENTRY BUILDING
DRAWING TITLE:
LANDSCAPE PLAN
ENLARGEMENTS

DRAWING NO: *LP 1.4*
Project Number: *2018-03*
Prepared By: *AMF* Date: *03/02/18* Rev. Date: *04/10/18*

Inside Out Landscape Architecture, LLC
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www.insideoutlandscapearchitecture.com

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	B & B	3"Cal		9	
	Picea pungens	Colorado Spruce	B & B		14'-15'	5	
PT	Populus tremula 'Erecta'	European Columnar Aspen	B & B	2.5"Cal		40	

EXISTING	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Picea pungens	Colorado Spruce	Existing			2	
	Populus tremula 'Erecta'	European Columnar Aspen	Existing			1	
	Populus tremuloides	Quaking Aspen	Existing			25	

TO BE REMOVED	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY	REMARKS
	Picea pungens	Colorado Spruce	Existing			7	
	Populus tremuloides	Quaking Aspen	Existing			9	

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY	REMARKS
V	Aronia melanocarpa 'Viking'	Viking Chokeberry	5 gal			33	
C	Cornus sanguinea 'Midwinter Fire'	Blood-Twig Dogwood	5 gal			42	
P	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	5 gal			9	
	Spiraea nipponica 'Snowmound'	Snowmound Spirea	5 gal			41	

ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY	REMARKS
E	Echinacea x 'Magnus'	Magnus Coneflower	1 gal			48	
	Liatris spicata 'Kobold'	Spike Gayfeather	1 gal			26	
M	Monarda didyma 'Raspberry Wine'	Raspberry Wine Bee Balm	1 gal			6	
N	Nepeta racemosa 'Walker's Low'	Catmint	1 gal			42	
	Penstemon x 'Prairie Fire'	Prairie Fire Beardtongue	1 gal			12	
R	Rudbeckia hirta	Black-eyed Susan	1 gal			24	
S	Salvia nemorosa 'East Friesland'	East Friesland Perennial Sage	1 gal			56	

EXISTING SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY	REMARKS
D	Cornus sericea	Red Twig Dogwood	Existing			13	
	Potentilla fruticosa	Bush Cinquefoil	Existing			16	
	Salix bebbiana	Common willow	Existing			10	
	Syringa vulgaris	Common Lilac	Existing			11	

GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal			63	
	Festuca glauca 'Beyond Blue'	Beyond Blue Fescue	1 gal			60	
	Hakonechloa macra	Japanese Forest Grass	1 gal			22	
	Helictotrichon sempervirens	Blue Oat Grass	1 gal			74	

SHADE PLANTS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY	REMARKS
B	Brunnera macrophylla 'Hadspen Cream'	Siberian Bugloss	1 gal			37	
	Helleborus orientalis 'White Lady'	White Lenten Rose	1 gal			10	

TO BE REMOVED	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY	REMARKS
	Syringa vulgaris	Common Lilac	Existing			23	

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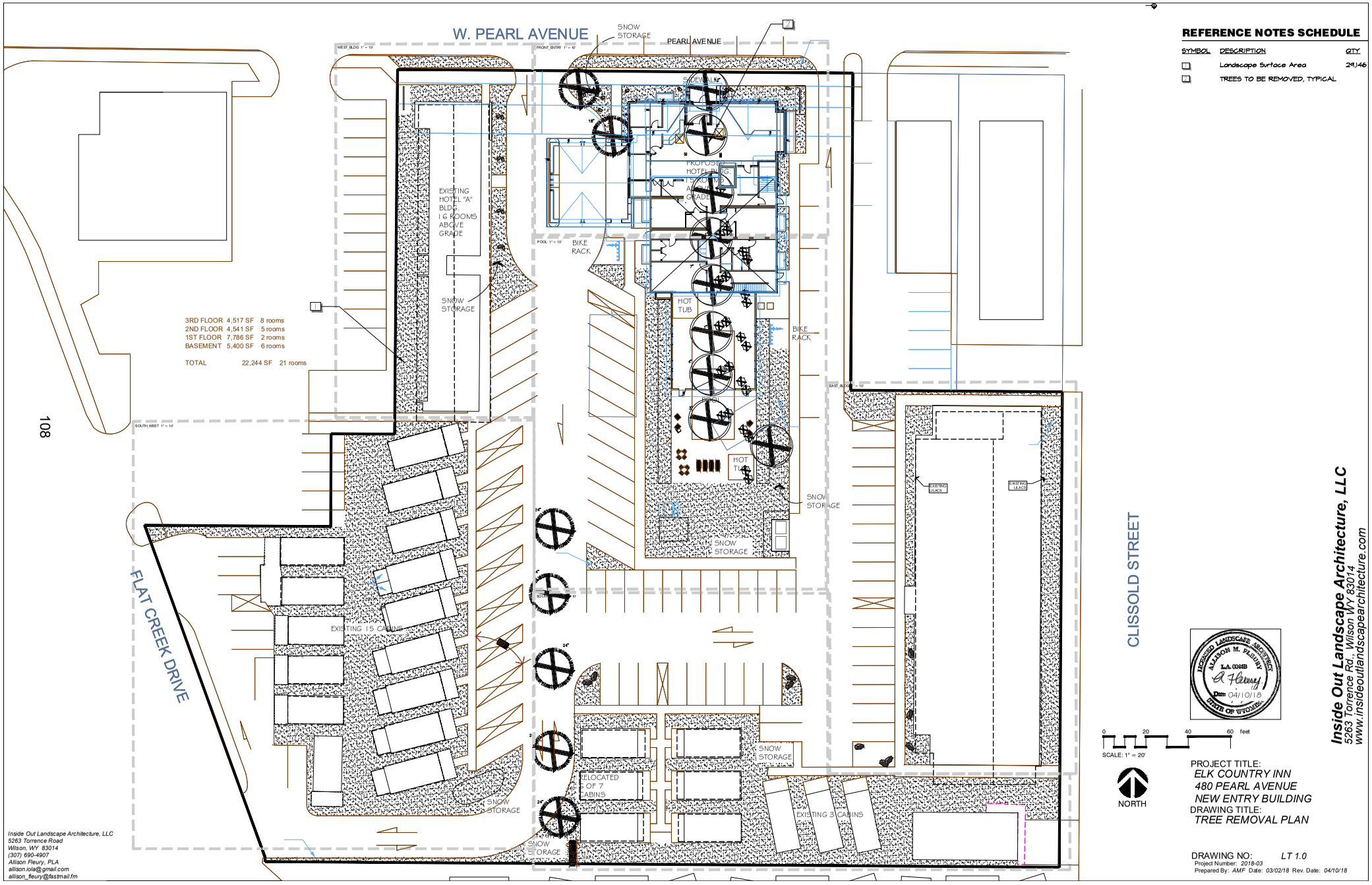
REGISTERED LANDSCAPE ARCHITECT
ALLISON M. FLEURY
LA. 0048
STATE OF WYOMING
Date 04/10/18

PROJECT TITLE:
ELK COUNTRY INN
480 PEARL AVENUE
NEW ENTRY BUILDING
DRAWING TITLE:
LANDSCAPE SCHEDULE

DRAWING NO: *LP 6.0*
Project Number: *2018-03*
Prepared By: *AMF* Date: *03/28/18* Rev. Date: *04/10/18*



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
	Landscape Surface Area	29,146
	TREES TO BE REMOVED, TYPICAL	

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04/10/18
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PROJECT TITLE:
ELK COUNTRY INN
480 PEARL AVENUE
NEW ENTRY BUILDING
DRAWING TITLE:
TREE REMOVAL PLAN

DRAWING NO: *LT 1.0*
Project Number: *2018-03*
Prepared By: *AMF* Date: *03/02/18* Rev. Date: *04/10/18*

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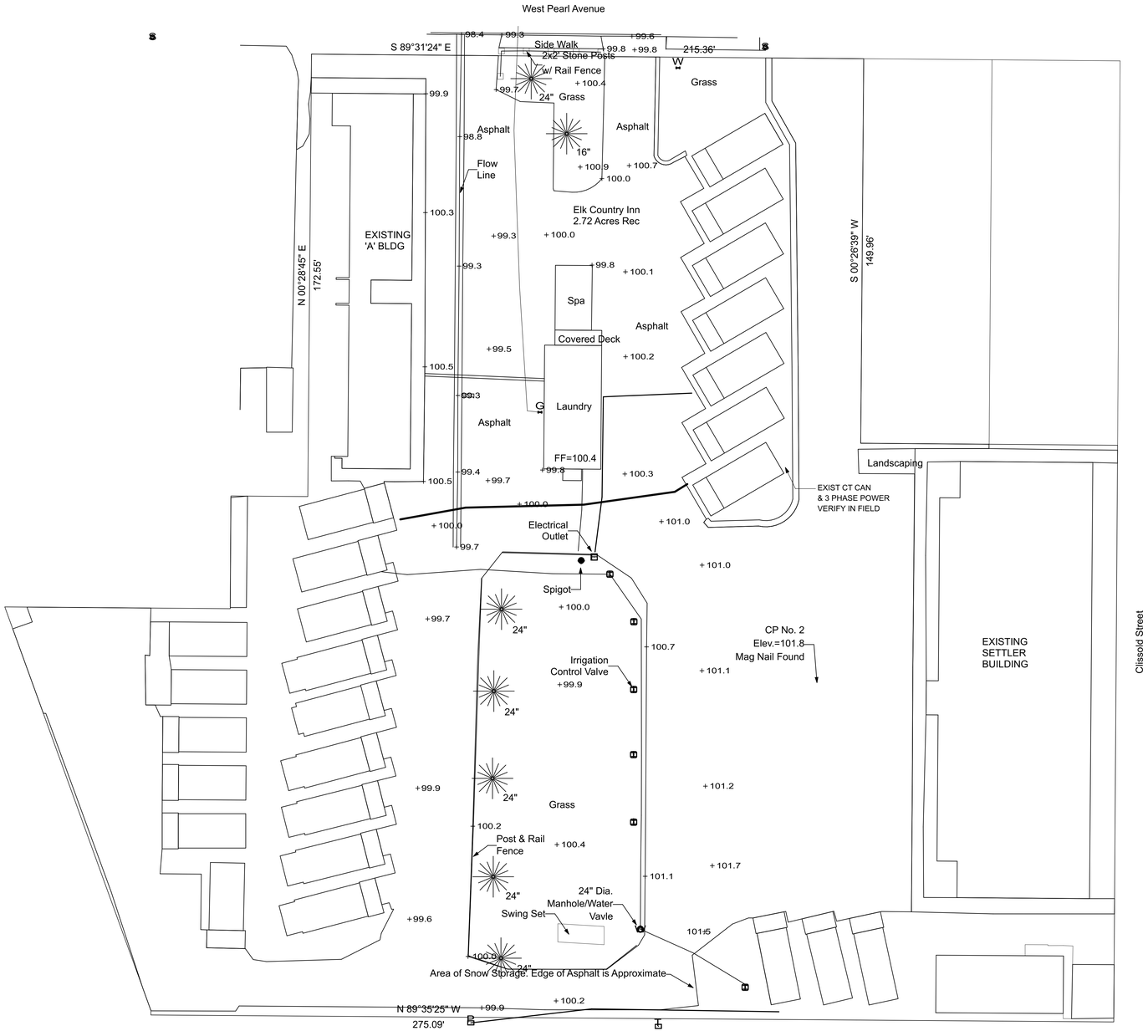

EXISTING SITE PLAN

1"=20'

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ELK COUNTRY INN
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JACKSON, WYOMING

ISSUE DATE	CHANGE

PROJECT NO: 215-17
DRAWN BY: ML

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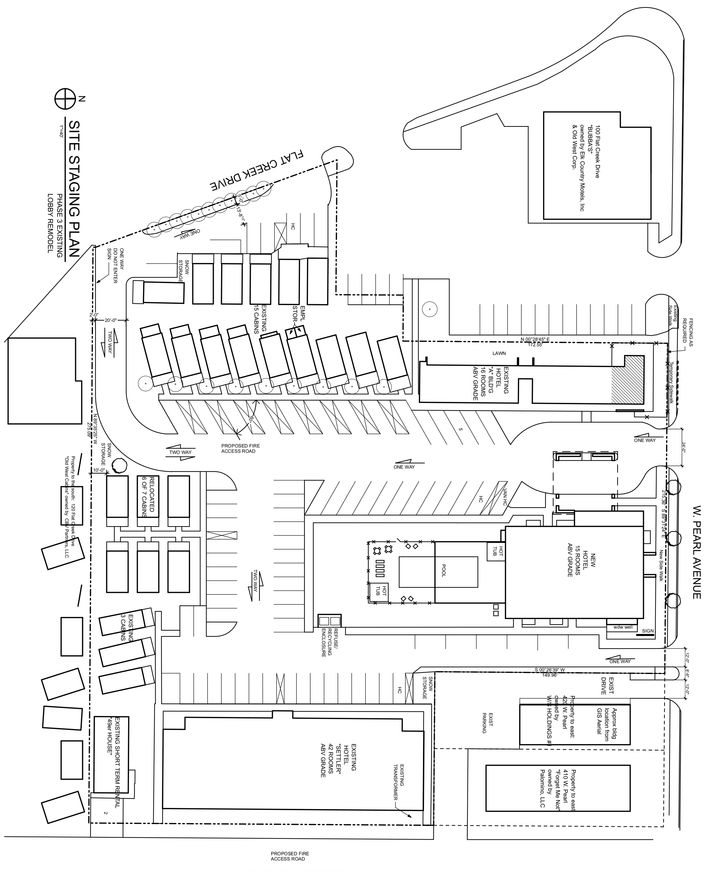
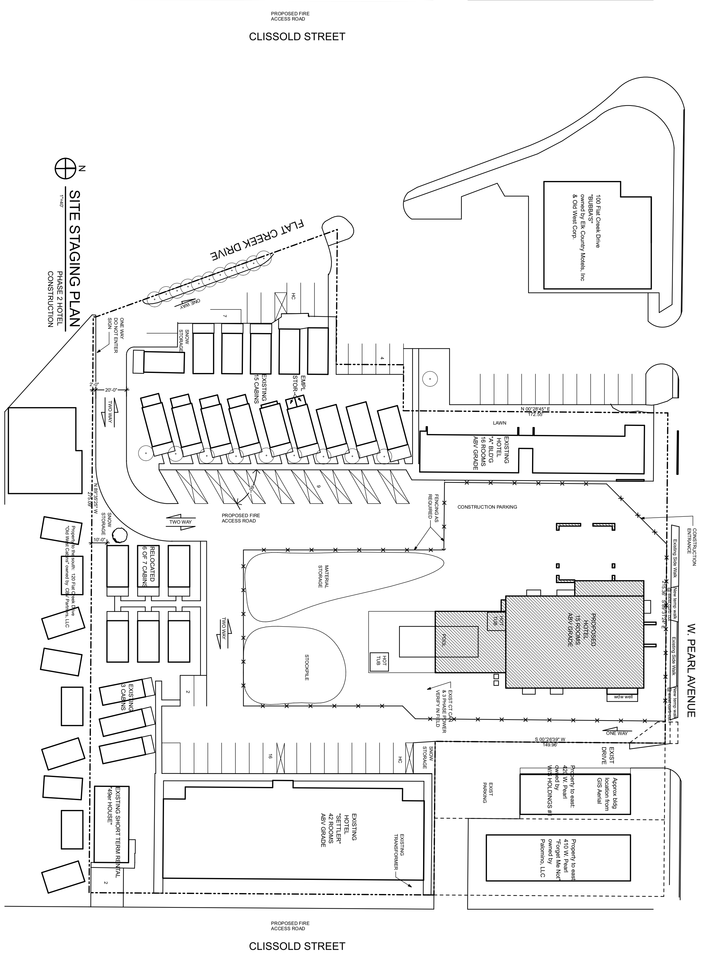
SHEET TITLE:

EXISTING SITE PLAN

DP-1.2





DP-1.3

SHEET TITLE: SITE STAGING PLANS

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PROJECT NO: 215-17
DRAWN BY: ML

ISSUE	DATE	CHANGE	ISSUE	DATE	CHANGE

ELK COUNTRY INN
NEW ENTRY BUILDING
480 W. PEARL AVENUE
JACKSON, WYOMING

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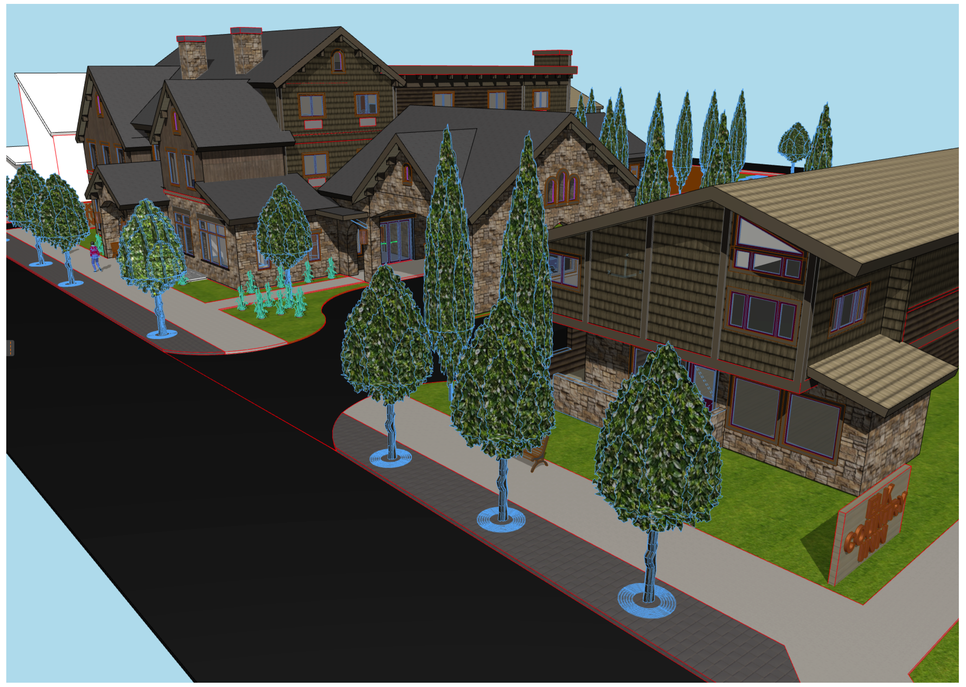

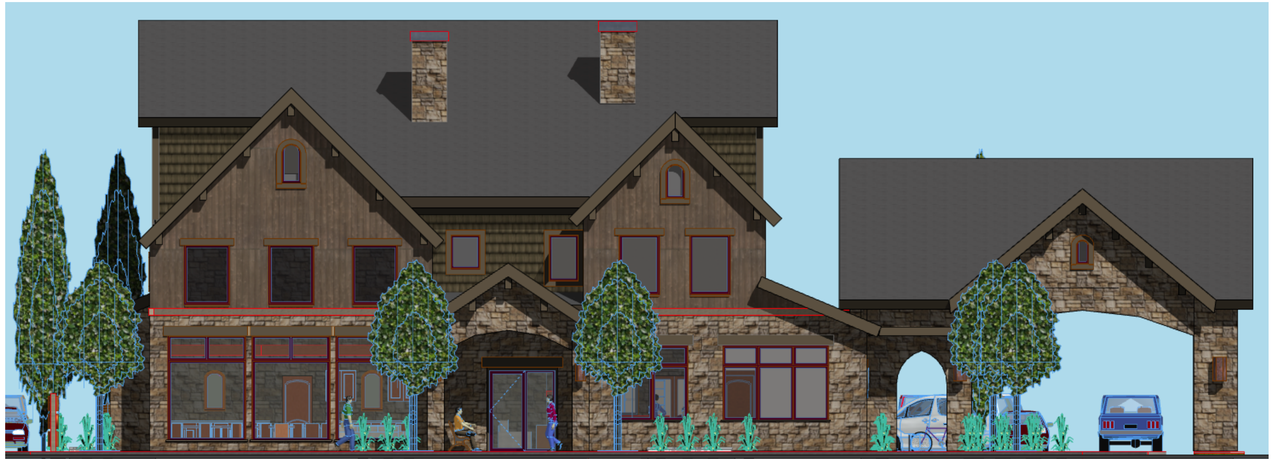



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ELK COUNTRY INN
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JACKSON, WYOMING

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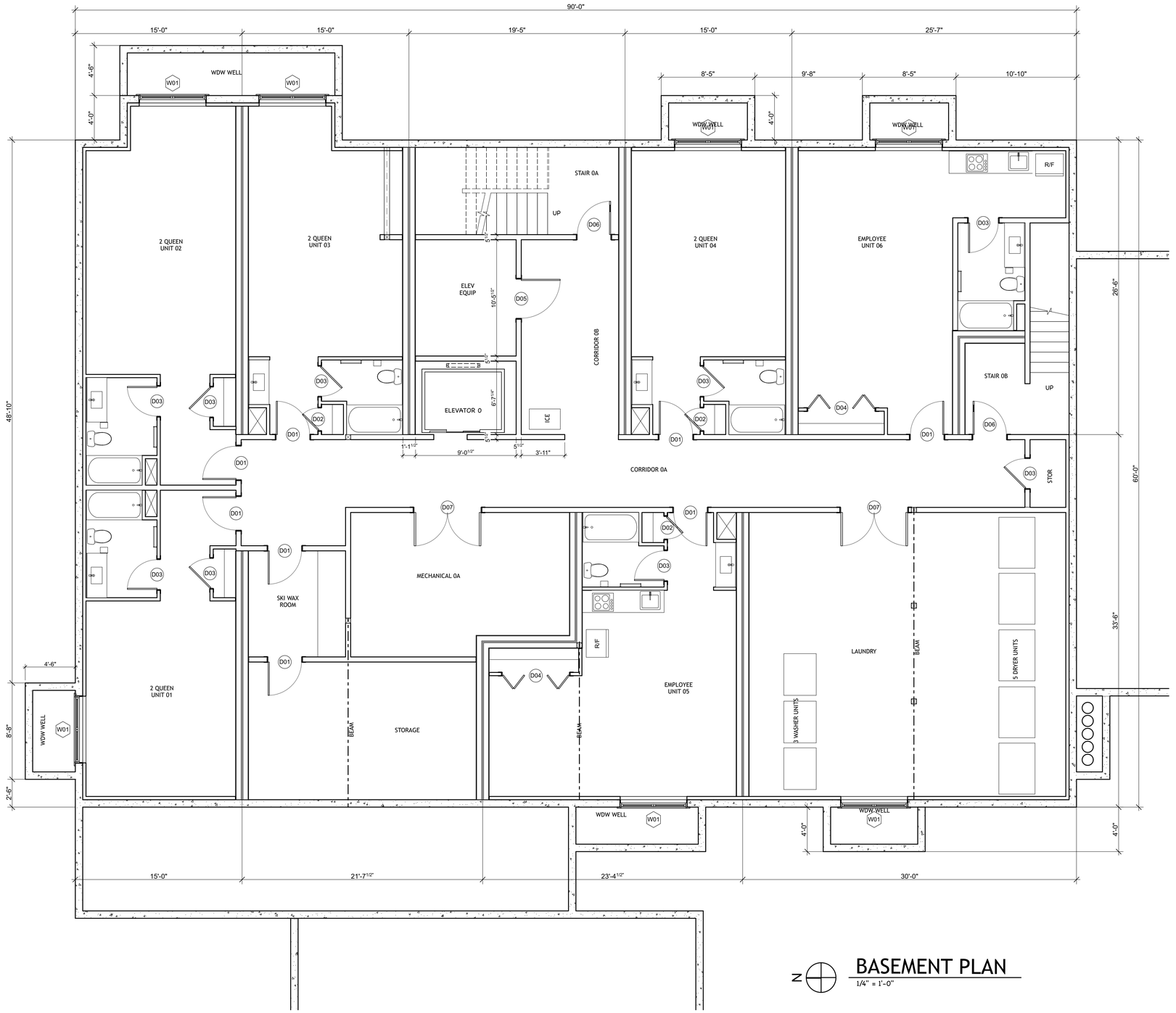
SHEET TITLE:

3D IMAGES

DP-1.4



N

BASEMENT PLAN

1/4" = 1'-0"

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ELK COUNTRY INN
NEW ENTRY BUILDING
480 W. PEARL AVENUE
JACKSON, WYOMING

ISSUE DATE	CHANGE

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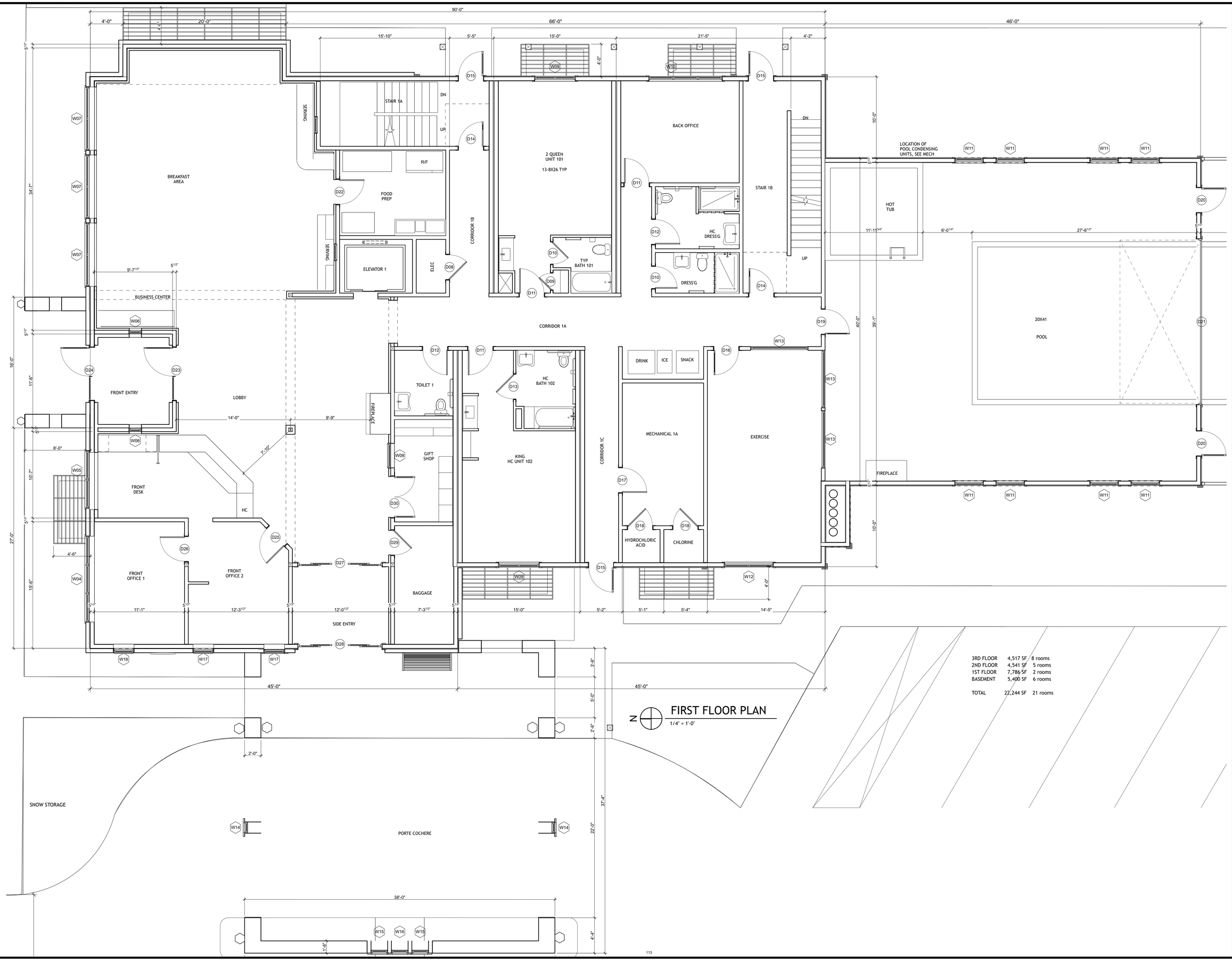
SHEET TITLE:

BASEMENT FLOOR PLAN

DP-2.1



FIRST FLOOR PLAN

1/4" = 1'-0"

3RD FLOOR	4,517 SF	8 rooms
2ND FLOOR	4,541 SF	5 rooms
1ST FLOOR	7,786 SF	2 rooms
BASEMENT	5,400 SF	6 rooms
TOTAL	22,244 SF	21 rooms

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ISSUE DATE	CHANGE

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DRAWN BY: ML

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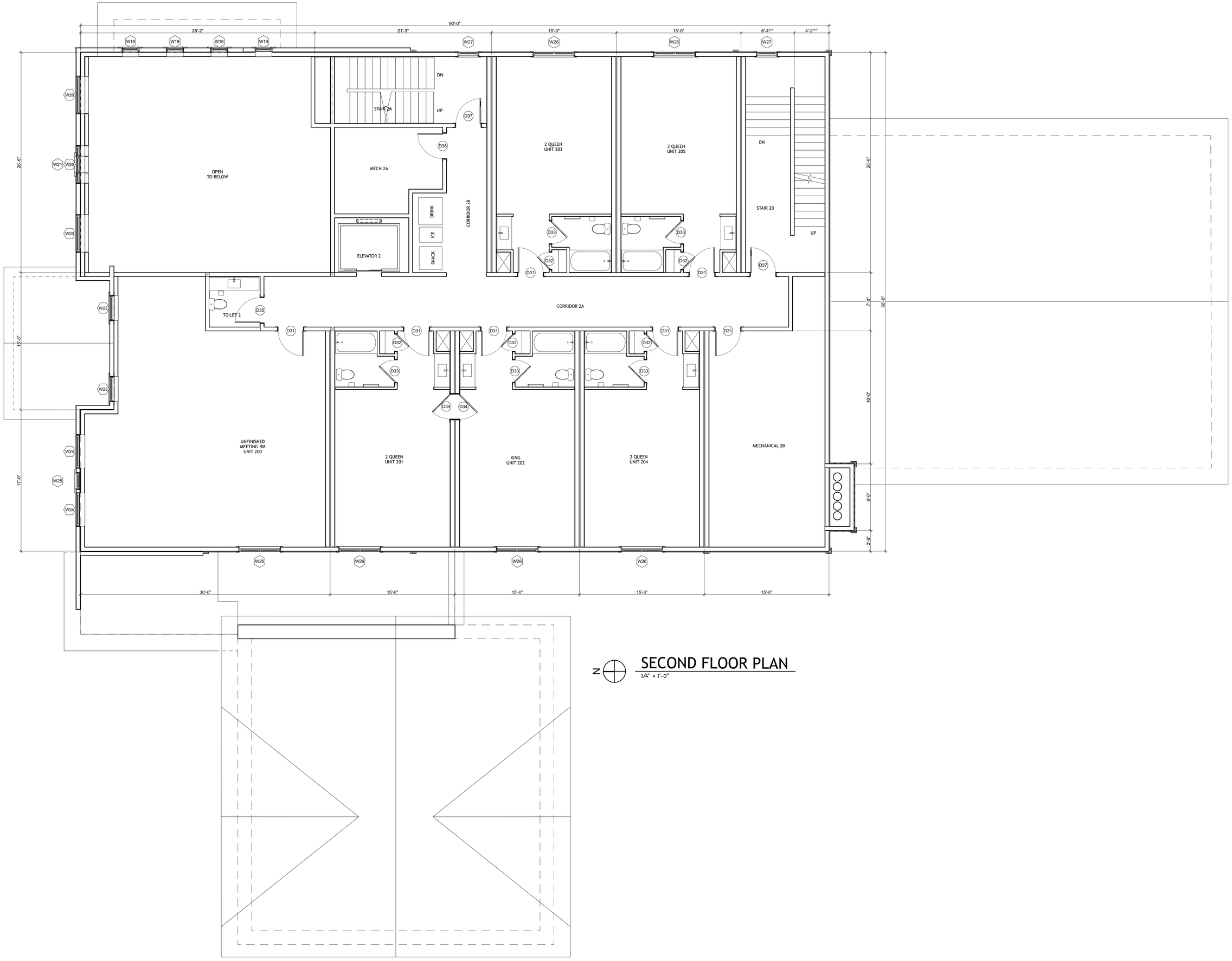
SHEET TITLE:

GROUND FLOOR PLAN

DP-2.2



N

SECOND FLOOR PLAN

1/4" = 1'-0"

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ELK COUNTRY INN
NEW ENTRY BUILDING
480 W. PEARL AVENUE
JACKSON, WYOMING

ISSUE DATE	CHANGE

PROJECT NO: 215-17
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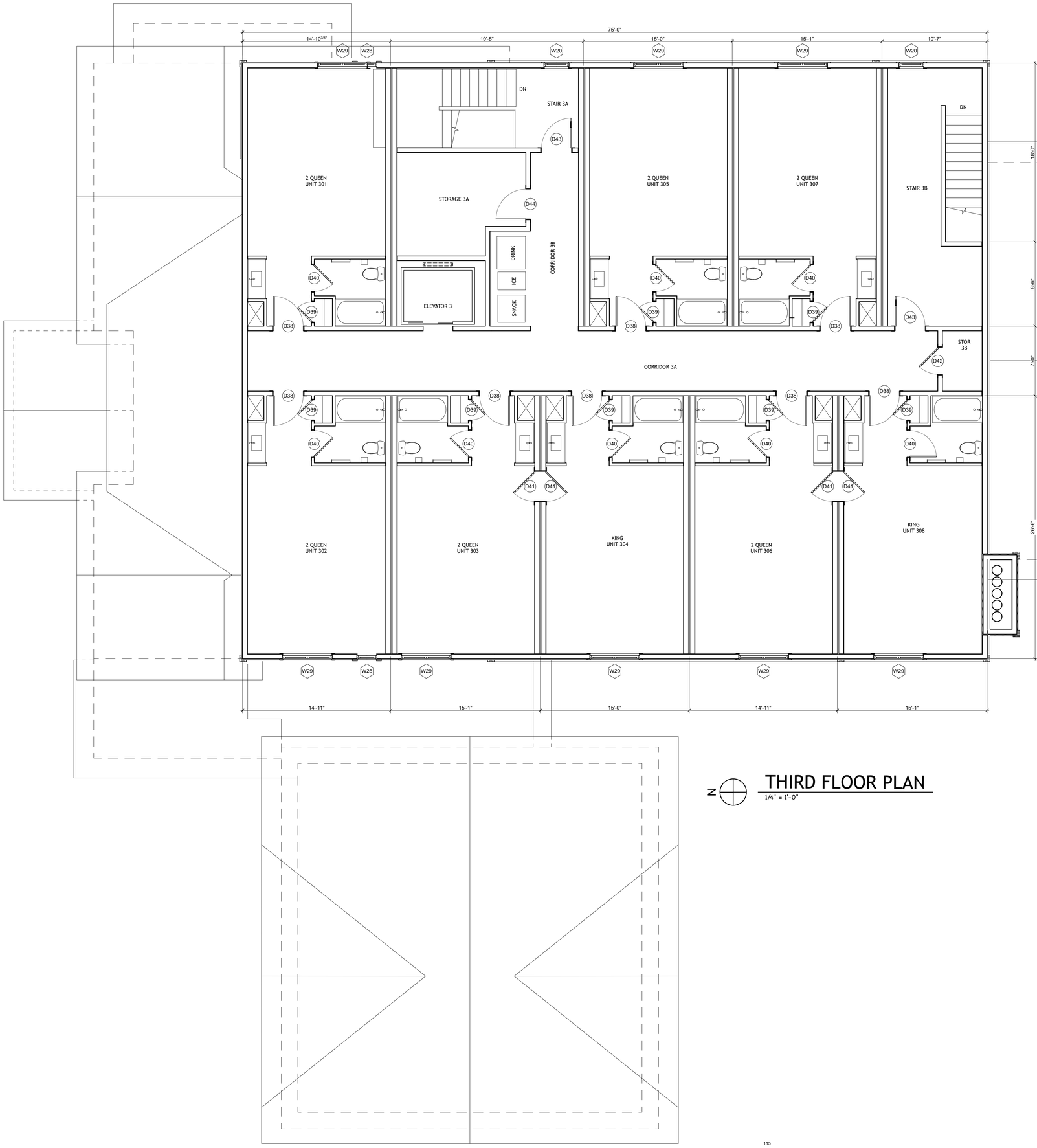
SHEET TITLE:

SECOND FLOOR PLAN

DP-2.3



N

THIRD FLOOR PLAN

1/4" = 1'-0"

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ISSUE DATE	CHANGE

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SHEET TITLE:

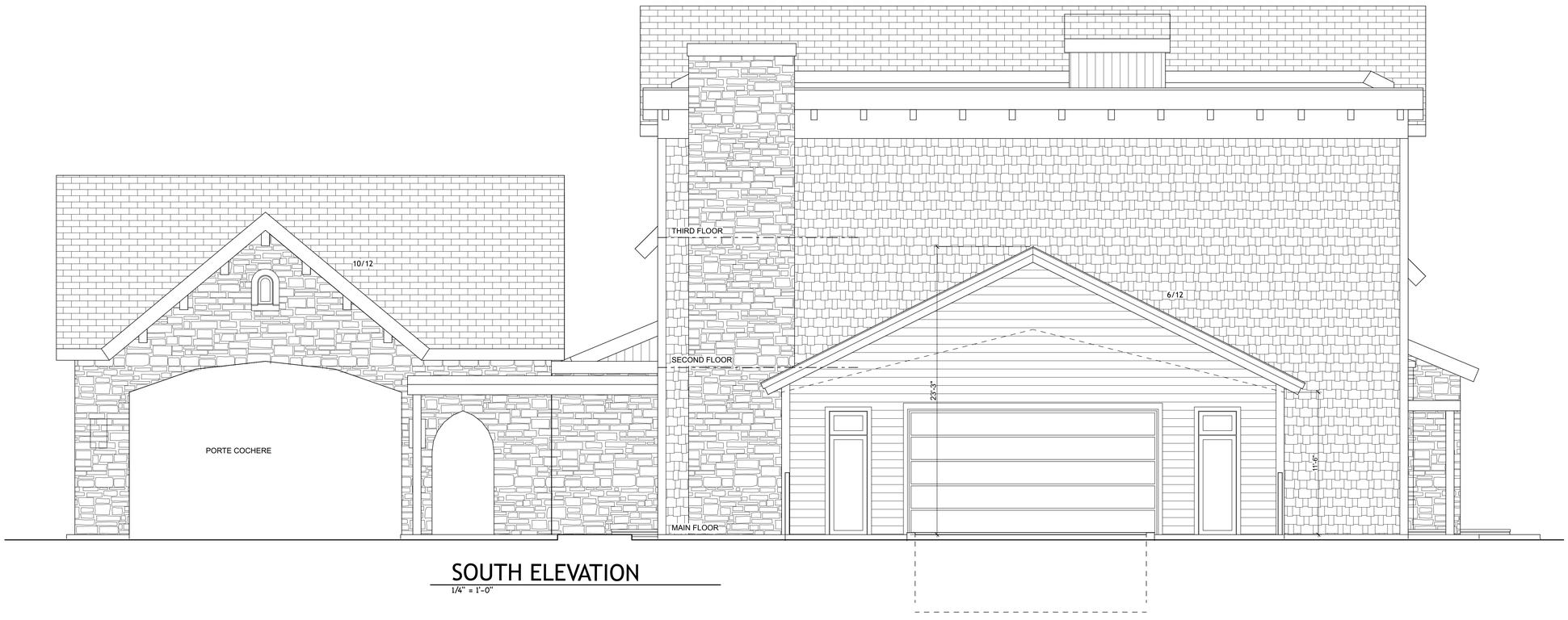
THIRD
FLOOR PLAN

DP-2.4



NORTH ELEVATION

1/4" = 1'-0"



SOUTH ELEVATION

1/4" = 1'-0"

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ISSUE DATE	CHANGE

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SHEET TITLE:

NORTH & SOUTH ELEVATIONS

DP-3.1



WEST ELEVATION

1/4" = 1'-0"



EAST ELEVATION

1/4" = 1'-0"

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JACKSON, WYOMING

ISSUE DATE	CHANGE

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SHEET TITLE:

EAST & WEST ELEVATIONS

DP-3.2

Elk Country Inn **revised 06/13/2018**
380 W. Pearl Ave
Landscape Requirement Calculations **Prepared by: Inside Out Landscape Architecture LLC**

LDR's for Elk Country Inn					
LSR:	10,884 SF			Required	Proposed
				10,884.0 SF	10,885.0 SF
Parking:				15	15
Plant Units:					
		10.8	LSR		(10,884/1000)
		1.25	Parking		(15/12)
		12.1	**Required Plant Units**		

Plant Units - Town of Jackson LDR's						
Plant Unit	**Quantity**		**Description**	**Cost Ea.**	**Cost Total**	
A		1	3" caliper deciduous tree	$500	$500	
		6	6'-8' large shrub	$450	$2,700	
		4	5 gallon shrub	$65	$260	
						$3,460
B		2	3" caliper deciduous tree	$500	$1,000	
		2	6'-8' large shrub	$450	$900	
		2	8' evergreen tree	$750	$1,500	
						$3,400
C		3	6'-8' large shrub	$450	$1,350	
		3	8' evergreen tree	$750	$2,250	
		2	5 gallon shrub	$65	$130	
						$3,730
Average cost per plant unit:						**$3,530**

Required Plant Material	**Avg. Plant Unit Cost* 12 Required Plant Units =**	**$42,360**

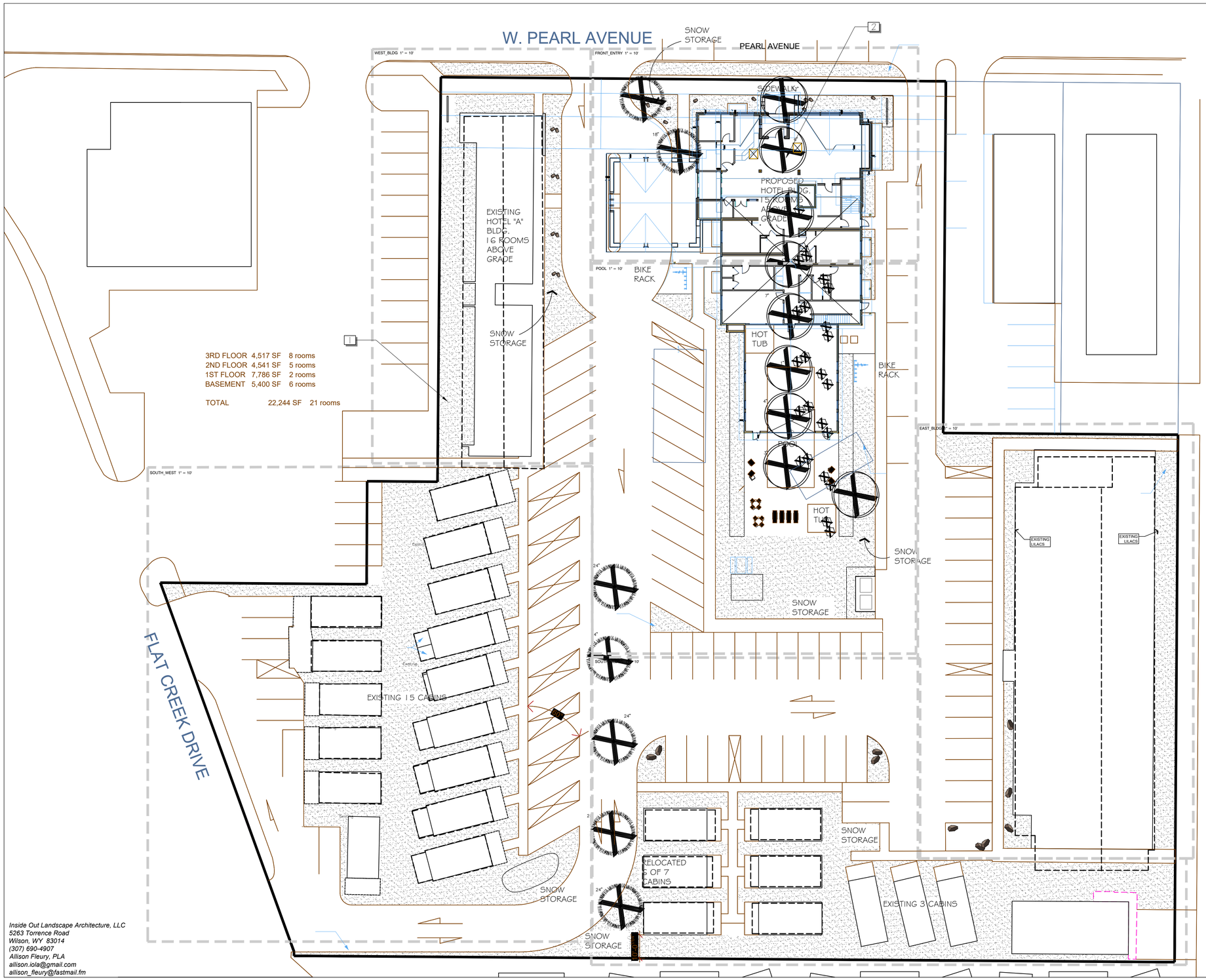
Plant Material to Remain on Site:					
Botanical Name	**Common Name**	**Size**	**Quantity**	**Estimated Value**	**Total Value**
Trees:					
Picea pungens	Blue Spruce	8"	1	$1,500.00	$1,500.00
Populus tremula 'Erecta'	Columnar Aspen	4"	1	$425.00	$425.00
Populus tremula 'Erecta'	Columnar Aspen	1"	1	$150.00	$150.00
Populus Tremuloides	Quaking Aspen	2"	1	$180.00	$180.00
Populus Tremuloides	Quaking Aspen	4"	4	$425.00	$1,700.00
Populus Tremuloides	Quaking Aspen	5"	3	$515.00	$1,545.00
Populus Tremuloides	Quaking Aspen	6"	2	$600.00	$1,200.00
Populus Tremuloides	Quaking Aspen	7"	7	$700.00	$4,900.00
Populus Tremuloides	Quaking Aspen	8"	4	$800.00	$3,200.00
Populus Tremuloides	Quaking Aspen	12"	4	$1,200.00	$4,800.00
Shrubs:					
Cornus sericea	Red Twig Dogwood	4'	13	$130.00	$1,690.00
Potentilla fruticosa	Bush Cinquefoil	10 gallon	16	$115.00	$1,840.00
Salix bebbiana	Common willow	4'	10	$130.00	$1,300.00
Ornamental Grasses:					
Calamagrostis	Feather Reed Grass	2 gallon	15	$50.00	$750.00
		Existing Plant Material on Site:			**$25,180.00**

Proposed Plant Material:

TREES	**Botanical**	**Common**	**Cont**	**Cal**	**Size**	**Quantity**	**Unit Cost**	**Total**
	Acer freemanii `Autumn Blaze`	Autumn Blaze Maple	B & B	3"Cal		5	$500	$2,500
	Picea pungens	Colorado Spruce	B & B		14`-15`	2	$450	$900
	Populus tremula `Erecta`	European Columnar Aspen	B & B	2.5"Cal		10	$500	$5,000
SHRUBS	**Botanical**	**Common**	**Size**			**Quantity**	**Unit Cost**	
	Aronia melanocarpa `Viking`	Viking Chokeberry	5 gal			20	$65	$1,300
	Cornus sanguinea `Midwinter Fire`	Blood-Twig Dogwood	5 gal			33	$65	$2,145
	Physocarpus opulifolius `Summer Wine`	Summer Wine Ninebark	5 gal			7	$65	$455
	Spiraea nipponica `Snowmound`	Snowmound Spirea	5 gal			41	$65	$2,665
ANNUALS/PERENNIALS	**Botanical**	**Common**	**Size**			**Quantity**	**Unit Cost**	
	Echinacea x `Magnus`	Magnus Coneflower	1 gal			17	$18	$306
	Liatris spicata `Kobold`	Spike Gayfeather	1 gal			26	$18	$468
	Monarda didyma `Raspberry Wine`	Raspberry Wine Bee Balm	1 gal			6	$10	$60
	Nepeta racemosa `Walker`s Low`	Catmint	1 gal			31	$18	$558
	Penstemon x `Prairie Fire`	Prairie Fire Beardtongue	1 gal			6	$10	$60
	Rudbeckia hirta	Black-eyed Susan	1 gal			16	$10	$160
	Salvia nemorosa `East Friesland`	East Friesland Perennial Sage	1 gal			57	$18	$1,026
GRASSES	**Botanical**	**Common**	**Size**			**Quantity**	**Unit Cost**	
	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal			17	$18	$306
	Festuca glauca `Beyond Blue`	Beyond Blue Fescue	1 gal			49	$18	$882
	Hakonechloa macra	Japanese Forest Grass	1 gal			13	$18	$234
	Helictotrichon sempervirens	Blue Oat Grass	1 gal			18	$18	$324
SHADE PLANTS	**Botanical**	**Common**	**Size**			**Quantity**	**Unit Cost**	
	Brunnera macrophylla `Hadspen Cream`	Siberian Bugloss	1 gal			37	$10	$370
	Helleborus orientalis `White Lady`	White Lenten Rose	1 gal			10	$18	$180
								$19,899

Total Plant Material:	**$45,079.00**
Total Plant Units:	**12.77**

Required new plant material = $17,180



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	Landscape Surface Area	29,146
2	TREES TO BE REMOVED, TYPICAL	

0 20 40 60 feet

SCALE: 1" = 20'

NORTH

PROJECT TITLE:
ELK COUNTRY INN
480 PEARL AVENUE
NEW ENTRY BUILDING

DRAWING TITLE:
TREE REMOVAL PLAN

DRAWING NO: *LT 1.0*

Project Number: *2018-03*

Prepared By: *AMF* Date: *03/02/18* Rev. Date: *04/10/18*

LICENSED LANDSCAPE ARCHITECT
ALLISON M. FLEURY
LA-0048
Date 04/10/18
STATE OF WYOMING

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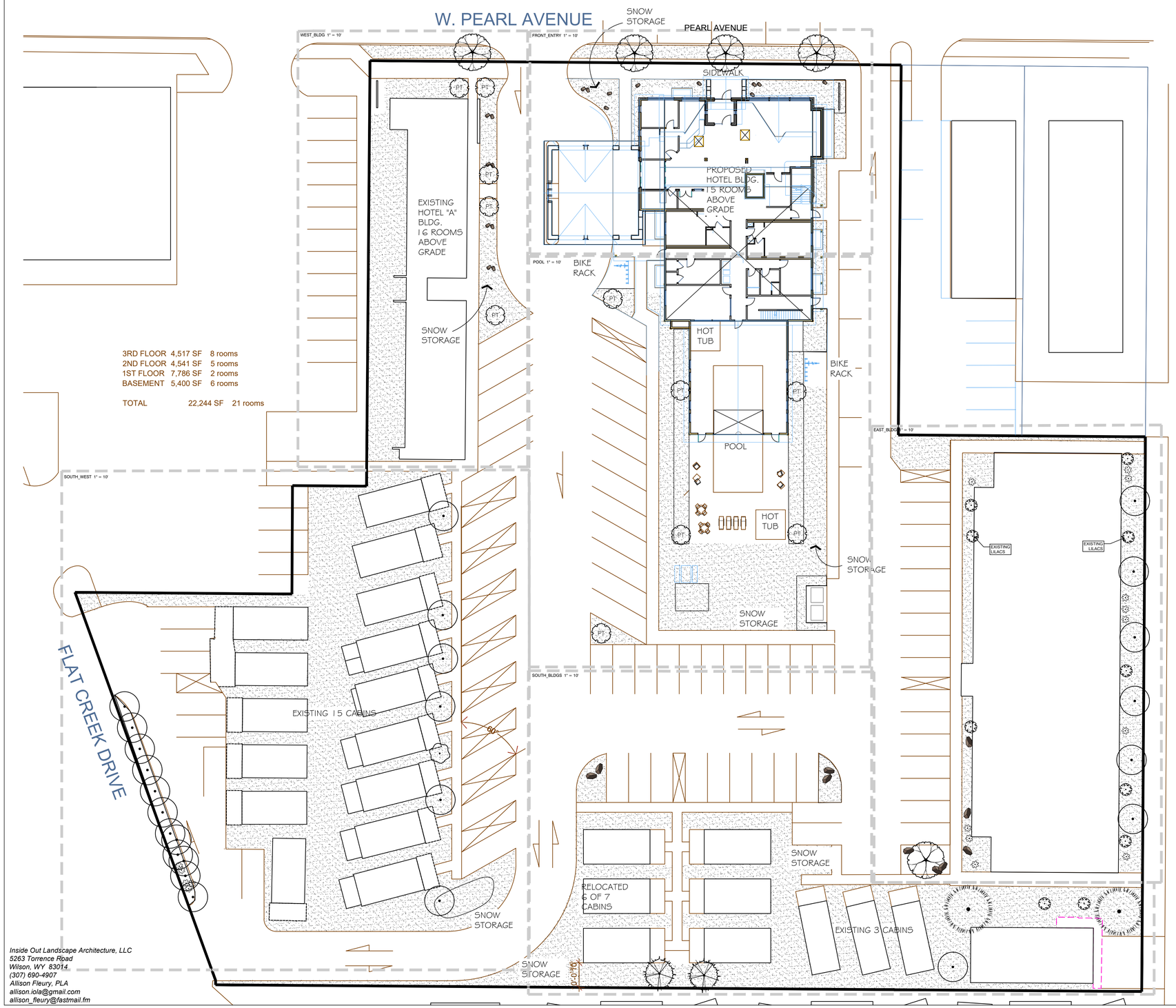

3RD FLOOR 4,517 SF 8 rooms
2ND FLOOR 4,541 SF 5 rooms
1ST FLOOR 7,786 SF 2 rooms
BASEMENT 5,400 SF 6 rooms

TOTAL 22,244 SF 21 rooms

IRRIGATION NOTES:

1) TIE INTO EXISTING IRRIGATION SYSTEM. VERIFY LOCATION OF BACKFLOW PREVENTOR.
2) DETERMINE IF NEW IRRIGATION CLOCK IS REQUIRED.
3) ALL PERENNIAL, ORNAMENTAL GRASS AND SHRUB BEDS SHALL RECEIVE DRIP IRRIGATION.
4) ALL INDIVIDUAL TREES AND SHRUBS SHALL RECEIVE DRIP IRRIGATION.
5) ALL BLUEGRASS SOD AREAS SHALL RECEIVE SPRAY IRRIGATION.
6) WATERING RATES AS FOLLOWS:
   6)1) BLUEGRASS SOD 1.94" PER WEEK PEAK SEASON
   6)2) ORNAMENTAL PERENNIALS AND GRASSES 0.78" PER WEEK PEAK SEASON
7) DRIP IRRIGATION SHALL BE PROVIDED FOR ANY POTS AT THE ENTRANCES.

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LICENSED LANDSCAPE ARCHITECT
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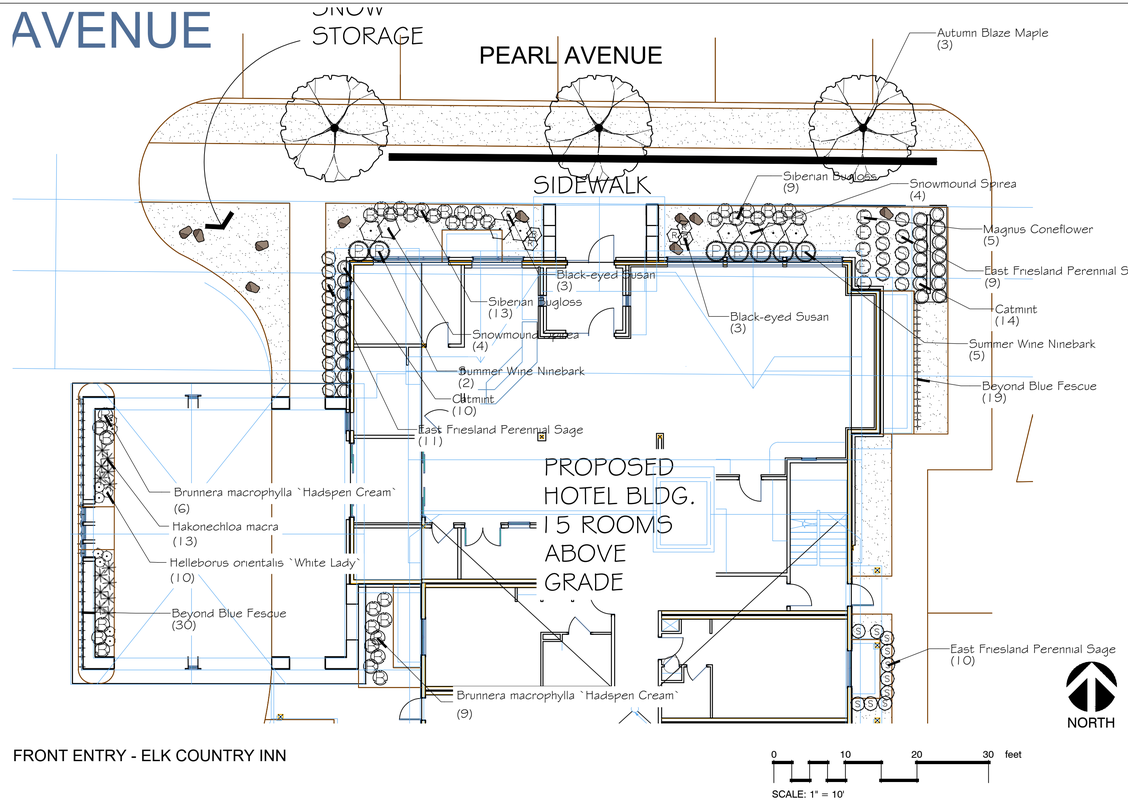
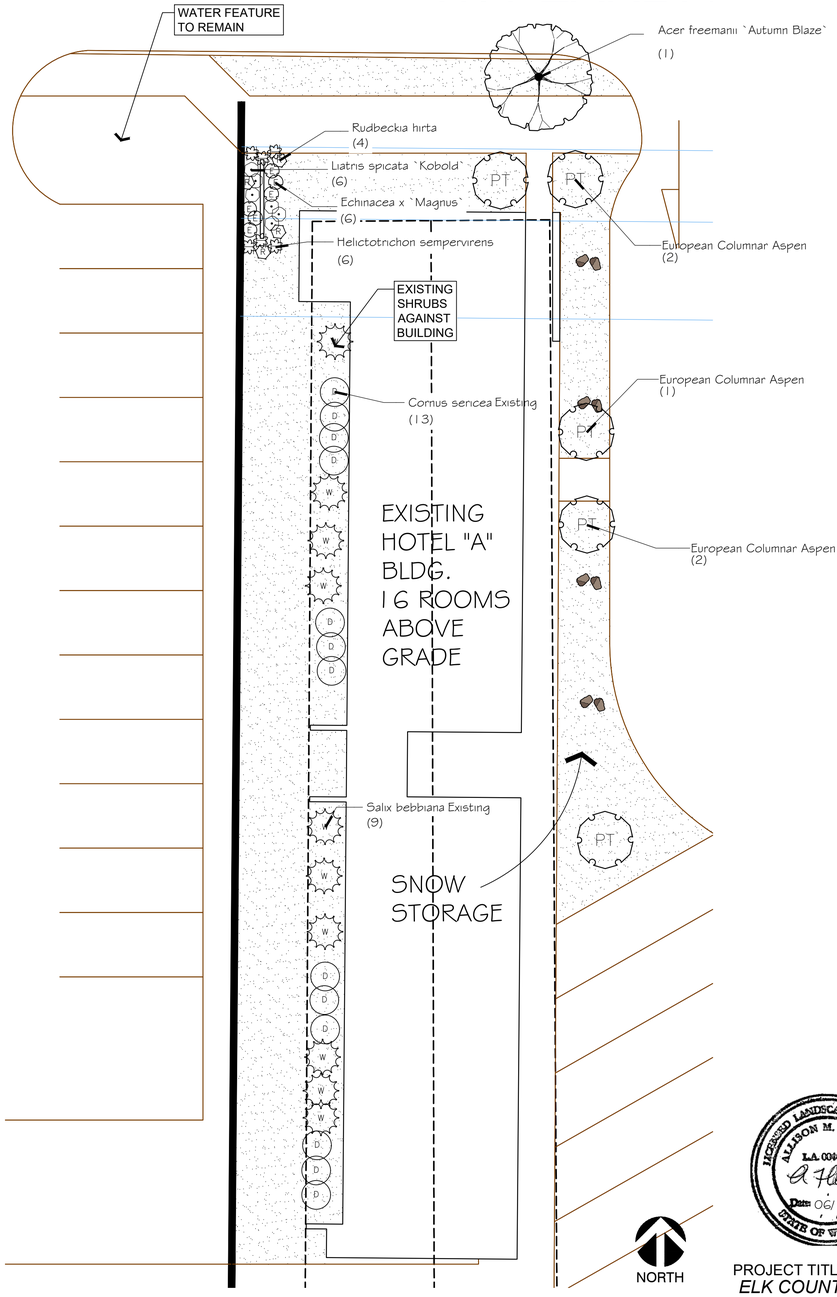
Date: 06/13/18
STATE OF WYOMING

PROJECT TITLE:
ELK COUNTRY INN
480 PEARL AVENUE
NEW ENTRY BUILDING
DRAWING TITLE:
LANDSCAPE PLAN

DRAWING NO: *LP 1.0*
Project Number: *2018-03*
Prepared By: *AMF* Date: *03/02/18* Rev. Date: *06/13/18*



FRONT ENTRY - ELK COUNTRY INN



WEST BUILDING - ELK COUNTRY INN

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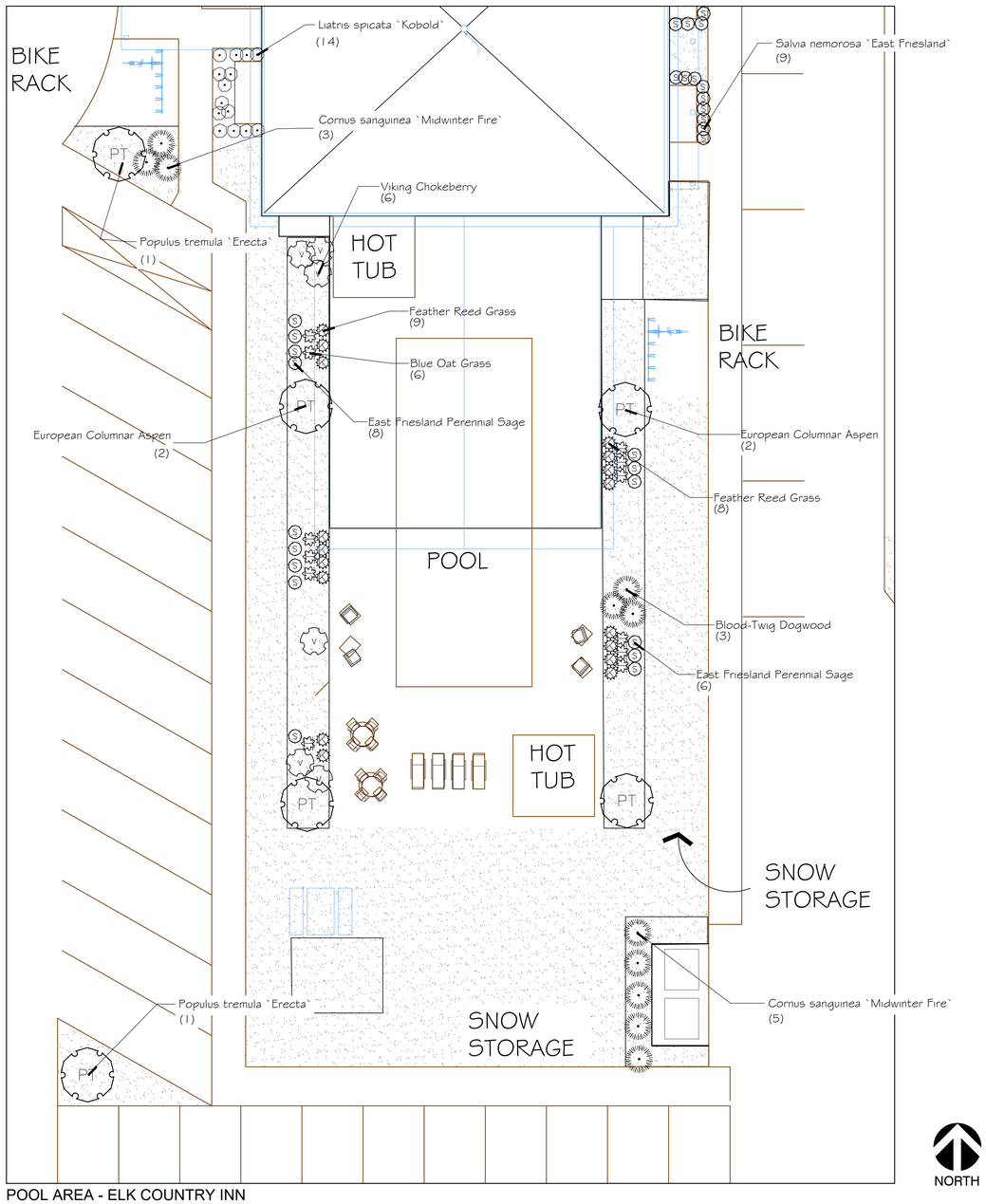
PROJECT TITLE:
ELK COUNTRY INN
480 PEARL AVENUE
NEW ENTRY BUILDING

DRAWING TITLE:
LANDSCAPE PLAN
ENLARGEMENTS

DRAWING NO: *LP 1.1*
Project Number: *2018-03*
Prepared By: *AMF* Date: *03/02/18* Rev. Date: *06/13/18*

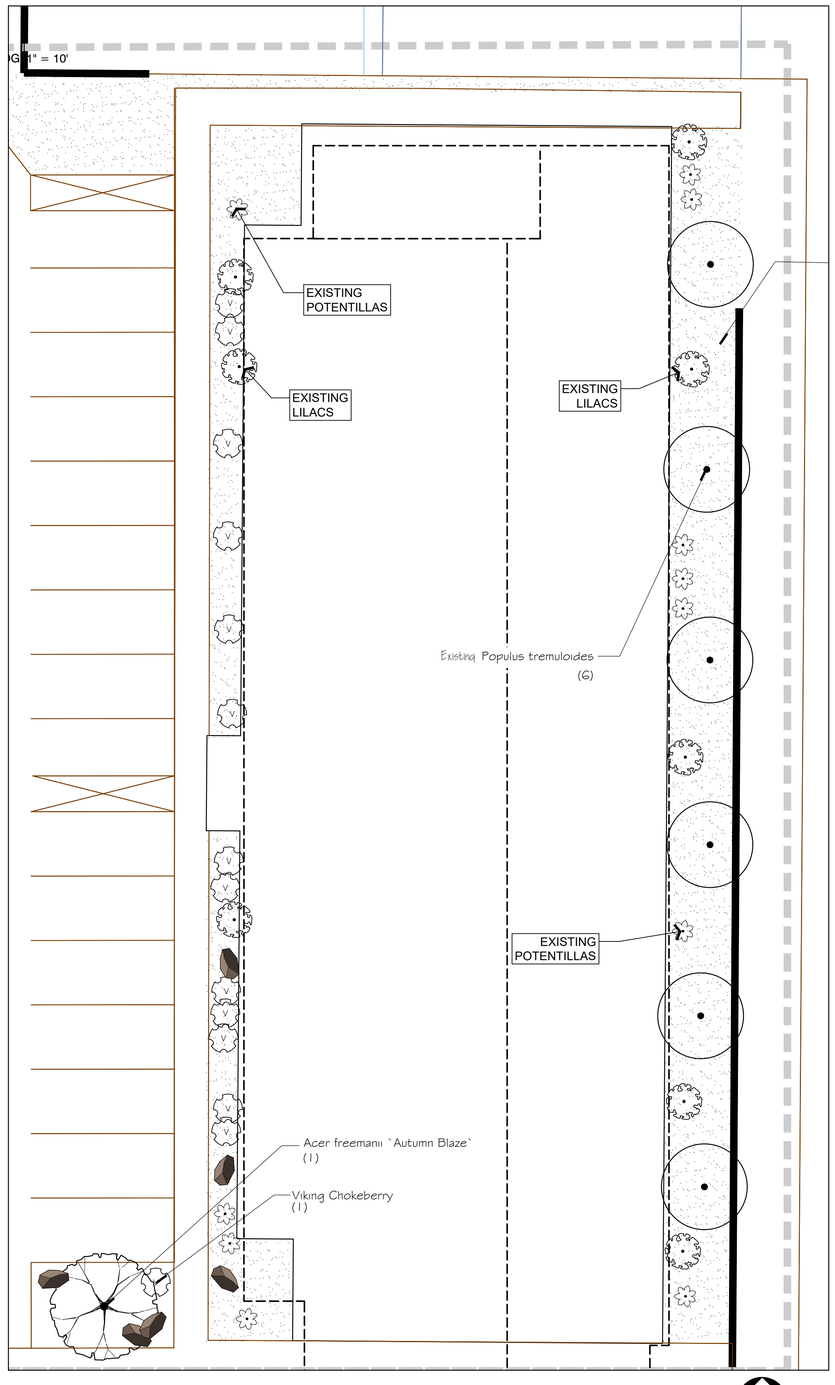


POOL AREA - ELK COUNTRY INN

NORTH

0 10 20 30 feet

SCALE: 1" = 10'



EAST BUILDING - ELK COUNTRY INN

0 10 20 30 feet

SCALE: 1" = 10'

NORTH

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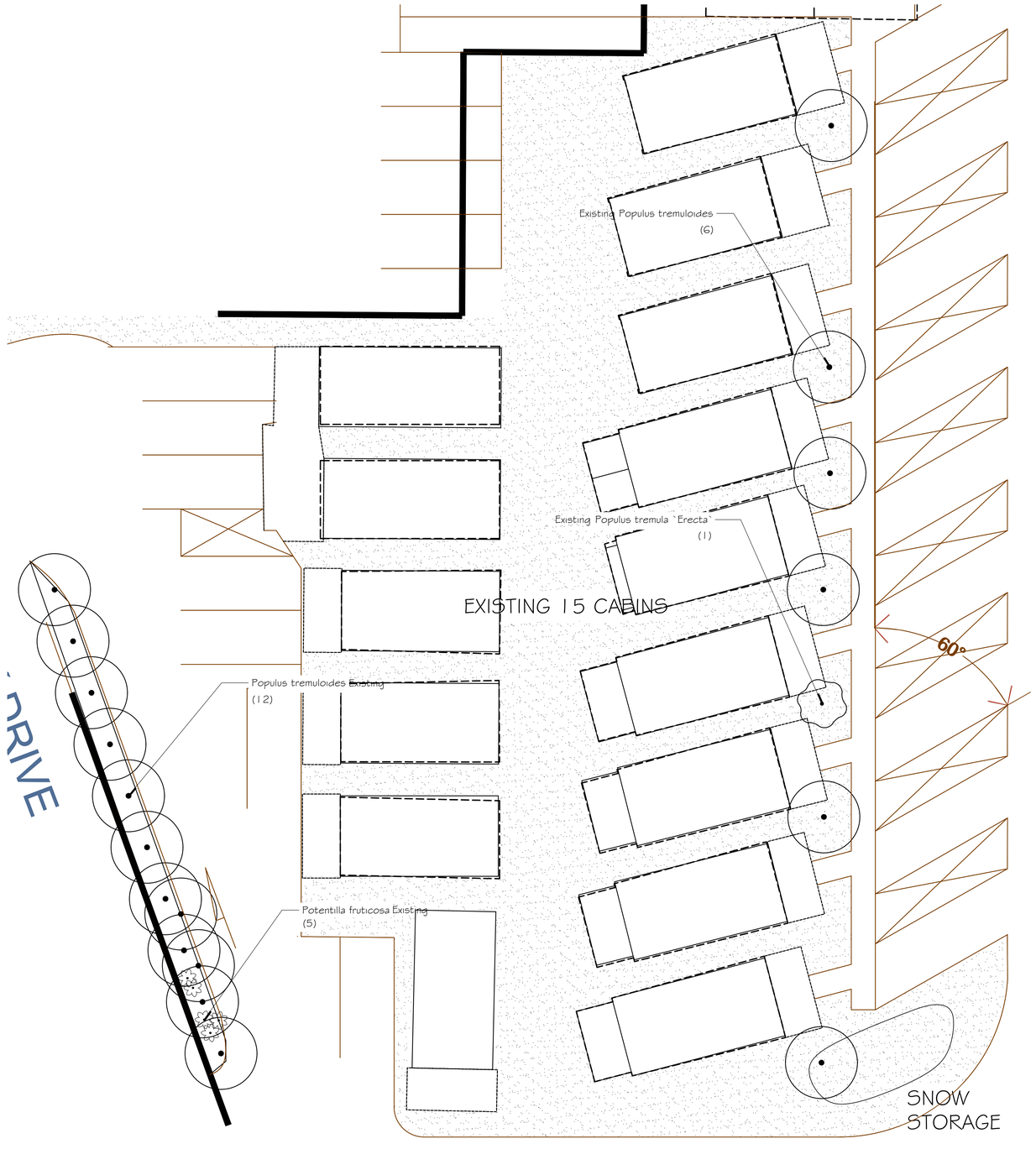
PROJECT TITLE:
ELK COUNTRY INN
480 PEARL AVENUE
NEW ENTRY BUILDING

DRAWING TITLE:
LANDSCAPE PLAN
ENLARGEMENTS

DRAWING NO: *LP 1.2*
Project Number: *2018-03*
Prepared By: *AMF* Date: *03/02/18* Rev. Date: *06/13/18*



SOUTHWEST CABINS - ELK COUNTRY INN

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0 10 20 30 feet
SCALE: 1" = 10'

LICENSED LANDSCAPE ARCHITECT
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L.A. 0004B
Date: 06/13/18
STATE OF WYOMING

NORTH

PROJECT TITLE:
ELK COUNTRY INN
480 PEARL AVENUE
NEW ENTRY BUILDING
DRAWING TITLE:
LANDSCAPE PLAN
ENLARGEMENTS

DRAWING NO: *LP 1.3*
Project Number: *2018-03*
Prepared By: *AMF* Date: *03/02/18* Rev. Date: *06/13/18*

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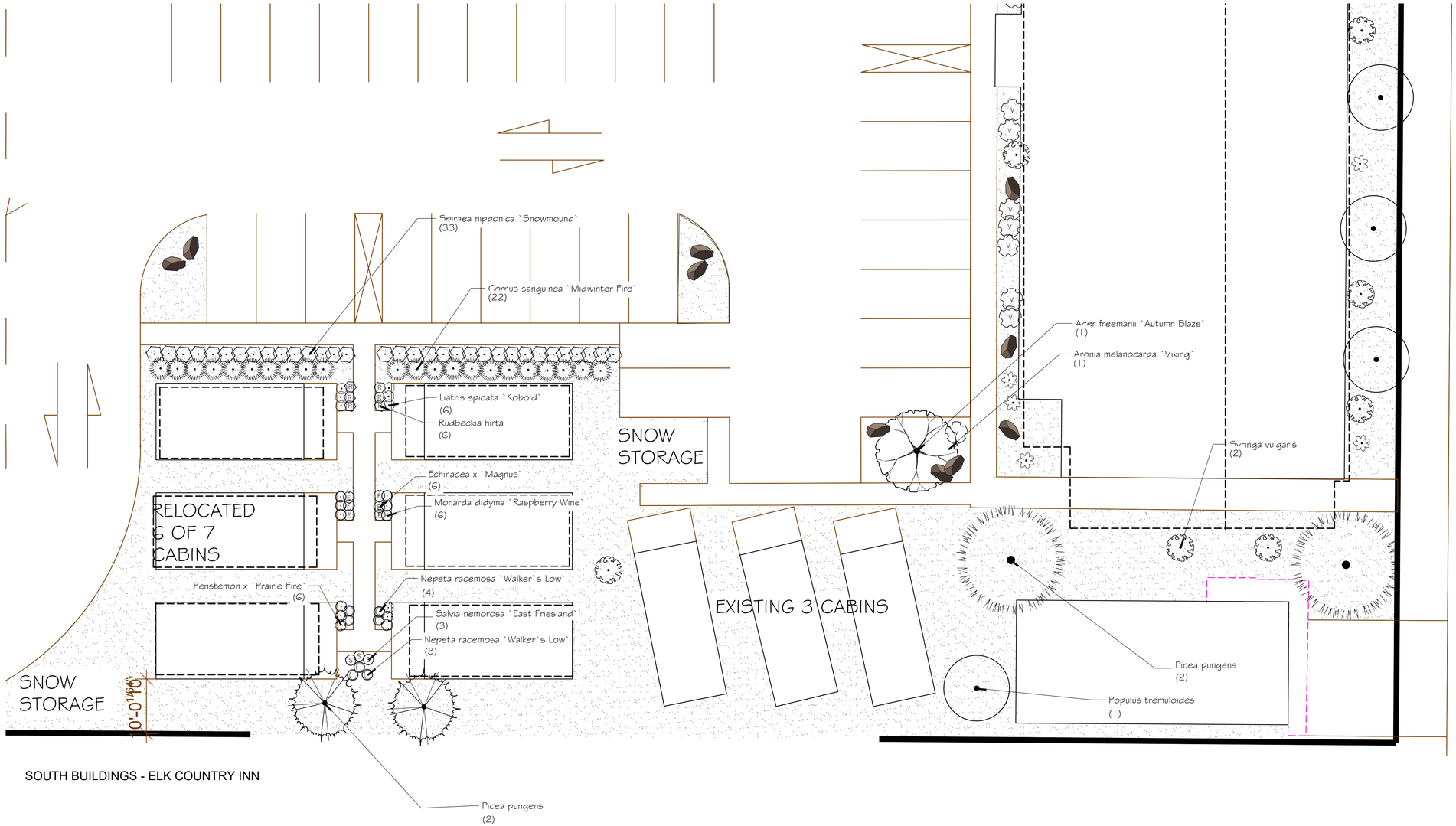

SOUTH BUILDINGS - ELK COUNTRY INN

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HOBBIED LANDSCAPE ARCHITECT
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Date: 04/10/18
STATE OF WYOMING

0 10 20 30 feet
SCALE: 1" = 10'

NORTH

PROJECT TITLE:
ELK COUNTRY INN
480 PEARL AVENUE
NEW ENTRY BUILDING
DRAWING TITLE:
LANDSCAPE PLAN
ENLARGEMENTS

DRAWING NO: *LP 1.4*
Project Number: *2018-03*
Prepared By: *AMF* Date: *03/02/18* Rev. Date: *04/10/18*

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PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	B & B	3"Cal		5
	Picea pungens	Colorado Spruce	B & B		14'-15'	2
PT	Populus tremula 'Erecta'	European Columnar Aspen	B & B	2.5"Cal		11

EXISTING	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	Picea pungens	Colorado Spruce	Existing			2
	Populus tremula 'Erecta'	European Columnar Aspen	Existing			1
	Populus tremuloides	Quaking Aspen	Existing			25

TO BE REMOVED	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE	QTY
	Picea pungens	Colorado Spruce	Existing			7
	Populus tremuloides	Quaking Aspen	Existing			9

SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY
V	Aronia melanocarpa 'Viking'	Viking Chokeberry	5 gal			20
	Cornus sanguinea 'MidWinter Fire'	Blood-Twig Dogwood	5 gal			33
P	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	5 gal			7
	Spiraea nipponica 'Snowmound'	Snowmound Spirea	5 gal			41

ANNUALS/PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY
E	Echinacea x 'Magnus'	Magnus Coneflower	1 gal			17
	Liatris spicata 'Kobold'	Spike Gayfeather	1 gal			26
	Monarda didyma 'Raspberry Wine'	Raspberry Wine Bee Balm	1 gal			6
	Nepeta racemosa 'Walker's Low'	Catmint	1 gal			31
	Penstemon x 'Prairie Fire'	Prairie Fire Beardtongue	1 gal			6
R	Rudbeckia hirta	Black-eyed Susan	1 gal			16
S	Salvia nemorosa 'East Friesland'	East Friesland Perennial Sage	1 gal			57

EXISTING SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY
D	Cornus sericea	Red Twig Dogwood	Existing			13
	Potentilla fruticosa	Bush Cinquefoil	Existing			16
W	Salix bebbiana	Common willow	Existing			10
	Syringa vulgaris	Common Lilac	Existing			11

GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 gal			17
	Festuca glauca 'Beyond Blue'	Beyond Blue Fescue	1 gal			49
	Hakonechloa macra	Japanese Forest Grass	1 gal			13
	Helictotrichon sempervirens	Blue Oat Grass	1 gal			18

SHADE PLANTS	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	Brunnera macrophylla 'Hadspen Cream'	Siberian Bugloss	1 gal			37
	Helleborus orientalis 'White Lady'	White Lenten Rose	1 gal			10

TO BE REMOVED	BOTANICAL NAME	COMMON NAME	SIZE	FIELD2	FIELD3	QTY
	Syringa vulgaris	Common Lilac	Existing			23

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LICENSED LANDSCAPE ARCHITECT
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Date 06/13/18
STATE OF WYOMING

PROJECT TITLE:
ELK COUNTRY INN
480 PEARL AVENUE
NEW ENTRY BUILDING
DRAWING TITLE:
LANDSCAPE SCHEDULE

DRAWING NO: *LP 6.0*
Project Number: *2018-03*
Prepared By: *AMF* Date: *03/28/18* Rev. Date: *06/13/18*



DRAWING NO: C1.0	JOB TITLE: ELK COUNTRY INN DEVELOPMENT PLAN SUBMITTAL JACKSON, WYOMING	DRAWING TITLE: EXISTING SITE PLAN	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE: 4/11/2018 SURVEYED: - ENGINEERED: DRAWN: BJG CHECKED: APPROVED:	REV.
JOB NO: 17-367-02					

12"ø WATER MAIN

REPLACE CURB, GUTTER, AND SIDEWALK ALONG PEARL FRONTAGE TO TOWN OF JACKSON REQUIREMENTS, MATCHING PEARL STREET GRADES. 4 EXISTING CURB CUTS WILL BE ELIMINATED AND TWO NEW ONES INSTALLED.

WEST PEARL AVENUE

CARRY TOWN OF JACKSON SIDEWALK REQUIREMENT THROUGH TO PROPERTY LINE AND TRANSITION SIDEWALK TO MATCH EXISTING ON THE OTHER SIDE OF NEIGHBORING DRIVEWAY.

PROPOSED BUILDING

EXISTING HOTEL "A" BUILDING

145'± LANDSCAPE STRIP BETWEEN NEIGHBORING PROPERTY

ELK COUNTRY MOTELS, INC & OLD WEST CORP. 100 FLAT CREEK DRIVE

EXISTING SAN. SEWER

STORM SEWER

8"ø WATER MAIN

POOL

PROPOSED STORM WATER RETENTION AREA & SNOW STORAGE

REFUSE AND RECYCLING ENCLOSURE

CLISSOLD STREET

EXISTING HOTEL "SETTLER"

FLAT CREEK DRIVE

EXISTING (15) CABINS

SNOW STORAGE

RELOCATED CABINS (6 OF 7)

EXISTING (3) CABINS

EXISTING SHORT TERM RENTAL "49ER HOUSE"

INSTALL NEW EMERGENCY ACCESS CURB/CUT. MATCH FLAT CREEK DRIVE ELEVATIONS

ONE WAY

TWO WAY

N

0 20 40

S:\Proj\2017\367-02 elk country inn final development plan & construction document preparation\Drawings\Development Plan\dwg (Grading Plan) - Apr 11 2018 08:54:42 pm PLOTTED BY tbowers DWG FORMAT 210

REV.	DATE	
	4/11/2018	-
	SURVEYED	
	ENGINEERED	MB
	DRAWN	BJG
	CHECKED	
	APPROVED	

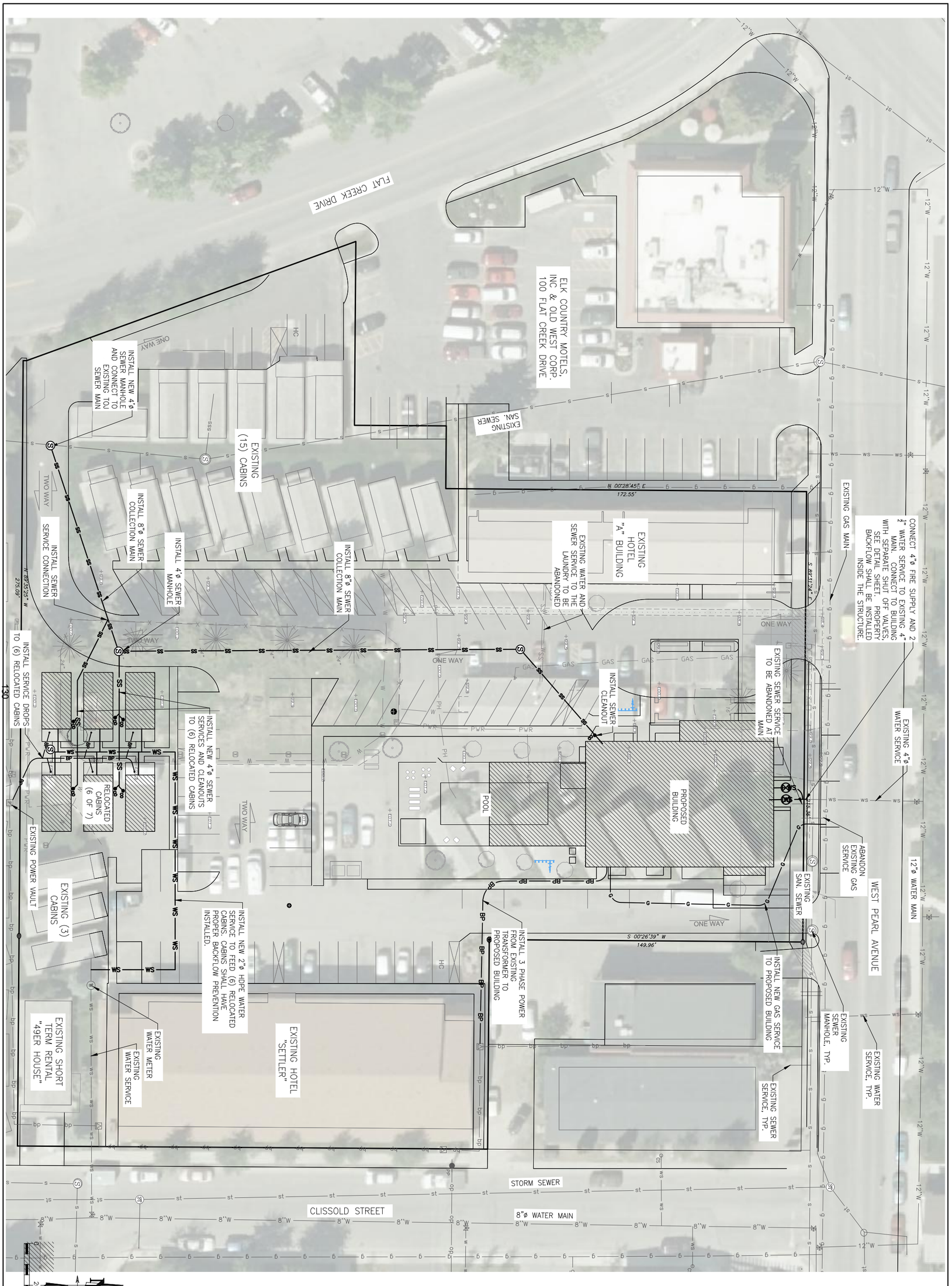
NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
SITE GRADING PLAN

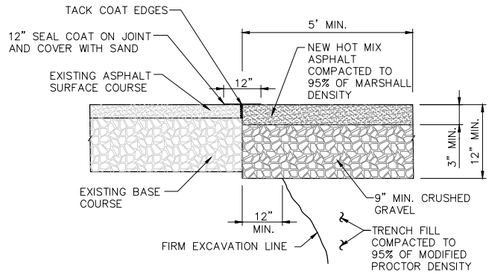
JOB TITLE
ELK COUNTRY INN
DEVELOPMENT PLAN SUBMITTAL
JACKSON, WYOMING

DRAWING NO C2.0

JOB NO 17-367-02

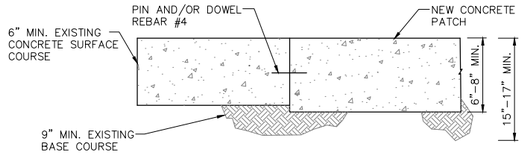


DRAWING NO: C3.0	JOB TITLE: ELK COUNTRY INN DEVELOPMENT PLAN SUBMITTAL JACKSON, WYOMING	DRAWING TITLE: SITE UTILITY PLAN	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE: 4/11/2018 SURVEYED: - ENGINEERED: MB DRAWN: BJG CHECKED: APPROVED:	REV.
JOB NO: 17-367-02					



BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIALS OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS

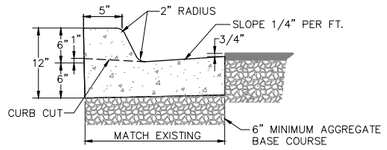
ASPHALT PATCH REPAIR DETAIL



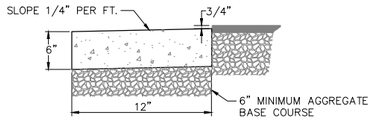
CONCRETE PATCH REPAIR DETAIL

NOTES:
1. REPLACEMENT ASPHALT THICKNESS SHALL BE 1" GREATER THAN EXISTING AND NO LESS THAN 3" MINIMUM.
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THAN 1½" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN PUBLIC WORKS DEPARTMENT.

ST-118 C4.0 **PATCH REPAIR SECTION**
TOJ STD DETAIL



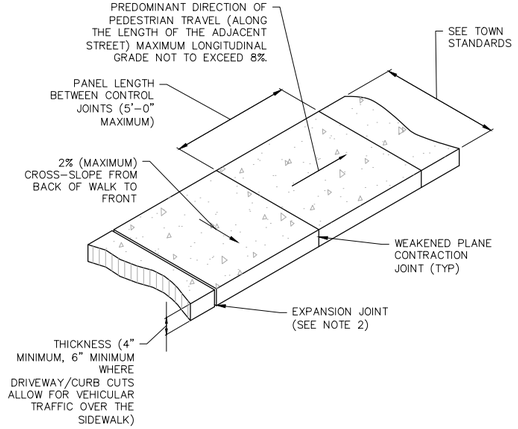
VERTICAL CURB



RIBBON CURB

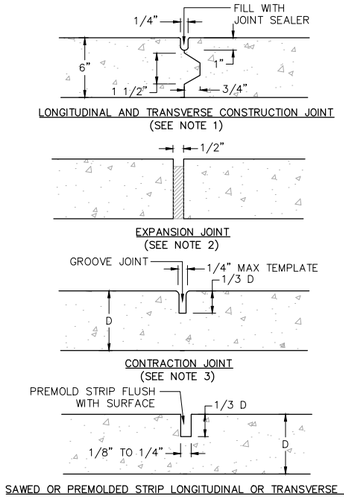
NOTES:
1. CURBS SHALL CONFORM TO WPWSS SECTION 02525, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. ROLL CURB SHALL NOT BE ALLOWED.

ST-110 C4.0 **CURB SECTION DETAIL**
TOJ STD DETAIL



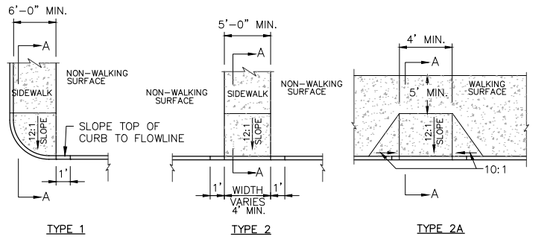
NOTES:
1. SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
2. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
3. FOR SIDEWALKS GREATER THAN SIX FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
4. REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
5. AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.

ST-127 C4.0 **CONCRETE SIDEWALK**
TOJ STD DETAIL



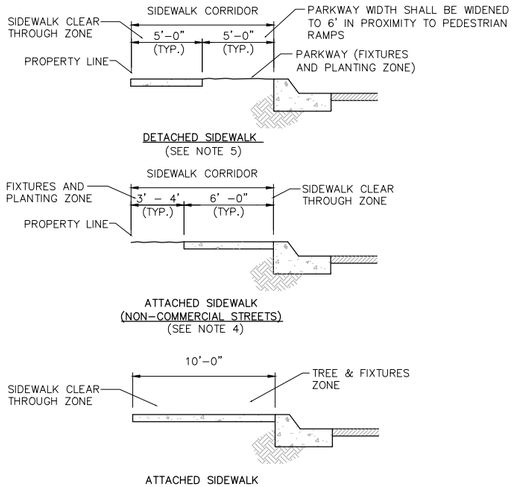
NOTE:
1. KEYWAY FORMED BY FASTENING METAL KEY TO FORM.
2. ½" PREMOLDED NON-EXTRUDING EXPANSION JOINT MATERIAL TO MEET AASHTO M-59. EXPANSION MATERIAL SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURES SUCH AS INLETS AND DRIVEWAYS, AND EVERY 300' ON LONG STRAIGHT CONCRETE STRETCHES.
3. FORM WITH TEMPLATE OR SAWCUT JOINTS. IF SAWCUT JOINTS ARE USED, THEY SHALL BEGIN AS SOON AS CONCRETE IS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING AND BEFORE UNCONTROLLED CRACKING OCCURS. MINIMUM DISTANCE BETWEEN JOINTS IS 5'.
4. JOINT LAYOUT FOR CONCRETE STREETS IS TO BE SUBMITTED TO THE TOWN ENGINEER FOR APPROVAL.

ST-123 C4.0 **PAVING & CONCRETE JOINT DETAILS**
TOJ STD DETAIL



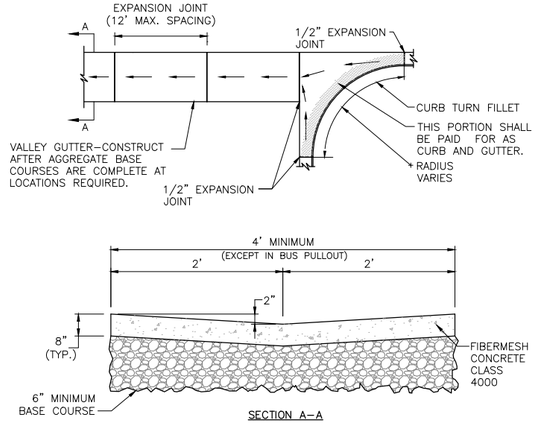
NOTES:
1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS.
2. LIP AT GUTTER TO BE NO MORE THAN ¼" HIGH.
3. CONCRETE TO BE A BROOM FINISH.
4. ALL PEDESTRIAN RAMPS SHALL INCLUDE PLACEMENT OF CAST IRON TRUNCATED DOME DETECTION PANELS IN A BRICK RED COLOR. (PANELS SHALL BE PROVIDED BY TOJ.)

ST-112 C4.0 **PEDESTRIAN RAMPS**
TOJ STD DETAIL



NOTES:
1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS
2. SIDEWALK, PEDESTRIAN RAMPS AND CURB & GUTTER CONSTRUCTION SHALL BE PER
3. TOWN STANDARDS WITHIN THE TOWN'S BOARDWALK DISTRICT, BOARDWALK (RATHER THAN SIDEWALK) SHALL BE INSTALLED.
4. MINIMUM CLEARANCE AROUND ALL OBSTRUCTIONS SHALL BE 5'-0".
5. ON NON-COMMERCIAL STREETS DETACHED SIDEWALK SHALL BE THE PREFERRED OPTION. IN ORDER TO MAINTAIN THE CLEAR THROUGH ZONE, THE FIXTURES ZONE SHALL BE WHERE FIRE HYDRANTS, UTILITY POLES, GUY WIRES, PULL BOXES, NEWSPAPER BOXES, PHONE BOOTHS, AND OTHER SUCH OBSTRUCTIONS ARE LOCATED.

ST-128 C4.0 **SIDEWALK CORRIDOR**
TOJ STD DETAIL



NOTES:
1. VALLEY GUTTERS AND CURB TURN FILLETS SHALL CONFORM TO WPWSS SECTION 02528, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.08.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
3. REMOVAL AND REPLACEMENT OF VALLEY GUTTER SHALL TAKE PLACE IN FULL PANELS.
4. CURB AND GUTTER SECTION SHALL BE POURED SEPARATE OF VALLEY PAN AS WELL AS PEDESTRIAN RAMP AND/OR SIDEWALK.

ST-109 C4.0 **VALLEY GUTTER & CURB TURN FILLET**
TOJ STD DETAIL

REV.	DATE	
	4/11/2018	
	SURVEYED	-
	ENGINEERED	MB
	DRAWN	BJG
	CHECKED	
	APPROVED	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE: ROAD & GRADING DETAILS

JOB TITLE: ELK COUNTRY INN DEVELOPMENT PLAN SUBMITTAL JACKSON, WYOMING

DRAWING NO: C4.0

JOB NO: 17-387-02

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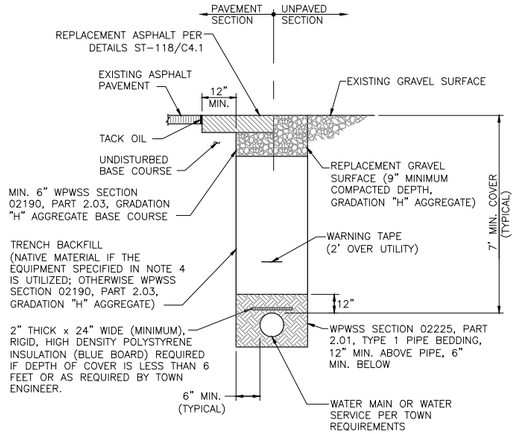
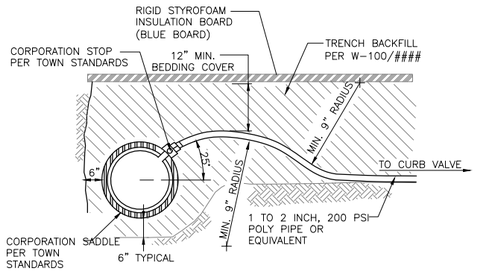


NOTES:
1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   – 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS–OF–WAY.
   – 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS–OF–WAY.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE–PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.

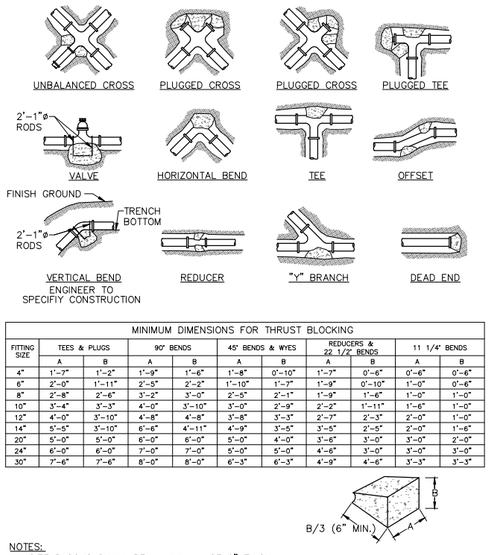
W-100 / C4.1 **WATER MAIN AND SERVICE LINE TRENCH**
TOJ STD DETAIL



DETAIL OF A PROPERLY INSTALLED CORPORATION STOP, SHOWING GOOSENECK IN SERVICE PIPE.

NOTES:
1. RIGID STYROFOAM INSULATION BOARD (BLUE BOARD) THICKNESS TO BE 2" OR GREATER. INSTALL FULL WIDTH OF TRENCH OR 2' OUTSIDE OF PIPE. OVER LAP 6" AT SEAMS.
2. ALL CONNECTIONS TO POLY PIPE WILL BE COMPRESSION TYPE FITTINGS INSTATIGHT OR EQUIVALENT.

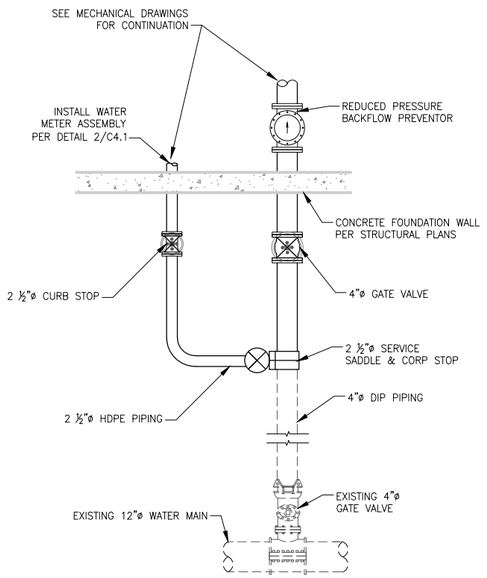
W-102 / C4.1 **1" WATER SERVICE CONNECTION**



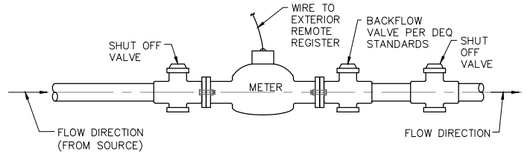
MINIMUM DIMENSIONS FOR THRUST BLOCKING										
FITTING SIZE	TEES & PLUGS		90° BENDS		45° BENDS & WYES		REDUCERS & 22 1/2° BENDS		11 1/4° BENDS	
	A	B	A	B	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"	0'-6"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"	0'-6"
8"	2'-8"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

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

W-111 / C4.1 **THRUST BLOCK DETAILS**
TOJ STD DETAIL



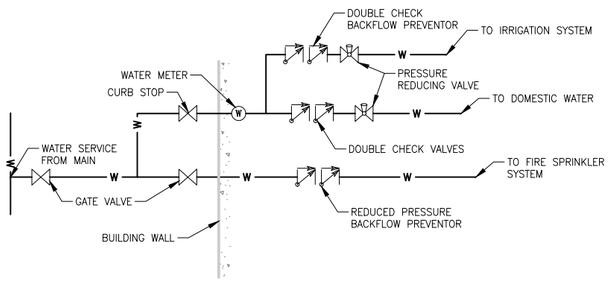
1 / C4.1 **WATER SERVICE CONNECTION DETAIL**



2 1/2" DIAMETER ASSEMBLY

NOTES:
1. SERVICE PIPE MATERIAL SHALL MEET ADOPTED PLUMBING CODE REQUIREMENTS.
2. METER SHALL BE INSTALLED IN HORIZONTAL ALIGNMENT ONLY.
3. CONNECTIONS WITHIN THE ASSEMBLY SHALL BE THREADED OR BOLTED FLANGED, AS APPROPRIATE.
4. METER SHALL BE PURCHASED FROM AND SUPPLIED BY THE TOWN OF JACKSON.

2 / C4.1 **WATER METER INSTALLATION DETAIL**



3 / C4.1 **WATER SERVICE FIRE ENTRY SCHEMATIC DETAIL**

DATE	4/11/2018
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ENGINEERED	MB
DRAWN	BJG
CHECKED	
APPROVED	

REV.

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DRAWING TITLE: WATER DETAILS

JOB TITLE: ELK COUNTRY INN DEVELOPMENT PLAN SUBMITTAL JACKSON, WYOMING

DRAWING NO: C4.1

JOB NO: 17-387-02

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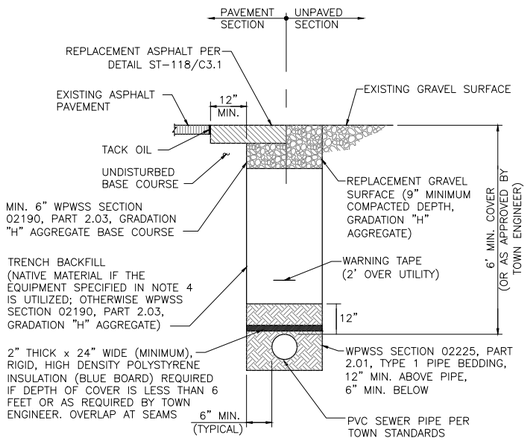
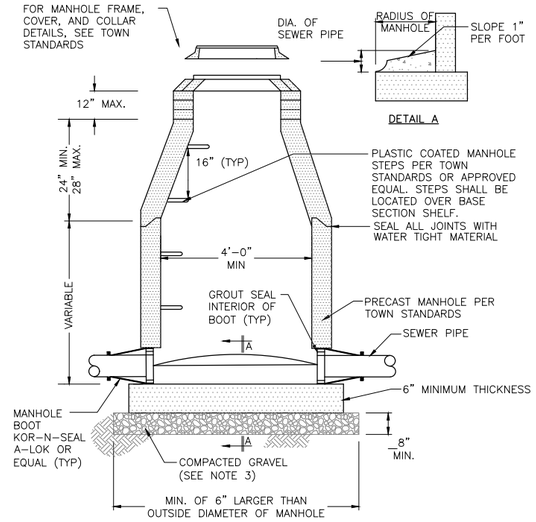


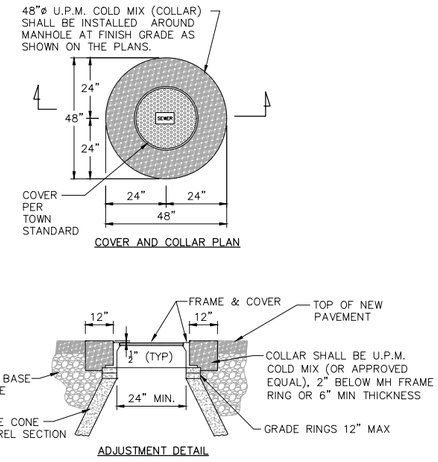
NOTES:
1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
   - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WOSHA) REGULATIONS.

SS-100 C4.2 **SEWER MAIN & SERVICE TRENCH DETAIL**



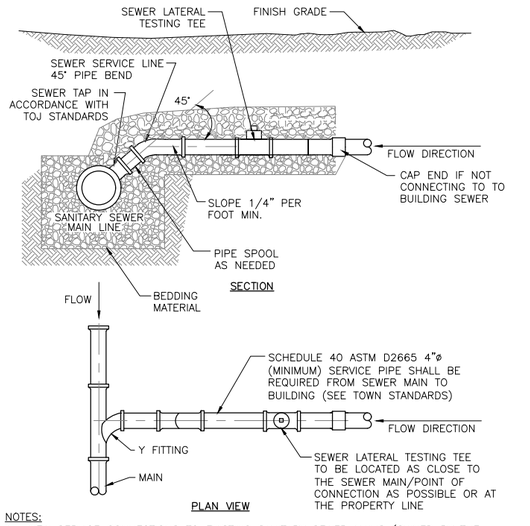
NOTES:
1. DROP ACROSS INVERT SHALL BE GREATER THAN OR EQUAL TO SLOPE OF ADJACENT SEWER PIPE.
2. BASE SHALL BE REINFORCED WHEN THE DISTANCE FROM INVERT TO TOP OF COVER EXCEEDS 15'. REINFORCEMENT TO BE APPROVED BY ENGINEER.
3. GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
4. ALL PIPES GOING INTO MANHOLE SHALL BE INSTALLED TO MATCH TOP OF PIPE CROWNS.
5. TROUGH DEPTH AT CENTER TO BE HALF THE DIAMETER OF THE PIPE.

SS-102 C4.2 **SANITARY SEWER MANHOLE**
TOJ STD DETAIL



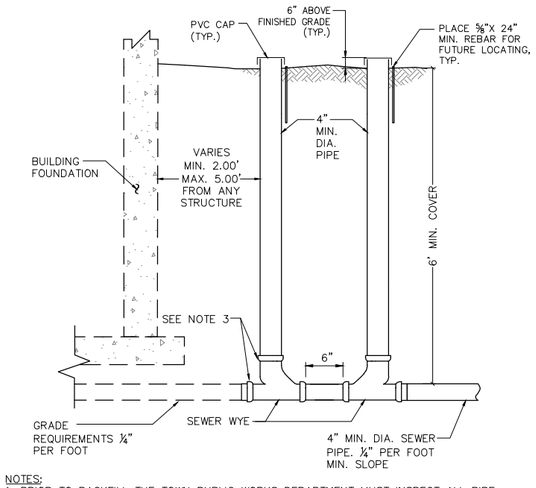
NOTES:
1. ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSS SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING.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

SS-109 C4.2 **MANHOLE ADJUSTMENT DETAIL**
TOJ STD DETAIL



NOTES:
1. NEW SERVICE CONNECTIONS TO EXISTING SANITARY SEWER MAINS (OWNED BY THE TOWN) SHALL BE COMPLETED BY THE TOWN OF JACKSON. THE PRIVATE PARTY BEING SERVED BY THE NEW CONNECTION SHALL BE RESPONSIBLE FOR CARRYING OUT BACKFILL OPERATIONS.
2. BACKFILL OPERATIONS AT NEW SERVICES CONNECTED TO EXISTING SANITARY SEWER MAINS SHALL BE COMPACTED PER TOWN STANDARDS.
3. CLEANOUT TO BE PROVIDED ADJACENT TO HOUSE OR BUILDING, EVERY 100' OF SERVICE LINE, AND AT EVERY POINT WHERE THE SEWER SERVICE MAKES 135° OF ANGLE CHANGE PER THE INTERNATIONAL PLUMBING CODE.
4. COMPLETE WATER LEAK TESTING OF NEW SEWER PIPE IN ACCORDANCE WITH TOJ STANDARDS.

SS-111 C4.2 **SANITARY SEWER SERVICE LINE**



NOTES:
1. PRIOR TO BACKFILL THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS GRADE AND COMPLETE WATER TESTING.
2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
3. ALL PVC FITTINGS SHALL MEET ASTM D2665 SPECIFICATIONS.

SS-114 C4.2 **SERVICE LATERAL BUILDING CLEANOUT**

REV.	DATE	
	4/11/2018	
	SURVEYED	-
	ENGINEERED	MB
	DRAWN	BJG
	CHECKED	
	APPROVED	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE: SEWER DETAILS

JOB TITLE: ELK COUNTRY INN
DEVELOPMENT PLAN SUBMITTAL
JACKSON, WYOMING

DRAWING NO: C4.2

JOB NO: 17-387-02

S:\Proj\2017\387-02 elk country inn final development plan & construction document preparation\Drawings\DETAILS.dwg (SEWER) - Apr 11 2018 01:35:59 pm PLOTTED BY bowers DWG FORMAT: D18

Project Plan Review History

PLANNING

Project Number	P18-128	**Applied**	4/24/2018	STOL
Project Name	DevePlan - Elk Country Inn	**Approved**		
Type	DEVPLAN	**Closed**		
Subtype	PHYSICAL DEVELOPMENT	**Expired**		
Status	STAFF REVIEW	**Status**		

Applicant **Owner** LASTING LEGACY

Site Address	City	State	Zip
480 W PEARL AVENUE	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
	22411633100032	

Type of Review / Contact / Notes	Status	Dates: Sent	Due	Received	Remarks
Building Jim Green	NO COMMENT	4/24/2018	5/15/2018		
Fire Kathy Clay	APPROVED W/CONDITI	4/24/2018	5/15/2018	4/26/2018	FD Comments

Type of Review / Contact	Status	Dates: Sent	Due	Received	Remarks

Notes

(4/26/2018 11:15 AM BCLA)
FROM: Bobbi Clauson, Fire Inspector

DATE: April 25, 2018

SUBJECT: Development Plan
480 West Pearl
P18-128

This office has received the request for a Sketch Plan review 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. PLEASE TAKE SPECIAL NOTE OF ALL **STARRED** ITEMS. 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 0.5inch 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. Should any fuel-fired appliances be installed, requirements for carbon monoxide detection shall be followed. (IFC 908.7)
9. ***Porte-cochere must meet requirements of Variance letter from Fire Marshal dated June 12, 2017.
10. Final fire inspection shall be required before certificate of occupancy is released.
11. ***Plans submitted to Fire Department for review shall consist of one set of paper plans and one set of electronic plans (CD, thumb drive, or PDF format).

Sprinklers

1. ***The structure will have an automatic fire sprinkler system in accordance with appropriate NFPA standard for the occupancy type. (IFC 903.2.7) Unless specified within construction document notes, systems shall be designed to NFPA 13.
2. ***Room which houses fire sprinkler riser shall be no less than 5' x 7' in dimensionand shall be accessible from outside at grade. (IFC 903.2.11.1.1) NOT YET INDICATED ON PLANSET

Alarms

3. 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. ***Please read IFC 907.2.8.1 for exceptions for fully sprinklered buildings. (IFC Chapter 9)

Elevator

4. 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

5. 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)

Please feel free to contact me if you have any further questions at bclauson@tetoncountywy.gov or 307-733-4732.

Legal A Cohen-Davis	APPROVED	4/24/2018	5/15/2018	5/16/2018
Parks and Rec Steve Ashworth	NO COMMENT	4/24/2018	5/15/2018	

Type of Review / Contact / Notes	Status	Dates: Sent	Due	Received	Remarks
Pathways Brian Schilling (5/17/2018 9:01 AM STOL)	APPROVED W/CONDITI	4/24/2018	5/15/2018	5/17/2018	

see attachment for picutes.....

P18-128, 480 W Pearl Elk Country Inn, Development Plan
Comments from Teton County/TOJ Pathways Department
Status: approved w/conditions
•Streetscape
o Sidewalk dimensions look good.
•Sidewalks and driveway crossings
o Sidewalks along Pearl Ave. shall be continuous when crossing the access driveways. (See attached detail for an example of a Continuous Sidewalk). The concrete sidewalk surface and texture shall continue uninterrupted across the entire access driveway.
o The sidewalk shall be constructed so that it remains at a consistent vertical alignment with the sidewalk legs on either side of the driveway. I.e. the sidewalk shall not ramp down when crossing the driveway access, rather the driveway should rise to the level of the sidewalk. Any vertical change from the street elevation to the sidewalk elevation should be restricted to the driveway apron in the buffer space between the sidewalk and street.
o All plan views and renderings in the plan set show a “discontinuous” sidewalk at the driveway crossings. This needs to be updated to reflect the “continuous” sidewalk.
•Bike Parking
o Rack style shall be “inverted-U” racks. “Wave,” “ribbon,” and “toaster” style racks are not permitted.
o The bike parking should be constructed on a concrete pad. A grass surface will quickly deteriorate into mud from foot traffic during wet seasons and will be difficult to keep clear of snow. Also, a concrete surface will provide a more secure mounting surface for the racks and will discourage theft.
o Staff supports including the bike parking towards the landscape surfacing requirement so that bike parking does not detract from the applicant’s landscape requirements. Conversion of a car parking spot to bike parking would also be supported.
o Rack details and locations should be shown on site plans.
oJackson Hole Community Pathways will be happy to provide additional background information and guidanceon site selection, layout, rack specification, and rack installation.

Planning Tyler Valentine	NO COMMENT	4/24/2018	5/15/2018		

Police Todd Smith (4/30/2018 11:07 AM STOL)	APPROVED W/CONDITI	4/24/2018	5/15/2018	4/30/2018	

No concerns. I do see a commercial bus (possibly Altrans) that uses the parking in front of this site for drop off and pick up. This drawing shows it as individual parking spaces. I believe this is a service being provided by the hotel. If this service is to continue, it should be considered in the “parking plan”.

Thanks,
Todd

Public Works Jeremy Parker	APPROVED W/CONDITI	4/24/2018	5/15/2018	6/8/2018	

Type of Review	Status	Dates			
Contact		Sent	Due	Received	Remarks

Notes
(6/8/2018 3:51 PM JP)
Plan Review Comments – APPROVED W/ CONDITIONS

P18-128
Development Plan
Lasting Legacy, LLC
480 West Pearl Avenue

June 8, 2018
Jeremy Parker, (307)733-3079 x1412

*Please be advised that the following comments are being provided for use in preparation of future Commercial Building Permit submittals.

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 & Building Department.

Please be advised, prior to Commercial 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.

Please be advised that the Development Plan submittal includes information pertaining to many of these items. However, please note that should any aspect of the proposed development be modified or altered during the process which affects these submittal requirements new and/or additional information shall need to be updated and included in the Commercial Building Permit Application submittal. Prior to Commrcial Building Permit approval, the following items must be included in the application submittal for review:

- A construction staging and phasing narrative detailing anticipated public impact, material and equipment storage, etc.
- All work to be completed within the Town's right-of-way shall be specifically addressed.
- A pedestrian corridor plan, including 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 also be included.
- Potable water system plan consistent with the LDR's, including point of connectionto the Town's distribution system, elimination and abandonment of existing or redundant service connections, meter and backflow device locations, etc.
- Sanitary sewer system plan consistent with the LDR's, including point of connection to the Town's collection system, elimination and abandonment of existing or redundant service connections, grease mitigation measures, etc.
- Complete grading and erosion control plan consistent with the LDR's.
- Site contours (existing and proposed) beyond all property boundaries per the LDR's to ensure the development's integration into the surrounding public and private property.
- Storm-water management plan consistent with the LDR's including pre- and post-development runoff calculations, proposed retention areas, snow storage areas, etc.
- Parking and access plan per the LDR's, including dimensions of parking spaces and drive lanes, ingress and egress turning movements, etc.
- Underground utility (electric, gas, communications, etc.) plan, including locations of transformers, etc.
- Irrigation system design (if applicable) with metering and backflow system plan consistent with the LDR's.
- Complete and detailed landscaping plan.

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.

START	NO COMMENT	4/24/2018	5/15/2018		
Darren Brugmann					

TC Housing Authority	APPROVED W/CONDITI	4/24/2018	5/15/2018	6/11/2018	
Stacy Stoker					

Type of Review	Status	Dates			
Contact		Sent	Due	Received	Remarks

Notes
(6/11/2018 11:42 AM SAS)
The units meet square footage requirements.

The units are located in the basement and have one window located in a window well. Landscaping is required to mitigate this hardscape. Each unit is required to have outdoor storage and access to outdoor space. It is unclear whether this is being provided.

A standard Employee Housing Restriction is required to be rocorded on the property. This should be done prior to issuance of Certificate of Occupancy. The Housing Department will work with the applicant to get the restriction recorded.

ORDINANCE 1197 (I)

AN ORDINANCE AMENDING AND REENACTING SECTION II OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART), THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, AND OFFICIAL ZONING DISTRICT MAP OF THE TOWN OF JACKSON TO RE-NUMBER SECTIONS 2.2.2, 2.2.3, 2.2.4 and 2.2.5, TO ADD SECTIONS 2.2.2 THROUGH 2.2.9 AND 2.2.13, TO DELETE SECTIONS 2.3.4, 2.3.5, 2.3.6, 2.3.9, 2.3.11, 2.3.12, 2.3.14, 2.3.15, AND 2.3.16, TO AMEND SECTIONS 2.1.1, 2.1.2, 2.2.1.D.5, 4.4.1.G, 5.2.1.D, 5.3.1.B.2, 5.3.1.B.5, 5.3.2.D.3, 5.4.1.B, 5.5.3.C.1, 5.5.3.D, 5.5.4.C, 5.6.1.E.7.a, 5.8.1.A, 6.1.1.F, 6.4.3.A, 7.1.1, 7.2.1, 7.8.4.B.1, 8.2.2.B.1.b, 9.4.6.D, 9.4.8.J AND 9.5.P, TO REMOVE THE URBAN RESIDENTIAL (UR), AUTO-URBAN COMMERCIAL-TOWN (AC-TOJ), AUTO-URBAN RESIDENTIAL-TOWN (AR-TOJ), BUSINESS PARK RESTRICTED USES (BP-R), BUSINESS CONSERVATION-TOWN (BC-TOJ), RESIDENTIAL BUSINESS (RB), NEIGHBORHOOD CONSERVATION-TOWN (NC-TOJ), NEIGHBORHOOD CONSERVATION-2-FAMILY (NC-2), AND SUBURBAN-TOWN (S-TOJ) LEGACY ZONES, AND TO ADD THE NL-1: NEIGHBORHOOD LOW DENSITY 1, NL-2: NEIGHBORHOOD LOW DENSITY 2, NL-3: NEIGHBORHOOD LOW DENSITY 3, NL-4: NEIGHBORHOOD LOW DENSITY 4, NL-5: NEIGHBORHOOD LOW DENSITY 5, NM-1: NEIGHBORHOOD MEDIUM DENSITY 1, NM-2: NEIGHBORHOOD MEDIUM DENSITY 2, NH-1: NEIGHBORHOOD HIGH DENSITY 1, AND CR-3: COMMERCIAL RESIDENTIAL 3 CHARACTER ZONES, TO IMPLEMENT CHARACTER DISTRICTS 3 THROUGH 6 OF THE JACKSON/TETON COUNTY COMPREHENSIVE PLAN, AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section II of Town of Jackson Ordinance No. 1074 as amended (part) is hereby amended and reenacted to renumber Section 2.2.2 as 2.2.10, 2.2.3 as 2.2.11, 2.2.4 as 2.2.12, and 2.2.5 as 2.2.14; add Sections 2.2.2 through 2.2.9 and 2.2.13; delete Sections 2.3.4, 2.3.5, 2.3.6, 2.3.9, 2.3.11, 2.3.12, 2.3.14, 2.3.15, and 2.3.16; and amend Sections 2.1.1, 2.1.2, 2.2.1.D.5, 4.4.1.G, 5.2.1.D, 5.3.1.B.2, 5.3.1.B.5, 5.3.2.D.3, 5.4.1.B, 5.5.3.C.1, 5.5.3.D, 5.5.4.C, 5.6.1.E.7.a, 5.8.1.A, 6.1.1.F, 6.4.3.A, 7.1.1, 7.2.1, 7.8.4.B.1, 8.2.2.B.1.b, 9.4.6.D, 9.4.8.J, and 9.5.P of the Town of Jackson Land Development Regulations to read as on the following pages:

Div. 2.1. All Complete Neighborhood Zones

Complete neighborhood zones are intended to enhance the locations in the community that are most appropriate for use and development into the most desirable places to live, work, and play. There are 2 types of complete neighborhood zones.

2.1.1. Character Zones (P17-077)

Character zones, established in Div. 2.2., are character-based and established to implement the Comprehensive Plan. The character zones include:

A. NL-1: Neighborhood Low Density-1

B. NL-2: Neighborhood Low Density-2

C. NL-3: Neighborhood Low Density-3

D. NL-4: Neighborhood Low Density-4

E. NL-5: Neighborhood Low Density -5

F. NM-1: Neighborhood Medium Density-1

G. NM-2: Neighborhood Medium Density-2

H. NH-1: Neighborhood High Density-1

I. DC: Downtown Core

J. CR-1: Commercial Residential-1

K. CR-2: Commercial Residential-2

L. CR-3: Commercial Residential-3

M. Office Residential (OR)

2.1.2. Legacy Zones (P17-077)

Legacy zones, established in Div. 2.3., are carried forward from the previous LDRs, and it is the intent that they will be phased out over time as character zones are adopted and applied. The legacy zones include:

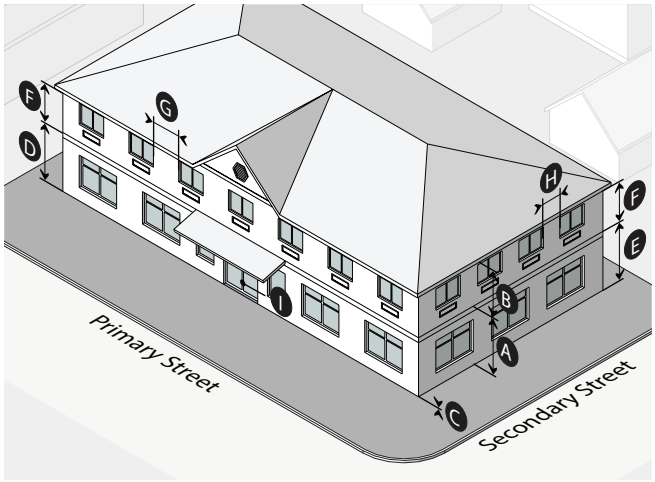
A. Town Square (TS)

B. Urban Commercial (UC)

C. Business Park-Town (BP-ToJ)

D. Mobile Home Park-Town (MHP-ToJ)

4. Lodging

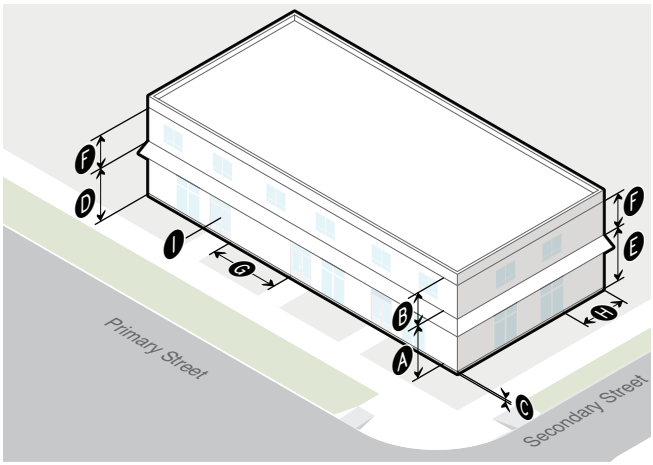


Description

In the Lodging Frontage, the main facade of the building is either set back or pulled up to the sidewalk with a street-facing entrance or series of entrances. The Lodging Frontage is intended primarily for lodging uses, and has a variety of glazing (windows and doors) at the sidewalk level.

Story Height	Sec. 9.4.13.	
Ground story height (min)	12’	A
Upper story height (min)	7’ 6”	B
Ground floor elevation (min-max)	0’ - 5’	C
Transparency	Sec. 9.4.14.	
Ground story, primary street (min)	40%	D
Ground story, secondary street (min)	20%	E
Upper story, primary/secondary street (min)	20%	F
Blank Wall Area	Sec. 9.4.15.	
Blank wall area, primary street (max)	35’	G
Blank wall area, secondary street (max)	50’	H
Pedestrian Access	Sec. 9.4.16.	
Entrance facing primary street	Required	I
Entrance spacing along primary street (max)	n/a	

5. Highway



Description

The Highway Frontage is intended for a variety of uses that front Highway 89/191. Buildings must address the Highway by providing an operable building entrance that faces the Highway 89/191 and provide glazing (windows and doors) on both ground and upper story street-facing building facades.

Story Height	Sec. 9.4.13.
Ground story height (min)	12’
Upper story height (min)	9’
Ground floor elevation (min-max)	0’ - 5’
Transparency	Sec. 9.4.14.
Ground story, primary street (min)	40%
Ground story, secondary street (min)	40%
Upper story, primary/secondary street (min)	20%
Blank Wall Area	Sec. 9.4.15.
Blank wall area, primary street (max)	50’
Blank wall area, secondary street (max)	50’
Pedestrian Access	Sec. 9.4.16.
Entrance facing primary street	Required
Entrance spacing along primary street (max)	n/a

2.2.2. NL-1: Neighborhood Low Density-1 (P17-077)

A. Intent

1. General Intent: The intent of the Neighborhood Low Density-1 (NL-1) zone is to provide for places with enough open space and sufficient lot size to provide a predominance of landscape and yards over buildings. Buildings and development should be oriented to respect steep slopes, preserve open space, and provide for wildlife movement through the property. This zone is intended for Stable neighborhoods where increased residential density is not intended.

2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.

3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street, often including longer driveways.

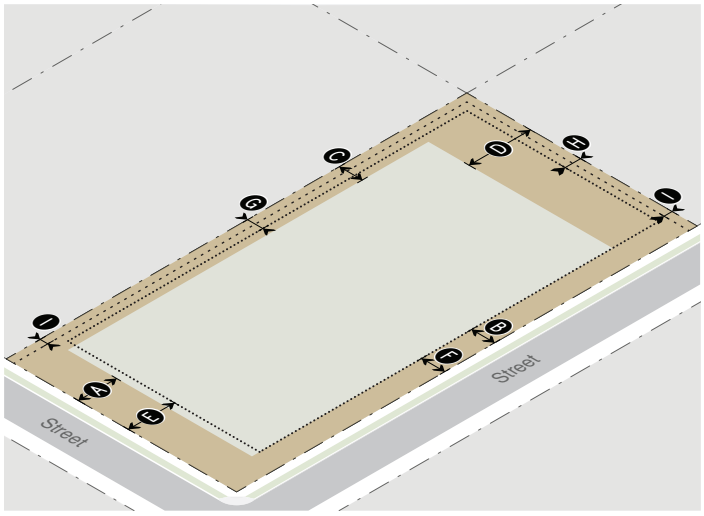
4. Land Use: Single-family detached homes, accessory structures, and ARUs are the primary land uses.

5. Comprehensive Plan: Based primarily on Subarea 6.2 in the Comprehensive Plan.

B. Physical Development

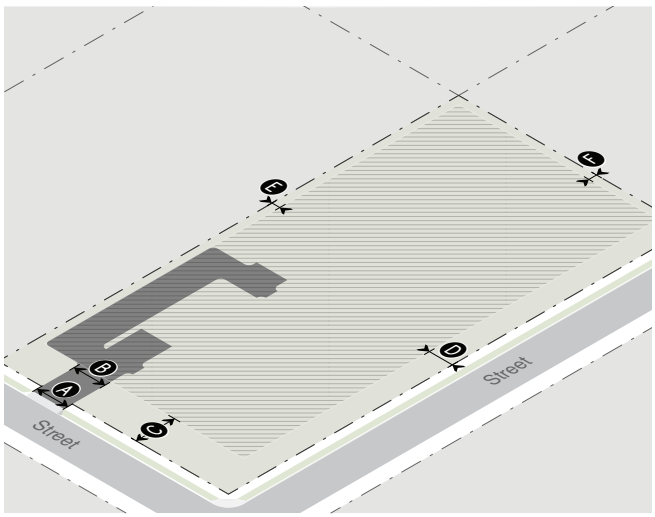
Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks	(Sec. 9.4.8)	
Primary street (min)	25’	A
Secondary street (min)	15’	B
Side interior (min)	15’	C
Rear (min)	40’	D
Accessory Structure Setbacks	(Sec. 9.4.8)	
Primary street (min)	30’	E
Secondary street (min)	15’	F
Side interior/rear (min)	10’	G
Rear (min)	10’	H
Site Development Setbacks		
All site development, excluding driveways or parking.		
Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5’	I
Landscaping	(Div. 5.5)	
Landscape surface ratio (min)	.60	
Plant units (min)		
Residential	1 per lot	
Nonresidential	1 per 1,000 sf of landscape area	
Parking lot (all uses)	1 per 12 parking spaces	

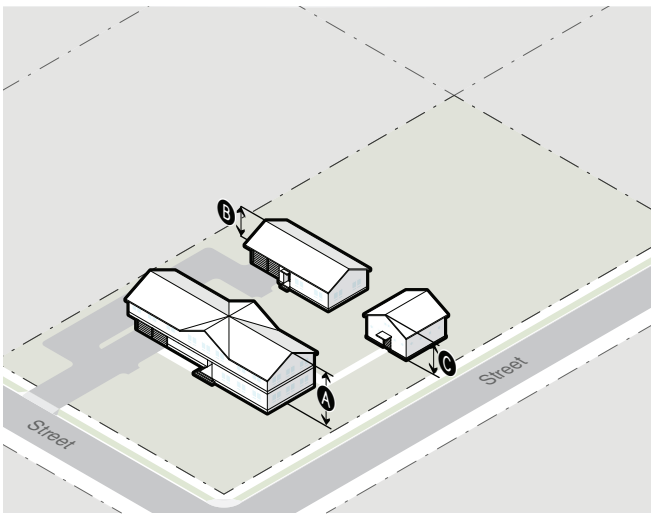
2. Vehicle Access Standards



Access		
Primary street	Allowed	
Secondary street	Allowed	
Alley	Allowed	
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less	A
Driveway width in primary/secondary street setback (max)	20'	B
Parking Setbacks		
Primary street* (min)	25'	C
Secondary street* (min)	15'	D
Side interior (min)	5'	E
Rear (min)	5'	F

* Excludes 20' max driveway allowed in primary/secondary street setback

3. Bulk & Mass Standards



Design Guidelines	Div. 5.8	
The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.		
Primary Building Height	Sec. 9.4.9	
Height: roof pitch ≤ 3/12 (max)	2 stories, not to exceed 26'	A
Height: roof pitch 4/12, 5/12 (max)	2 stories, not to exceed 28'	A
Height: roof pitch ≥ 6/12 (max)	2 stories, not to exceed 30'	A
Accessory Structure Height	Sec. 9.4.9	
Accessory residential unit (max)	2 stories, not to exceed 26'	B
All other accessory structures (max)	14'	C
Scale of Development	Sec. 9.4.13	
Floor area ratio (FAR max)	.40	
Individual building (max gross floor area)	10,000 sf	

4. Fencing	
Height (max)	
In street yard	4’
In side or rear year	6’
Setback (min)	
Primary or secondary street lot line/R.O.W./ sidewalk (min)	1’
Side or rear lot line	0’
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
5. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20’
Flat Creek North of Hansen Ave.	25’
Flat Creek South of Hansen Ave.	50’
Wetland	30’
Irrigation Ditch Setback (min)	(7.7.4.D.)
Irrigation Ditch	15’
Natural Resource Overlay (NRO) Standards	(Sec. 5.2.1.)
6. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	(Sec. 5.3.2.)
7. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)
8. Signs	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlit wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Freestanding sign	
Height (max)	6’
Setback (min)	5’
Projecting sign	
Height (max)	24’ above grade
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)
9. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
< 5 units			X			(Sec. 5.7.1.)
5 - 10 units		X	X			(Sec. 5.7.1.)
> 10 units	X	X	X			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤ 5,000 sf			X	X		(Sec. 5.7.1.)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1.)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-1 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-1 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-1 zone, however, all standards in Article 6. are applicable in the NL-1 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					to be amended pending Housing Mitigation LDR Update
Agriculture (6.1.3.B.)	B	n/a		n/a	
Residential					to be amended pending Housing Mitigation LDR Update
Detached Single-Family Unit (6.1.4.B.)	Y	1 unit per lot	8,000 sf habitable excluding basement (max)	2/DU	
Group Home (6.1.4.G.) (E.1.)	C	15 rooms per acre		0.5/bed	
Institutional					to be amended pending Housing Mitigation LDR Update
Assembly (6.1.8.B.)	C	n/a		independent calculation	
Transportation/Infrastructure					to be amended pending Housing Mitigation LDR Update
Utility Facility (6.1.10.C.)	C	n/a		1/employee + 1/stored vehicle	
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	
Minor	B	n/a			

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Accessory Uses					
Accessory Residential Unit (6.1.11.B.) (E.2.)	B	1 unit per lot	Detached ARU on Lot < 18,000 sf (max): 500 sf habitable. All other ARUs (max): 800 sf habitable	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	
Home Occupation (6.1.11.D.)	B	n/a		n/a	to be amended pending Housing Mitigation LDR Update
Home Business (6.1.11.E.)	C	n/a		1/employee	
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	
Home Daycare Center (6.1.11.G.)	C	n/a		1/employee + 2 off-street pick-up/drop-off	
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-1 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-1 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-1 zone, however, all standards in Article 7. are applicable in the NL-1 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Standards
Allowed Subdivision Options		
Land Division	43,560 sf	(Sec. 7.2.3.)
2. Residential Subdivision Requirements		
Affordable Housing		
Required Affordable Housing		to be amended pending Housing Mitigation LDR Update
Schools and Parks Exaction		
Schools exaction		.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction		9 acres per 1,000 resident
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60’
Paved travel way for Minor Local Road (min)		20’
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NL-1 zone.

1. Group Home Use Standards

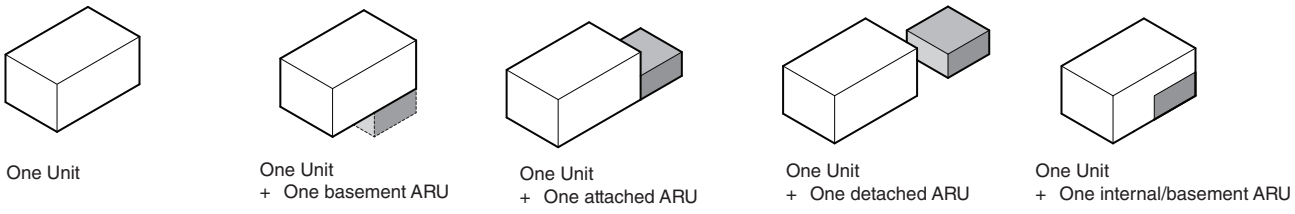
Group Home uses shall be located at least 300 feet from an existing dwelling unit, unless the group home use was proposed as part of a development that included both the group home use and the dwelling units.

2. Accessory Residential Units (ARUs)

a. Home Occupations and Home Businesses in ARUs are prohibited.

F. Configuration Options

Configuration options in the NL-1 zone include, but are not limited to, the following:



2.2.3. NL-2: Neighborhood Low Density-2
(P17-077)

A. Intent

1. General Intent: The intent of the Neighborhood Low Density-2 (NL-2) zone is to provide for places with enough open space and sufficient lot size to provide a predominance of landscape and yards over buildings. Buildings and development should be oriented to respect steep slopes, preserve open space, and provide for wildlife movement through the property. This zone is intended for Stable neighborhoods where increased residential density is not intended.

2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.

3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street, often including longer driveways.

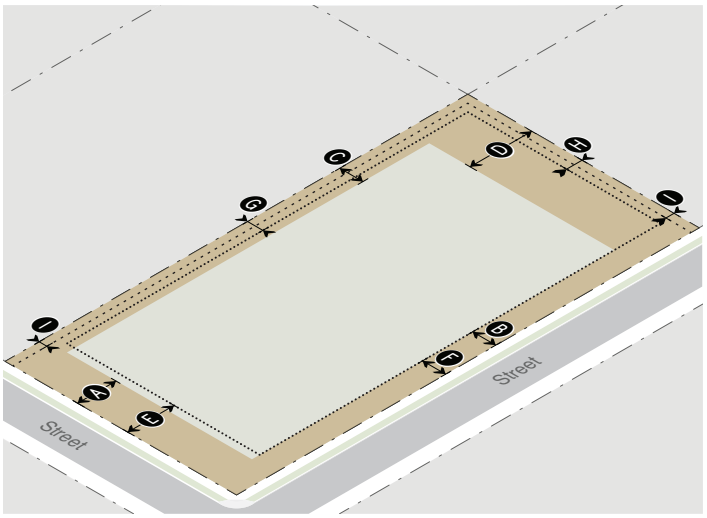
4. Land Use: Single-family detached homes, accessory structures, and ARUs are the primary land uses.

5. Comprehensive Plan: Based primarily on Subarea 6.2 in the Comprehensive Plan.

B. Physical Development

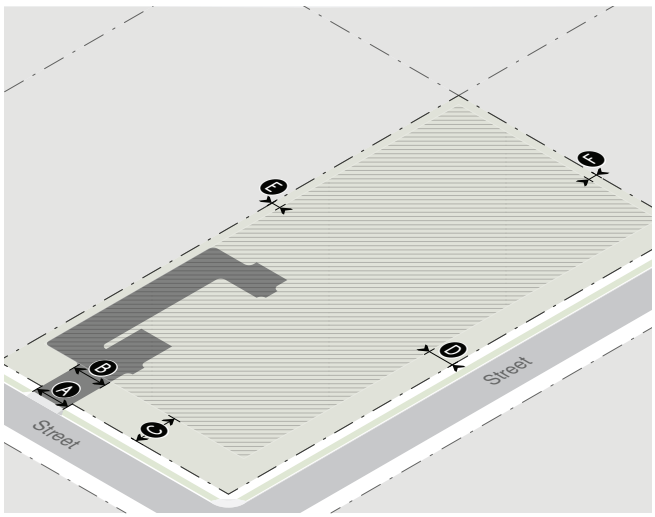
Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks	(Sec. 9.4.8)	
Primary street (min)	25’	A
Secondary street (min)	15’	B
Side interior (min)	15’	C
Rear (min)	25’	D
Accessory Structure Setbacks	(Sec. 9.4.8)	
Primary street (min)	30’	E
Secondary street (min)	15’	F
Side interior/rear (min)	10’	G
Rear (min)	10’	H
Site Development Setbacks		
All site development, excluding driveways or parking.		
Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5’	I
Landscaping	(Div. 5.5)	
Landscape surface ratio (min)	.60	
Plant units (min)		
Residential	1 per lot	
Nonresidential	1 per 1,000 sf of landscape area	
Parking lot (all uses)	1 per 12 parking spaces	

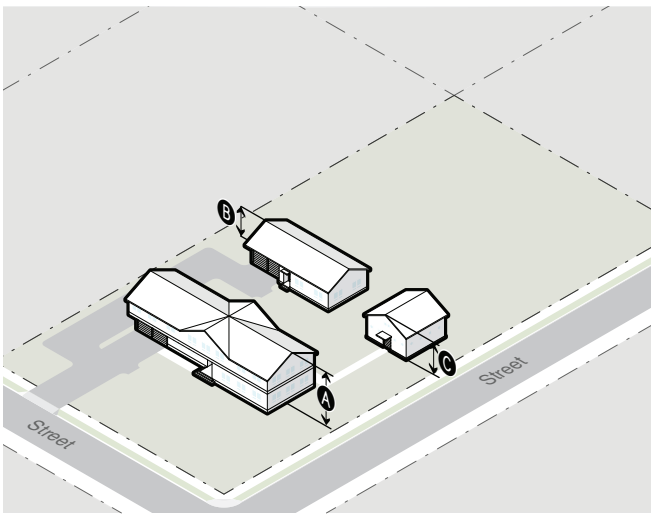
2. Vehicle Access Standards



Access		
Primary street	Allowed	
Secondary street	Allowed	
Alley	Allowed	
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less	A
Driveway width in primary/secondary street setback (max)	20'	B
Parking Setbacks		
Primary street* (min)	25'	C
Secondary street* (min)	15'	D
Side interior (min)	5'	E
Rear (min)	5'	F

* Excludes 20' max driveway allowed in primary/secondary street setback

3. Bulk & Mass Standards



Design Guidelines	Div. 5.8	
The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.		
Primary Building Height	Sec. 9.4.9	
Height: roof pitch ≤ 3/12 (max)	2 stories, not to exceed 26'	A
Height: roof pitch 4/12, 5/12 (max)	2 stories, not to exceed 28'	A
Height: roof pitch ≥ 6/12 (max)	2 stories, not to exceed 30'	A
Accessory Structure Height	Sec. 9.4.9	
Accessory residential unit (max)	2 stories, not to exceed 26'	B
All other accessory structures (max)	14'	C
Scale of Development	Sec. 9.4.13	
Floor area ratio (FAR max)	.40	
Individual Building (max gross floor area)	10,000 sf	

4. Fencing	
Height (max)	
In street yard	4’
In side or rear year	6’
Setback (min)	
Primary or secondary street lot line/R.O.W./ sidewalk (min)	1’
Side or rear lot line	0’
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
5. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20’
Flat Creek North of Hansen Ave.	25’
Flat Creek South of Hansen Ave.	50’
Wetland	30’
Irrigation Ditch Setback (min)	(7.7.4.D.)
Irrigation Ditch	15’
Natural Resource Overlay (NRO) Standards	(Sec. 5.2.1.)
6. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	(Sec. 5.3.2.)
7. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)
8. Signs	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlit wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Freestanding sign	
Height (max)	6’
Setback (min)	5’
Projecting sign	
Height (max)	24’ above grade
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)
9. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
< 5 units			X			(Sec. 5.7.1.)
5 - 10 units		X	X			(Sec. 5.7.1.)
> 10 units	X	X	X			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤ 5,000 sf			X	X		(Sec. 5.7.1.)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1.)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-2 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-2 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-2 zone, however, all standards in Article 6. are applicable in the NL-2 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					to be amended pending Housing Mitigation LDR Update
Agriculture (6.1.3.B.)	B	n/a		n/a	
Residential					to be amended pending Housing Mitigation LDR Update
Detached Single-Family Unit (6.1.4.B.)	Y	1 unit per lot	8,000 sf habitable excluding basement	2/DU	
Group Home (6.1.4.G.) (E.1.)	C	15 rooms per acre		0.5/bed	
Institutional					to be amended pending Housing Mitigation LDR Update
Assembly (6.1.8.B.)	C	n/a		independent calculation	
Transportation/Infrastructure					to be amended pending Housing Mitigation LDR Update
Utility Facility (6.1.10.C.)	C	n/a		1/employee + 1/stored vehicle	
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	
Minor	B	n/a			

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Accessory Uses					
Accessory Residential Unit (6.1.11.B.) (E.2.)	B	1 unit per lot	Detached ARU on Lot < 18,000 sf (max): 500 sf habitable All other ARUs: 800 sf habitable	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	to be amended pending Housing Mitigation LDR Update
Home Occupation (6.1.11.D.)	B	n/a		n/a	
Home Business (6.1.11.E.)	C	n/a		1/employee	
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	
Home Daycare Center (6.1.11.G.)	C	n/a		1/employee + 2 off-street pick-up/drop-off	
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-2 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-2 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-2 zone, however, all standards in Article 7. are applicable in the NL-2 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Standards
Allowed Subdivision Options		
Land Division	21,780 sf	(Sec. 7.2.3.)
2. Residential Subdivision Requirements		
Affordable Housing		
Required Affordable Housing	to be amended pending Housing Mitigation LDR Update	
Schools and Parks Exaction		
Schools exaction		.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction		9 acres per 1,000 resident
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60’
Paved travel way for Minor Local Road (min)		20’
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NL-2 zone.

1. Group Home Use Standards

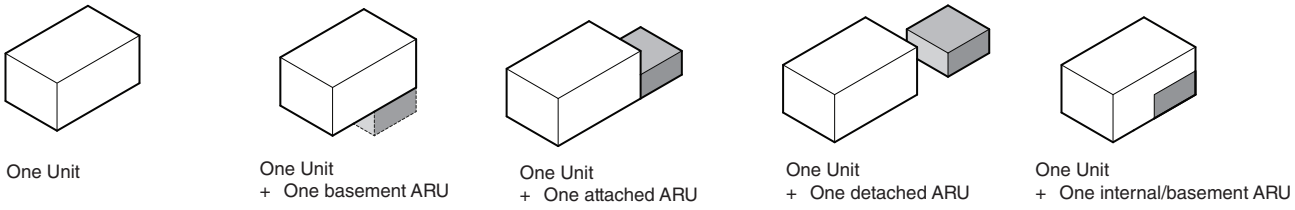
Group Home uses shall be located at least 300 feet from an existing dwelling unit, unless the group home use was proposed as part of a development that included both the group home use and the dwelling units.

2. Accessory Residential Units (ARUs)

a. Home Occupations and Home Businesses in ARUs are prohibited.

F. Configuration Options

Configuration options in the NL-2 zone include, but are not limited to, the following:



2.2.4. NL-3: Neighborhood Low Density-3 (P17-077)

A. Intent

1. General Intent: The intent of the Neighborhood Low Density-3 (NL-3) zone is to recognize existing residential neighborhoods and subdivisions and allow development of Single-Family detached homes with up to one Accessory Residential Unit (ARU) in a way that is consistent with the existing neighborhood character. This zone is intended for Stable neighborhoods where increased residential density is not intended.

2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.

3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street.

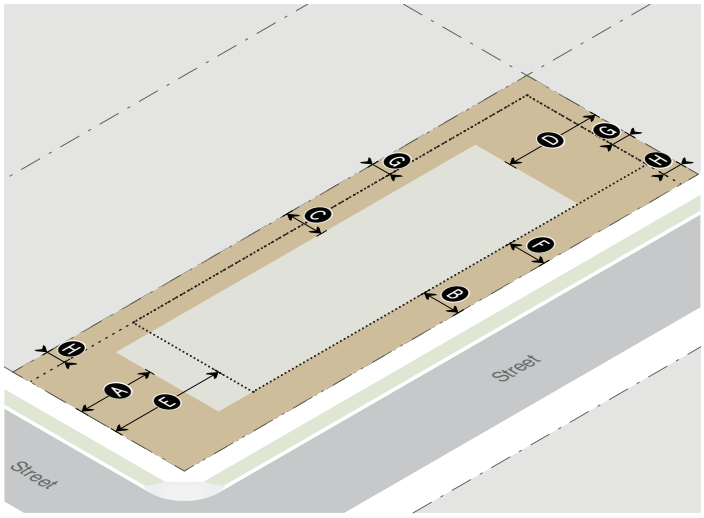
4. Land Use: Single-family detached homes, accessory structures, and ARUs are the primary land uses.

5. Comprehensive Plan: Based primarily on Subareas 3.1, 5.5, and 6.1 in the Comprehensive Plan.

B. Physical Development

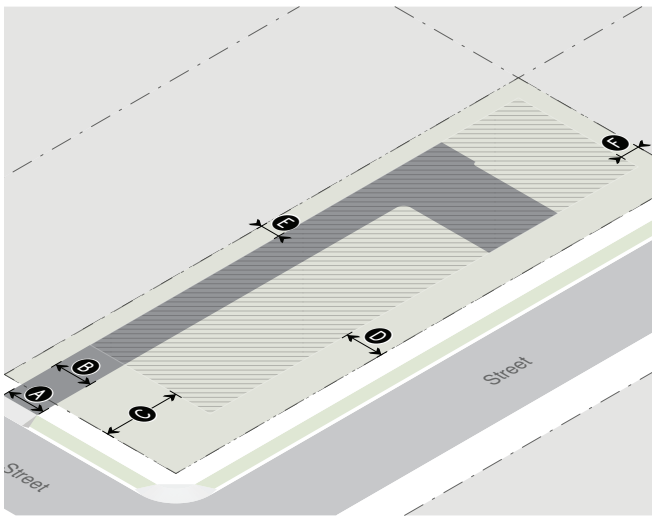
Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks	(Sec. 9.4.8)	
Primary street (min)	20’	A
Secondary street (min)	10’	B
Side interior (min)	10’	C
Rear (min)	25’	D
Accessory Structure Setbacks	(Sec. 9.4.8)	
Primary street (min)	30’	E
Secondary street (min)	10’	F
Side interior/rear (min)		G
>14 feet in height	10’	
≤14 feet in height	5’	
Second floor deck	10’	
Site Development Setbacks		
All site development, excluding driveways or parking.		
Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5’	H
Landscaping	(Div. 5.5)	
Landscape surface ratio (min)	.45	
Plant units (min)	1 per lot	

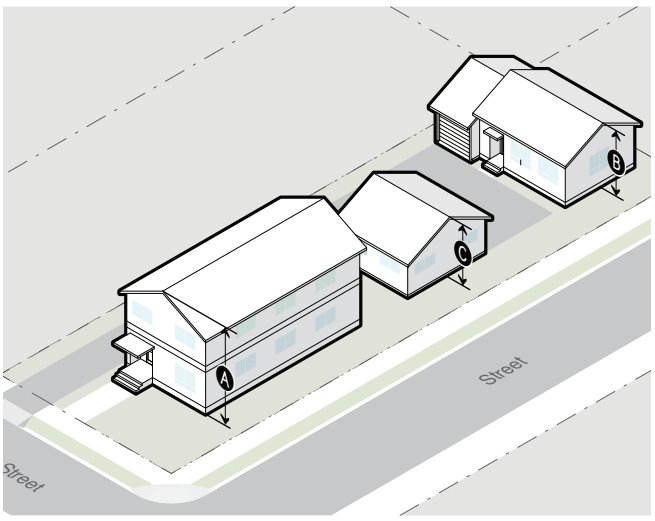
2. Vehicle Access Standards



Access		
Primary street	Allowed	
Secondary street	Allowed	
Alley	Allowed	
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less	A
Driveway width in primary/secondary street setback (max)	20'	B
Parking Setbacks		
Primary street* (min)	20'	C
Secondary street* (min)	10'	D
Side interior (min)	5'	E
Rear (min)	5'	F

*Excludes 20' max driveway allowed in primary/secondary street setback

3. Bulk & Mass Standards



Design Guidelines	Div. 5.8	
The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.		
Primary Building Height	(Sec. 9.4.9)	
Height: roof pitch ≤ 3/12 (max)	2 stories, not to exceed 26'	A
Height: roof pitch 4/12, 5/12 (max)	2 stories, not to exceed 28'	A
Height: roof pitch ≥ 6/12 (max)	2 stories, not to exceed 30'	A
Accessory Structure Height	(Sec. 9.4.9)	
Accessory residential unit (max)	2 stories, not to exceed 26'	B
All other accessory structures (max)	14'	C
Scale of Development	(Sec. 9.4.13)	
Floor area ratio (FAR max)	.40	
Individual Building (max gross floor area)	n/a	

4. Fencing	
Height (max)	
In street yard	4’
In side or rear yard	6’
Setback (min)	
Primary or secondary street lot line/R.O.W./ sidewalk (min)	1’
Side or rear lot line	0’
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
5. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20’
Flat Creek North of Hansen Ave.	25’
Flat Creek South of Hansen Ave.	50’
Wetland	30’
Irrigation Ditch Setback (min)	(7.7.4.D.)
Irrigation Ditch	15’
Natural Resource Overlay (NRO) Standards	(Sec. 5.2.1.)
6. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	(Sec. 5.3.2.)
7. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)
8. Signs	(Div. 5.6.1)
Home occupation/business	1 unlit wall sign
Area (max)	2 sf
Background color	No white or yellow
Temporary Signs	(Sec. 5.6.1.)
9. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
< 5 units			X			(Sec. 5.7.1.)
5 - 10 units		X	X			(Sec. 5.7.1.)
> 10 units	X	X	X			(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-3 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-3 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-3 zone, however, all standards in Article 6. are applicable in the NL-3 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					to be amended pending Housing Mitigation LDR Update
Agriculture (6.1.3.B.)	B	n/a		n/a	
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	1 unit per lot	8,000 sf habitable excluding basement	2/DU	to be amended pending Housing Mitigation LDR Update
Transportation/Infrastructure					to be amended pending Housing Mitigation LDR Update
Utility Facility (6.1.10.C.)	C	n/a		1/employee + 1/stored vehicle	
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	
Minor	B	n/a			
Accessory Uses					to be amended pending Housing Mitigation LDR Update
Accessory Residential Unit (Sec. 6.1.11.) (E.1)	B	1 unit per lot	Detached ARU on Lot < 11,250 sf: 500 sf habitable All ofther ARUs: 800 sf habitable	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	
Home Occupation (6.1.11.D.)	B	n/a		n/a	
Home Business (6.1.11.E.)	C	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	to be amended pending Housing Mitigation LDR Update
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure not required	
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-3 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-3 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-3 zone, however, all standards in Article 7. are applicable in the NL-3 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	7,500 sf	(Sec. 7.2.3.)
2. Residential Subdivision Requirements		
Affordable Housing	to be amended pending Housing Mitigation LDR Update	
Required Affordable Housing		
Schools and Parks Exaction		
Schools exaction		.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction		9 acres per 1,000 resident

3. Infrastructure
Transportation Facilities
Access
Right-of-way for Minor Local Road (min)
Paved travel way for Minor Local Road (min)
Required Utilities
Water
Sewer

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NL-3 zone.

1. Accessory Residential Units (ARUs)

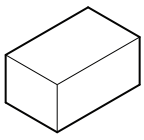
a. Accessory residential units are prohibited north of West Broadway accessed via Budge Drive and West Broadway Avenue.

b. Home Occupations and Home Businesses in ARUs are prohibited.

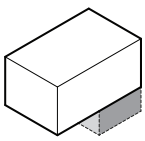
c. Detached ARUs shall only be permitted on lots that meet minimum lot size.

F. Configuration Options

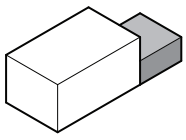
Configuration options in the NL-3 zone include, but are not limited to, the following:



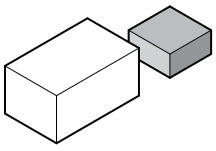
1unit



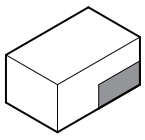
One Unit
+ One basement ARU



1 unit
+ 1 attached ARU



1 unit
+ 1 detached ARU



1 unit
+ 1 internal/basement ARU

2.2.5. NL-4: Neighborhood Low Density-4 (P17-077)

A. Intent

1. General Intent: The intent of the Neighborhood Low Density-4 (NL-4) zone is to recognize existing residential neighborhoods and subdivisions and allow development of Single-Family detached homes with up to two Accessory Residential Units (ARUs) in a way that is consistent with the existing neighborhood character. This zone is intended for properties with alley access and for Stable neighborhoods where increased residential density is not intended.

2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.

3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking for new development will typically be accessed from an alley while existing development is often accessed from a primary street.

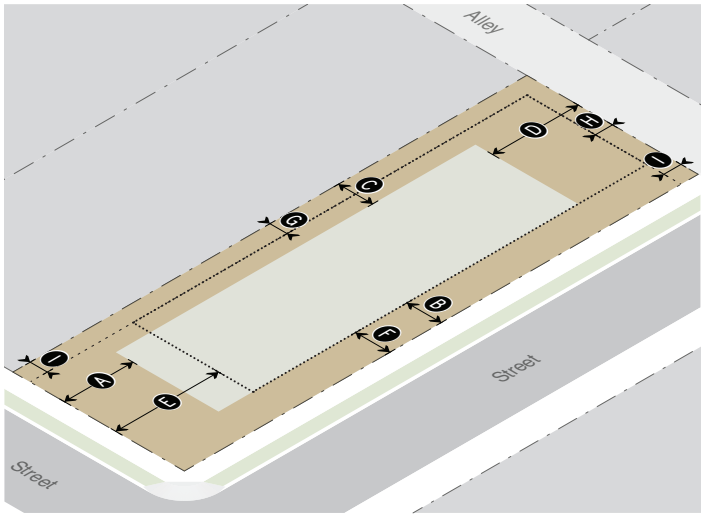
4. Land Use: Single-family detached homes, accessory structures, and ARUs are the primary land uses.

5. Comprehensive Plan: Based primarily on Subarea 3.1 in the Comprehensive Plan.

B. Physical Development

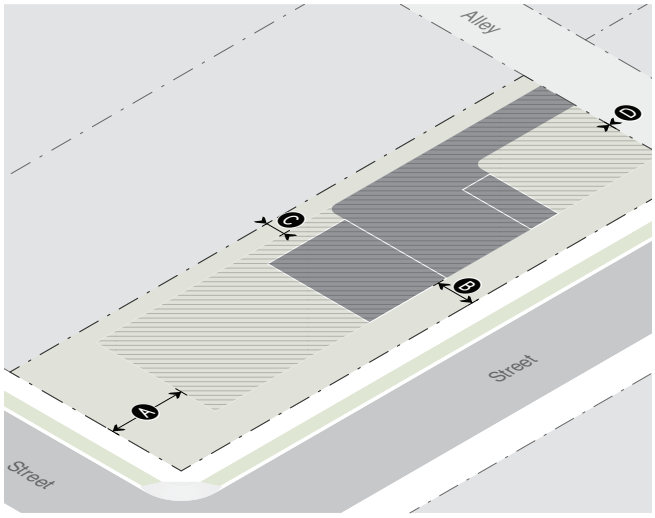
Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



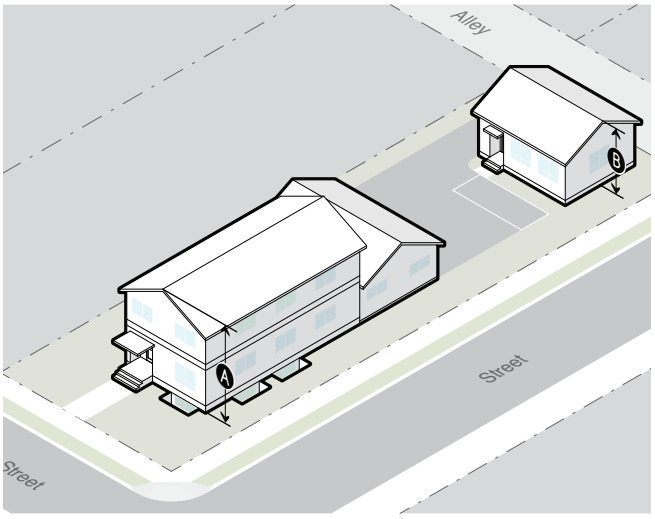
Primary Building Setbacks	(Sec. 9.4.8)	
Primary street (min)	20’	A
Secondary street (min)	10’	B
Side interior (min)	10’	C
Rear (min)	25’	D
Accessory Structure Setbacks	(Sec. 9.4.8)	
Primary street (min)	30’	E
Secondary street (min)	10’	F
Side interior/rear (min)		G H
>14 feet in height	10’	
≤14 feet in height	5’	
Second floor deck	10’	
Site Development Setbacks		
All site development, excluding driveways or parking.		
Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5’	I
Landscaping	(Div. 5.5)	
Landscape surface ratio (min)	.45	
Plant units (min)	1 per lot	

2. Vehicle Access Standards



Access		
Primary street	Allowed	
Secondary street	Allowed	
Alley	Allowed	
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less	A
Driveway width in primary/ secondary street setback (max)	20'	B
Parking Setbacks		
Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	5'	C
Rear (min)	5'	
Rear alley (min)	2'	D

3. Bulk & Mass Standards



Design Guidelines	Div. 5.8	
The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.		
Primary Building Height	(Sec. 9.4.9)	
Height: roof pitch ≤ 3/12 (max)	2 stories, not to exceed 26'	A
Height: roof pitch 4/12, 5/12 (max)	2 stories, not to exceed 28'	A
Height: roof pitch ≥ 6/12 (max)	2 stories, not to exceed 30'	A
Accessory Structure Height	(Sec. 9.4.9)	
Accessory residential unit (max)	2 stories, not to exceed 26'	B
All other accessory structures (max)	14'	
Scale of Development	(Sec. 9.4.13)	
Floor area ratio (FAR max)	.40	
Individual Building (max gross floor area)	n/a	

4. Fencing	
Height (max)	
In street yard	4’
In side or rear yard	6’
Setback (min)	
Primary or secondary street lot line/R.O.W./ sidewalk (min)	1’
Side or rear lot line	0’
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	

5. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20’
Flat Creek North of Hansen Ave.	25’
Flat Creek South of Hansen Ave.	50’
Wetland	30’
Irrigation Ditch Setback (min)	(7.7.4.D.)
Irrigation Ditch	15’
Natural Resource Overlay (NRO) Standards	(Sec. 5.2.1.)

6. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	(Sec. 5.3.2.)

7. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)

8. Signs	(Div. 5.6.1)
Home occupation/business	1 unlit wall sign
Area (max)	2 sf
Background color	No white or yellow
Temporary Signs	(Sec. 5.6.1.)

9. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
< 5 units			X			(Sec. 5.7.1.)
5 - 10 units		X	X			(Sec. 5.7.1.)
> 10 units	X	X	X			(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-4 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-4 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-4 zone, however, all standards in Article 6. are applicable in the NL-4 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					to be amended pending Housing Mitigation LDR Update
Agriculture (6.1.3.B.)	B	n/a		n/a	
Residential					to be amended pending Housing Mitigation LDR Update
Detached Single-Family Unit (6.1.4.B.)	Y	1 unit per lot	8,000 sf habitable-excluding basemen	2/DU	
Transportation/Infrastructure					to be amended pending Housing Mitigation LDR Update
Utility Facility (6.1.10.C.)	C	n/a		1/employee + 1/stored vehicle	
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	
Minor	B	n/a			
Accessory Uses					to be amended pending Housing Mitigation LDR Update
Accessory Residential Unit (Sec. 6.1.11.) (E.1)	B	2 units per lot	Detached ARU on Lot < 11,250 sf: 500 sf habitable All other ARUs: 800 sf habitable	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	
Home Occupation (6.1.11.D.)	B	n/a		n/a	
Home Business (6.1.11.E.)	C	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	to be amended pending Housing Mitigation LDR Update
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure not required	
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-4 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-4 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-4 zone, however, all standards in Article 7. are applicable in the NL-4 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	7,500 sf	(Sec. 7.2.3.)
2. Residential Subdivision Requirements		
Affordable Housing	to be amended pending Housing Mitigation LDR Update	
Required Affordable Housing		
Schools and Parks Exaction		
Schools exaction		.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction		9 acres per 1,000 resident

3. Infrastructure
Transportation Facilities
Access
Right-of-way for Minor Local Road (min)
Paved travel way for Minor Local Road (min)
Required Utilities
Water
Sewer

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NL-4 zone.

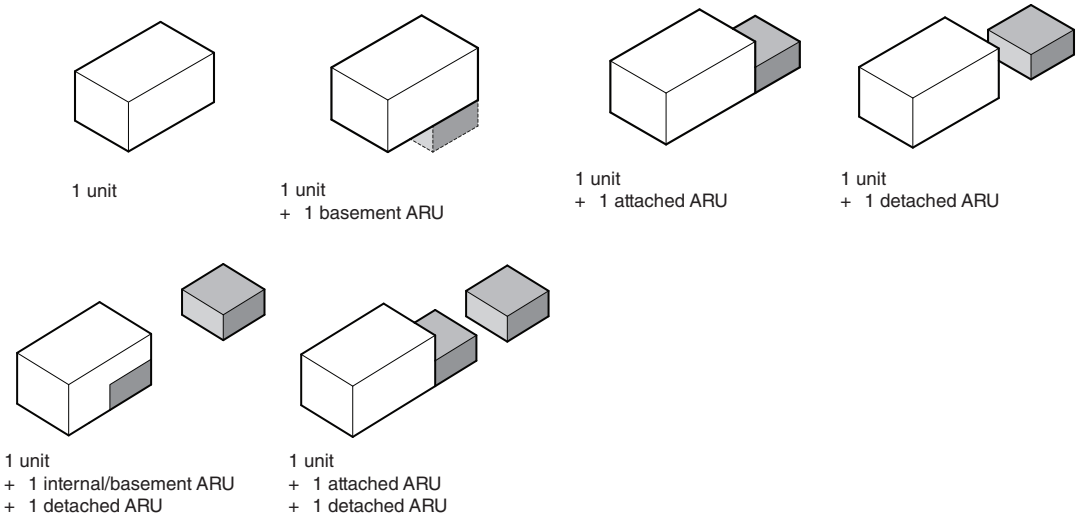
1. Accessory Residential Units (ARUs)

a. Home Occupations and Home Businesses in ARUs are prohibited.

b. Detached ARUs shall only be permitted on lots that meet minimum lot size.

F. Configuration Options

Configuration options in the NL-4 zone include, but are not limited to, the following:



2.2.6. NL-5: Neighborhood Low Density-5 (P17-077)

A. Intent

1. General Intent: The intent of the Neighborhood Low Density-5 (NL-5) zone is to enhance the character and cohesiveness of residential neighborhoods while allowing for a flexible range of residential types, including single-family detached units, duplex units, and triplex units. A maximum of three detached or attached units per lot is permitted. This flexibility is intended to create opportunities for workforce housing because all apartment units are required to be rented to members of the local workforce. This zone is intended for Stable neighborhoods where increased residential density is not intended.

2. Buildings: Buildings can be up to 2 stories in height. Multiple detached buildings or multiple attached units on a site is common. Incentives are provided to encourage variety in roof pitch and design.

3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from an alley where present or a primary street where no alley exists.

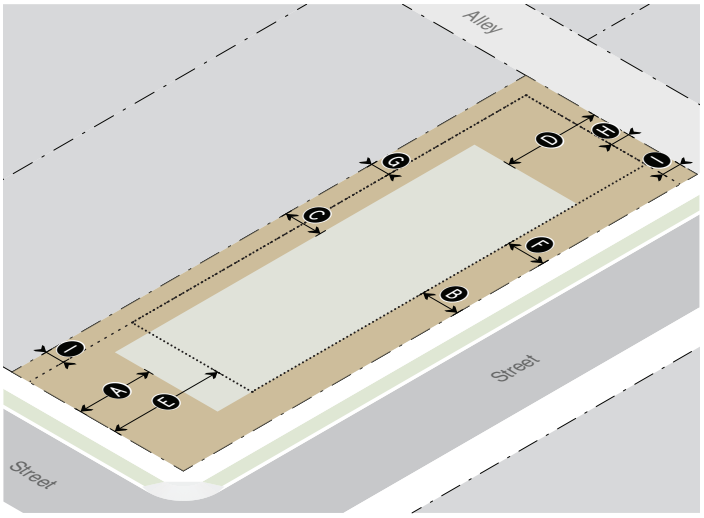
4. Land Use: Single-family detached homes, duplex, and triplex units, with additional apartments as allowed to not exceed three units per lot maximum density.

5. Comprehensive Plan: Based primarily on Subarea 3.1 in the Comprehensive Plan.

B. Physical Development

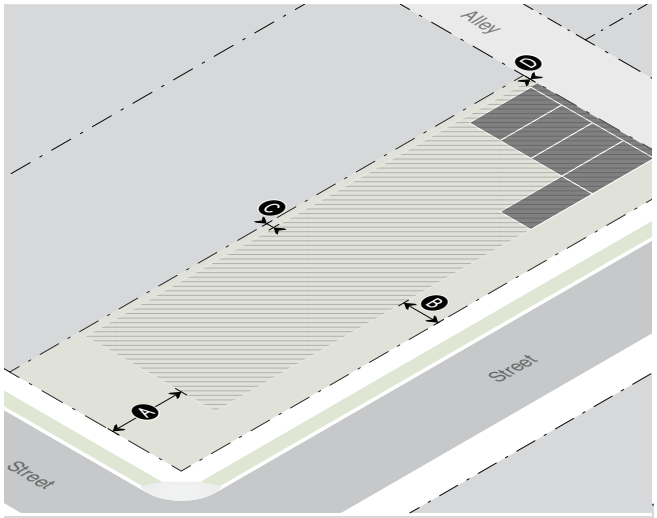
Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks	(Sec. 9.4.8)	
Primary street (min)	20’	A
Secondary street (min)	10’	B
Side interior (min)	10’	B
Rear (min)	10’	D
Accessory Structure Setbacks	(Sec. 9.4.8)	
Primary street (min)	30’	E
Secondary street (min)	10’	F
Side interior (min)	5’	G
Rear (min)	5’	H
Site Development Setbacks		
All site development, excluding driveways or parking.		
Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5’	I
Landscaping	(Div. 5.5)	
Landscape surface ratio (min)		
1 unit	.45	
2 units	.35	
3 units	.30	
All other allowed uses	.45	
Plant units (min)		
Residential	1 per lot	
Nonresidential	1 per 1,000 sf of landscape area	
Parking Lot (all uses)	1 per 12 parking spaces	

2. Vehicle Access Standards

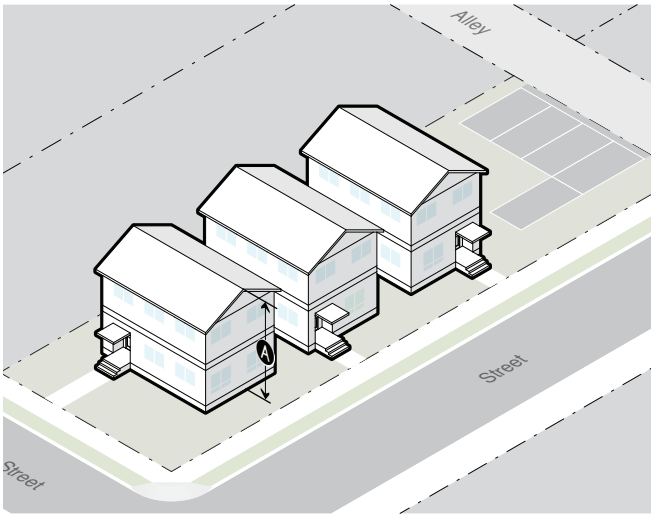


Access		
Primary street	Allowed	
Secondary street	Allowed	
Alley	Allowed	
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less	A
Driveway width in primary/ secondary street setback (max)	20'	B

Parking Setbacks	1 or 2 units	3 units/ nonresidential	
Primary street (min)	20'	20'*	A
Secondary street (min)	10'	10'*	B
Side interior (min)	5'	1'	C
Rear (min)	5'	5'	
Rear alley (min)	2'	2'	D

* Excludes 20' max driveway allowed in primary/secondary street setback

3. Bulk & Mass Standards



Design Guidelines	Div. 5.8

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

Primary Building Height	(Sec. 9.4.9)	
Height: roof pitch ≤ 3/12 (max)	2 stories, not to exceed 26'	A
Height: roof pitch 4/12, 5/12 (max)	2 stories, not to exceed 28'	A
Height: roof pitch ≥ 6/12 (max)	2 stories, not to exceed 30'	A

Accessory Structure Height	(Sec. 9.4.9)
All other accessory structures (max)	14'

Scale of Development	(Sec. 9.4.13)
Floor area ratio (FAR max)	
1 unit	.30
2 units	.35
3 units	.40
All other allowed uses	.40
Individual Building (max gross floor area)	10,000 sf

4. Fencing	
Height (max)	
In street yard	4’
In side or rear yard	6’
Setback (min)	
Primary or secondary street lot line/ R.O.W./sidewalk (min)	1’
Side or rear lot line	0’
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
5. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20’
Flat Creek North of Hansen Ave.	25’
Flat Creek South of Hansen Ave.	50’
Wetland	30’
Irrigation Ditch Setback (min)	(7.7.4.D.)
Irrigation Ditch	15’
Natural Resource Overlay (NRO) Standards	(Sec. 5.2.1.)
6. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	(Sec. 5.3.2.)
7. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)
8. Signs	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlit wall sign
Background color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Freestanding sign	
Height (max)	6’
Setback (min)	5’
Projecting sign	
Height (max)	24’ above grade
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)
9. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
< 5 units			X			(Sec. 5.7.1.)
5 - 10 units		X	X			(Sec. 5.7.1.)
> 10 units	X	X	X			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤ 5,000 sf			X	X		(Sec. 5.7.1.)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1.)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-5 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to Section 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-5 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-5 zone, however, all standards in Article 6. are applicable in the NL-5 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					to be amended pending Housing Mitigation LDR Update
Agriculture (6.1.3.B.)	B	n/a		n/a	
Residential					
Detached Single-Family Unit (6.1.4.B.) (E.1)	Y	E.1	8,000 sf habitable-excluding basemen	2/DU	
Apartment (6.1.4.D.) (E.2)	B	E.1		1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	to be amended pending Housing Mitigation LDR Update
Dormitory (6.1.4.F.)	C	n/a		1/bed	
Group Home (6.1.4.G.)	C	n/a		0.5/bed	
Institutional					to be amended pending Housing Mitigation LDR Update
Assembly (6.1.8.B.)	C	n/a		independent calculation	
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a		1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	
Minor	B	n/a			

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.),

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Accessory Uses					
Home Occupation (6.1.11.D.)	B	n/a		n/a	
Home Business (6.1.11.E.)	C	n/a		1/employee	
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	
Home Daycare Center (6.1.11.G.)	C	n/a		1/employee + 2 off-street pick-up/drop-off	to be amended pending Housing Mitigation LDR Update
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.),

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-5 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-5 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-5 zone, however, all standards in Article 7. are applicable in the NL-5 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	7,500 sf	(Sec. 7.2.3.)
2. Residential Subdivision Requirements		
Affordable Housing	to be amended pending Housing Mitigation LDR Update	
Required Affordable Housing		
Schools and Parks Exaction		(Div. 7.5.)
Schools exaction		
Parks exaction		
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60’
Paved travel way for Minor Local Road (min)		20’
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NL-5 zone.

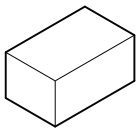
1. **Single-Family Detached or Apartment.** No more than 3 units of any combination are permitted on the lot.

2. Apartment

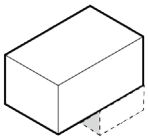
    a. Occupancy of an apartment shall be restricted to persons employed within Teton County, in accordance with the Jackson/Teton County Housing Rules and Regulations or the occupants shall be members of the same family occupying the prncipal dwelling unit, such as parents or adult children, or intermittent, nonpaying guests

F. Configuration Options

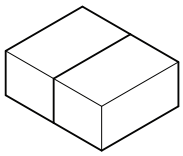
Configuration options in the NL-5 zone include, but are not limited to, the following:



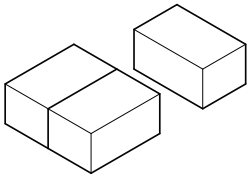
1 unit



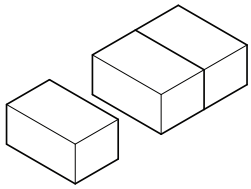
1 unit
+ 1 basement apartment



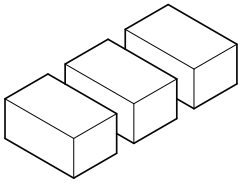
2 attached units (side by side)



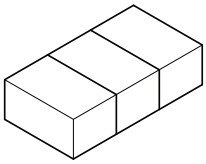
2 attached units (side by side)
+ 1 detached Unit



1 detached unit
+ 2 attached Units



3 detached units



3 attached units

2.2.7. NM-1: Neighborhood Medium Density-1 (P17-077)

A. Intent

1. General Intent: The intent of the Neighborhood Medium Density 1 (NM-1) zone is to recognize existing residential neighborhood character while allowing flexibility in design and ownership for single-family detached, duplex homes, and Accessory Residential Units (ARUs) on smaller lots when feasible. This zone is intended for Stable neighborhoods where increased residential density is not intended.

2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.

3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street or alley when present.

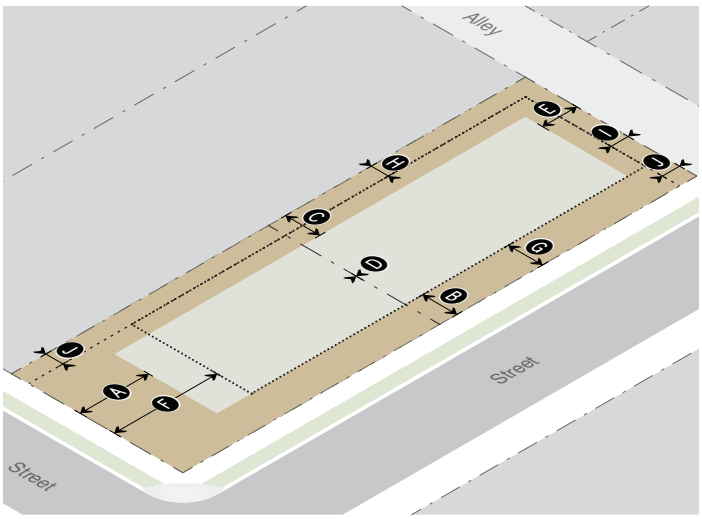
4. Land Use: Single-family detached and attached homes, accessory structures, and ARUs are the primary land uses. Lots are typically either 7,500 or 3,750 square feet but may also be any size within this range.

5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

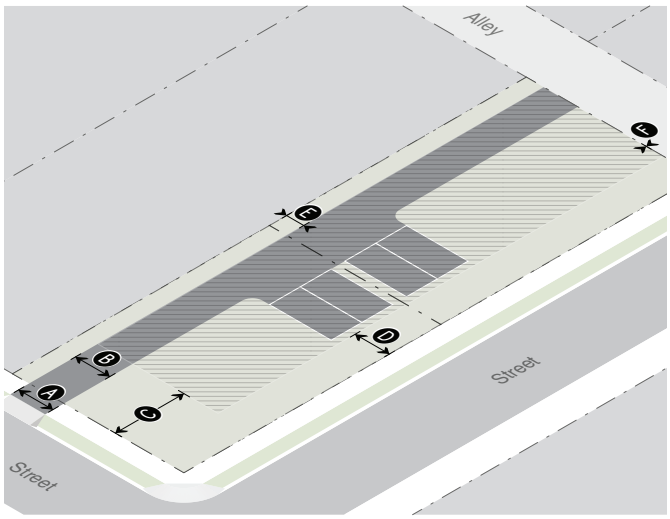
1. Lot Standards



Primary Building Setbacks	(Sec. 9.4.8)	
Primary street (min)	20’	A
Secondary street (min)	10’	B
Side interior (min)	10’	C
Duplex interior (min)	0’	D
Rear (min)	10’	
Rear alley (min)	10’	E
Accessory Structure Setbacks	(Sec. 9.4.8)	
Primary street (min)	30’	F
Secondary street (min)	10’	G
Side interior/rear* (min)		H
>14 feet in height	10’	
≤14 feet in height	5’	
Second floor deck	10’	
Rear alley (min)	10'	I
Site Development Setbacks		
All site development, excluding driveways or parking.		
Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5’	J

Landscaping	(Div. 5.5)	
Landscape surface ratio (min)	<7,500 sf	≥7,500 sf
Single-family detached	.50	.45
Single-family attached	.50	n/a
Apartment	n/a	.40
LSR decrease for each ARU	.10	.10
All other uses	.50	.45
Plant units (min)	1 per lot	

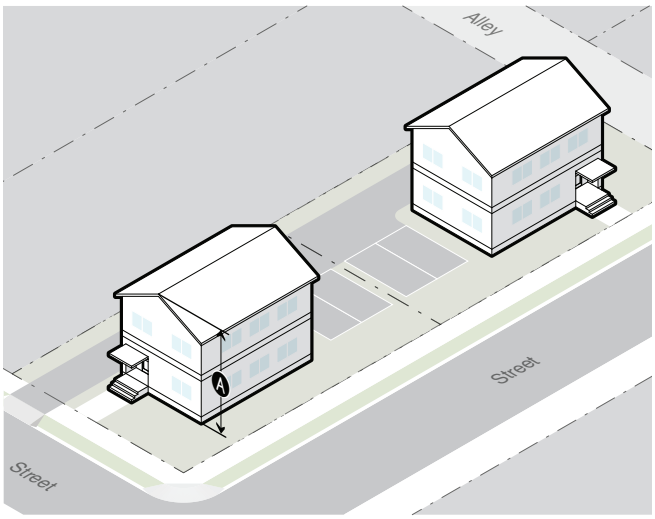
2. Vehicle Access Standards



	SFD/SFA Lot width ≤25'	SFD/SFA Lot width >25'	All Other Uses	
Access				
Primary street	Allowed	Allowed	Allowed	
Secondary street	Allowed	Allowed	Allowed	
Alley	Required	Allowed	Allowed	
Curb-cut width (max)	Not allowed	20' or 40% of lot frontage, whichever is less	20' or 40% of lot frontage, whichever is less	A
Driveway width in primary/secondary street setback (max)	Not allowed	20'	20'	B
Parking Setbacks				
Primary street (min)	20'*	20'*	20'*	C
Secondary street (min)	10'	10'*	10'*	D
Side interior (min)	5'	5'	5'	E
Rear (min)	5'	5'	5'	
Rear alley (min)	2'	2'	2'	F

* Excludes 20' max driveway allowed in primary/secondary street setback

3. Bulk & Mass Standards



Design Guidelines	Div. 5.8	
The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.		
Primary Building Height	(Sec. 9.4.9)	
Height: roof pitch ≤ 3/12 (max)	2 stories, not to exceed 26'	A
Height: roof pitch 4/12, 5/12 (max)	2 stories, not to exceed 28'	A
Height: roof pitch ≥ 6/12 (max)	2 stories, not to exceed 30'	A
Accessory Structure Height	(Sec. 9.4.9)	
Accessory residential unit (max)	2 stories, not to exceed 26'	
All other accessory structures (max)	14'	

Scale of Development	(Sec. 9.4.13)	
Floor area ratio (FAR max)	<7,500 sf	≥7,500 sf
Single-family detached	.40	.40
Single-family attached	.40	n/a
Apartment	n/a	.40
FAR increase for each ARU	.10	.05
All other uses	n/a	.40

4. Fencing	
Height (max)	
In street yard	4’
In side or rear yard	6’
Setback (min)	
Primary or secondary street lot line/R.O.W./ sidewalk (min)	1’
Side or rear lot line	0’
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
5. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek (South of Cache Creek Drive)	20’
Flat Creek north of Hansen Ave.	25’
Flat Creek south of Hansen Ave.	50’
Wetland	30’
Irrigation Ditch Setback (min)	(7.7.4.D.)
Irrigation Ditch	15’
Natural Resource Overlay (NRO) Standards	(Sec. 5.2.1.)
6. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	1.5
Lumens per site (max)	
All fixtures	60,000’
Unshielded fixtures	4,000
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	(Sec. 5.3.2.)
7. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)
8. Signs	(Div. 5.6.)
Home occupation/business	1 unlit wall sign
Area (max)	2 sf
Background color	No white or yellow
Temporary Signs	(Sec. 5.6.1.)
9. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Dwelling Unit						
< 5 units			X			(Sec. 5.7.1.)
5 - 10 units		X	X			(Sec. 5.7.1.)
> 10 units	X	X	X			(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NM-1 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-1 zone. This Subsection is intended to indicate all of the use standards applicable in the NM-1 zone, however, all standards in Article 6. are applicable in the NM-1 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					to be amended pending Housing Mitigation LDR Update
Agriculture (6.1.3.B.)	B	n/a		n/a	
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	2 units per lot	8,000 sf habitable-excluding basement	2/DU	
Attached Single-Family Unit (6.1.4.C.)	B	1 unit per lot		1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	to be amended pending Housing Mitigation LDR Update
Apartment (6.1.4.D.) (E.1)	B	2 units per lot			
Dormitory (6.1.4.F.)	C	n/a		1/bed	
Group Home (6.1.4.G.)	C	n/a		0.5/bed	
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a		1/employee + 1/stored vehicle	to be amended pending Housing Mitigation LDR Update
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	
Minor	B	n/a			

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area (min) (Div. 6.3.)
Accessory Uses					
Accessory Residential Unit (6.1.11.B.) (E.2)	B	1 per unit	Detached ARU on lot <11,250 sf: 500 sf habitable All other ARUs: 800 sf habitable	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/ DU	to be amended pending Housing Mitigation LDR Update
Home Occupation (6.1.11.D.)	B	n/a		n/a	
Home Business (6.1.11.E.)	C	n/a		1/employee	
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	to be amended pending Housing Mitigation LDR Update
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NM-1 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-1 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NM-1 zone, however, all standards in Article 7. are applicable in the NM-1 zone, unless stated otherwise.

1. Development Options and Subdivision		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	3,750 sf	(Sec. 7.2.3.)
2. Residential Subdivision Requirements		
Affordable Housing	to be amended pending Housing Mitigation LDR Update	
Required Affordable Housing		
Schools and Parks Exaction		(Div. 7.5.)
Schools exaction		
Parks exaction		
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60’
Paved travel way for Minor Local Road (min)		20’
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NM-1 zone.

1. Maximum Allowed Density

a. The maximum allowed density on an individual lot of 7,500 sf or greater in size is four units (two primary units and two ARUs), except that a building with two Single-Family attached units (i.e. duplex) is only allowed to have ARUs if the lot is served by either two street frontages or by a street and an alley. The two primary units may either be detached (i.e., two Detached Single-Family homes) or attached (i.e., Apartments attached in the form of a duplex).

b. The maximum allowed density on an individual lot smaller than 7,500 sf in size is two units (one Detached Single-Family home and one ARU.

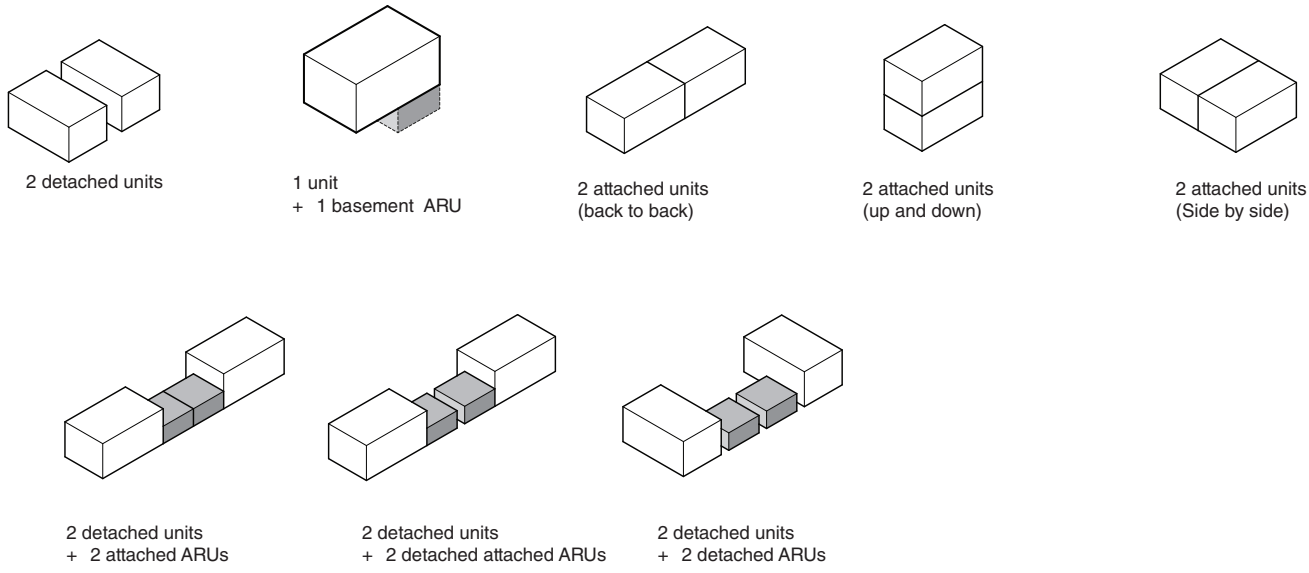
2. Accessory Residential Units (ARUs)

a. Home Occupations and Home Businesses in ARUs are prohibited.

b. Detached ARUs shall only be permitted on lots that meet minimum lot size.

F. Configuration Options

Configuration options in the NM-1 zone include, but are not limited to, the following:



2.2.8. NM-2: Neighborhood Medium Density-2 (P17-077)

A. Intent

1. General Intent: The intent of the Neighborhood Medium Density-2 (NM-2) zone is to provide for medium to higher density residential development and to promote workforce housing types using a broad range of detached and attached residential types in a pedestrian-oriented environment. The size of individual buildings will be limited in order to respect and enhance the character and cohesiveness of existing residential neighborhoods. This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.

2. Buildings: Buildings can be up to 3 stories in height. Multiple detached buildings or multiple attached units on a site is common. No more than 8 units will be permitted within an individual building. Incentives are provided to encourage variety in roof pitch and design.

3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street or alley if present.

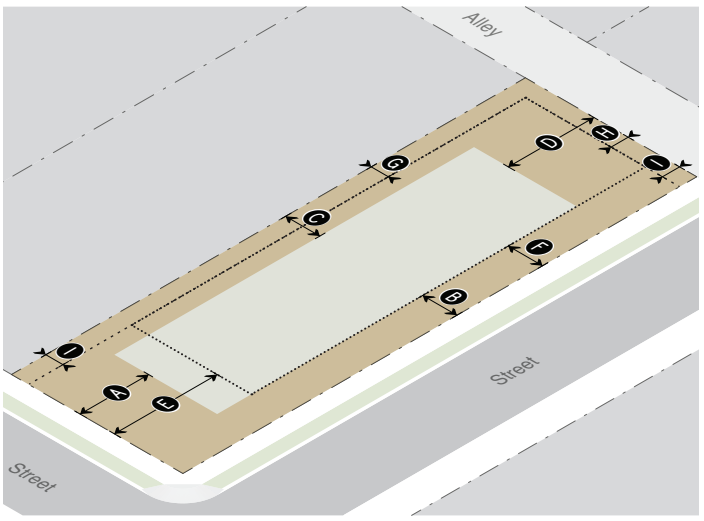
4. Land Use: The full spectrum from a single-family detached home to an 8-unit apartment/condo building is allowed.

5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan

B. Physical Development

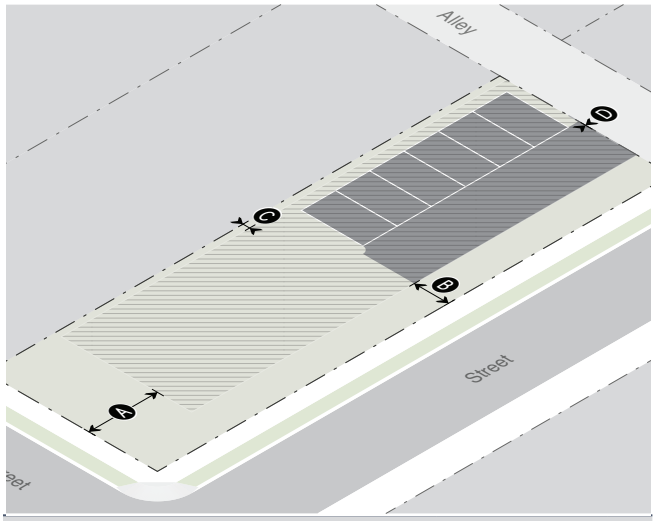
Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks	(Sec. 9.4.8)	
Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	20'	D
Accessory Structure Setbacks	(Sec. 9.4.8)	
Primary street (min)	30'	E
Secondary street (min)	10'	F
Side interior (min)	5'	G
Rear (min)	5'	
Rear alley (min)	10'	H
Site Development Setbacks		
All site development, excluding driveways or parking.		
Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5'	I
Landscaping	(Div. 5.5)	
Landscape surface ratio (min)	(9.4.6.D.2)	
Single-Family Detached	.45	
Apartments/ Single-Family Attached	.21 & 70% in front 1/3 of lot	
All other allowed uses	.35	
Plant units (min)		
Single-Family and Duplex	1 per unit	
All other uses	1/1,000 sf of landscape area	
Parking Lot (all uses)	1 per 12 parking spaces	

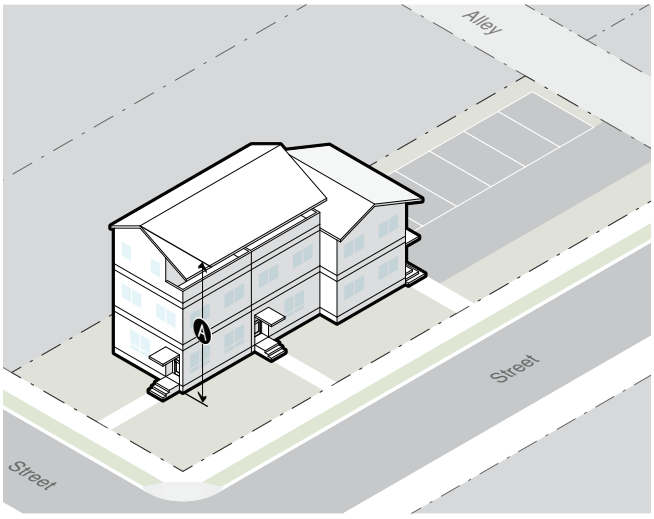
2. Vehicle Access Standards



Access		
Primary street	Allowed	
Secondary street	Allowed	
Alley	Allowed	
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less	
Driveway width in primary/secondary street setback (max)	20'	
Parking Setbacks		
Primary street* (min)	20'	A
Secondary street* (min)	20'	B
Side interior (min)	1'	C
Rear (min)	5'	
Rear alley (min)	0'	D

* Excludes 20' max driveway allowed in primary/secondary street setback

3. Bulk & Mass Standards



Primary Building Height	(Sec. 9.4.9)	
Height: roof pitch ≤ 3/12 (max)	3 stories, not to exceed 35'	A
Height: roof pitch 4/12, 5/12 (max)	3 stories, not to exceed 37'	A
Height: roof pitch ≥ 6/12 (max)	3 stories, not to exceed 39'	A
Accessory Structure Height	Sec. 9.4.9	
All accessory structures (max)	14'	
Scale of Development	Sec. 9.4.13	
Floor area ratio (FAR max)		
Single-Family Detached	.30	
All other allowed uses	.40	
Deed restricted housing exemption	Sec. 7.8.3.	
Workforce housing floor area bonus	Sec. 7.8.4.	
Individual building (max gross floor area)	10,000 sf	

4. Fencing	
Height (max)	
In street yard	4’
In side or rear yard	6’
Setback (min)	
Primary or secondary street lot line/R.O.W./sidewalk (min)	1’
Side or rear lot line	0’
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	
5. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20’
Flat Creek North of Hansen Ave.	25’
Flat Creek South of Hansen Ave.	50’
Wetland	30’
Irrigation Ditch Setback (min)	(7.7.4.D.)
Irrigation Ditch	15’
Natural Resource Overlay (NRO) Standards	(Sec. 5.2.1.)
6. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	(Sec. 5.3.2.)
7. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)
8. Signs	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlit wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Freestanding sign	
Height (max)	6’
Setback (min)	5’
Projecting sign	
Height (max)	24’ above grade
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)
9. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Site area						
≤ 15,000 sf			X			(Sec. 5.7.1.)
15,001 - 30,000 sf		X	X			(Sec. 5.7.1.)
> 30,000 sf	X	X	X			(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

C. Use Standards

Standards applicable to uses in the NM-2 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-2 zone. This Subsection is intended to indicate all of the use standards applicable in the NM-2 zone, however, all standards in Article 6. are applicable in the NM-2 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area per 1,000 sf (min) (Div. 6.3.)
Residential					
Detached Single-Family Unit (6.1.4.B.)	Y	1 unit per lot	8,000 sf habitable-excluding basement	2/DU	to be amended pending Housing Mitigation LDR Update
Attached Single-Family unit (6.1.4.C.) (E.1)	B	E.1		1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	
Apartment (6.1.4.D.) (E.1)	B	E.1			
Dormitory (6.1.4.F.)	C	n/a		1/bed	
Group Home (6.1.4.G.)	C	n/a		0.5/bed	
Institutional					to be amended pending Housing Mitigation LDR Update
Assembly (6.1.8.B.)	C	n/a		independent calculation	
Transportation/Infrastructure					to be amended pending Housing Mitigation LDR Update
Utility Facility (6.1.10.C.)	C	n/a		1/employee + 1/stored vehicle	
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	
Minor	B	n/a			
Accessory Uses					to be amended pending Housing Mitigation LDR Update
Home Occupation (6.1.11.D.)	B	n/a		n/a	
Home Business (6.1.11.E.)	C	n/a		1/employee	
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area per 1,000 sf (min) (Div. 6.3.)
Home Daycare Center (6.1.11.G.)	C	n/a		1/employee + 2 off-street pick-up/drop-off	
Temporary Uses					to be amended pending Housing Mitigation LDR Update
Temporary Shelter (6.1.12.D.)	B	1 unit per lot		2/DU	
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options

Standards applicable to development options and subdivision in the NM-2 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-2 zone. This subsection is intended to indicate all of the development option and subdivision standards applicable in the NM-2 zone, however, all standards in Article 7. are applicable in the NM-2 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	7,500 sf	(Sec. 7.2.3.)
Condominium/Townhouse	n/a	(Sec. 7.2.4.)
2. Residential Subdivision Requirements		
Affordable Housing		to be amended pending Housing Mitigation LDR Update
Required Affordable Housing		
Schools and Parks Exaction		(Div. 7.5.)
Schools exaction		
Parks exaction		
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60’
Paved travel way for Minor Local Road (min)		20’
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

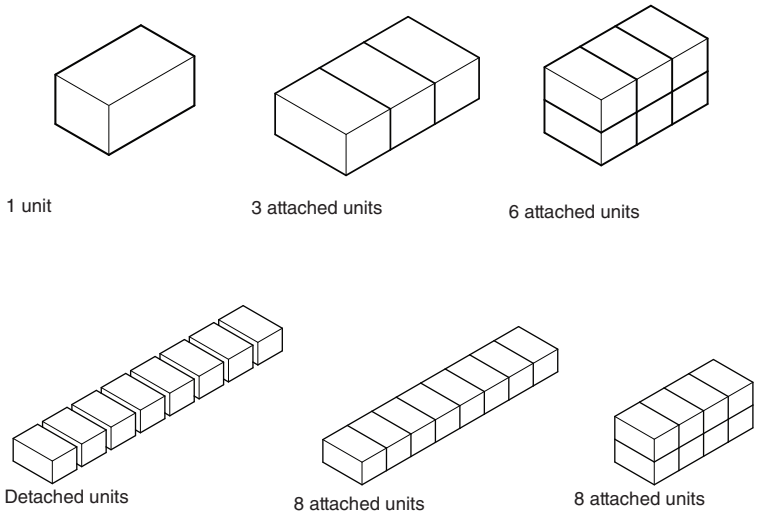
E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NM-2 zone.

1. **Attached Single-Family Unit/Apartment.** No more than 8 units are allowed per building.

F. Configuration Options

Configuration options in the NM-2 zone include, but are not limited to, the following:



2.2.9. NH-1: Neighborhood High Density 1 (P17-077)

A. Intent

1. General Intent: The intent of the Neighborhood High Density 1 (NH-1) zone is to provide for high density residential development and to promote workforce housing types using a broad range of attached residential types in a pedestrian-oriented environment. The size of individual buildings will be limited by the application of required dimensional standards, such as FAR, setbacks, and parking, and not by a prescribed standard. Care will be given to ensure that new development respects and enhances the character and cohesiveness of existing residential neighborhoods. This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.

2. Buildings: Buildings can be up to 3 stories in height. Single or multiple detached buildings, each building with multiple units, on a site is common. Incentives are provided to encourage variety in roof pitch and design.

3. Parking: Parking is provided primarily on-site in surface or underground garages or with surface parking. Parking is typically accessed from a primary street or alley if present.

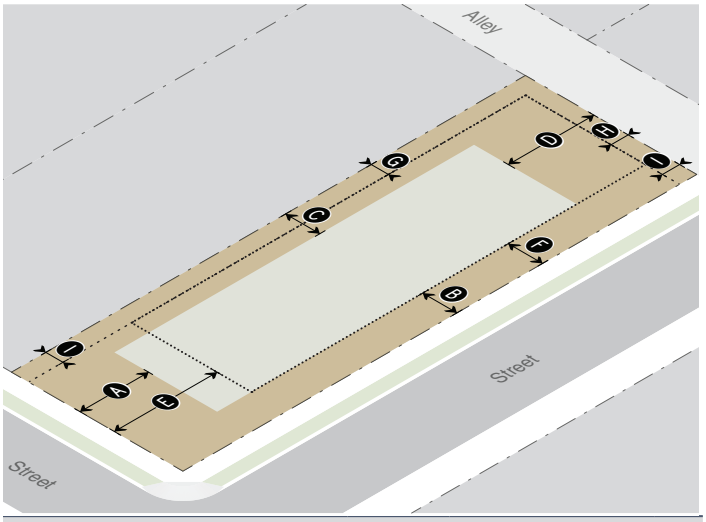
4. Land Use: The full spectrum from a Single-family home to whatever size building can fit the site based on the minimum required density (17.4 units/acre) and the dimensional limitations, such as FAR, setbacks, and parking. Apartments take the place of ARUs because they provide greater flexibility.

5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan.

B. Physical Development

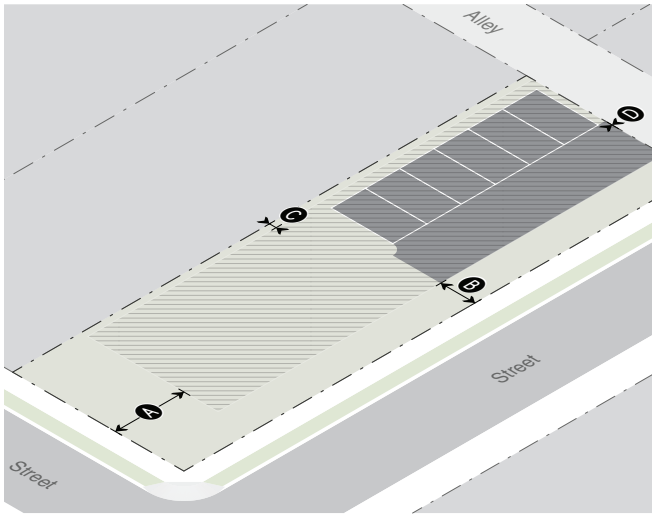
Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks	(Sec. 9.4.8)	
Primary street (min)	20’	A
Secondary street (min)	10’	B
Side interior (min)	10’	C
Rear (min)	20’	D
Accessory Structure Setbacks	(Sec. 9.4.8)	
Primary street (min)	30’	E
Secondary street (min)	10’	F
Side interior/rear (min)	5’	G
Rear alley (min)	10'	H
Site Development Setbacks		
All site development, excluding driveways or parking.		
Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5’	I
Landscaping	(Div. 5.5)	
Landscape surface ratio (min)	(9.4.6.D.2)	
Apartments/ Single-Family Attached	.21 & 70% in front 1/3 of lot	
All other allowed uses	.30	
Plant units (min)		
Single-Family and Duplex	1 per unit	
All other uses	1/1,000 sf of landscape area	
Parking Lot (all uses)	1 per 12 parking spaces	

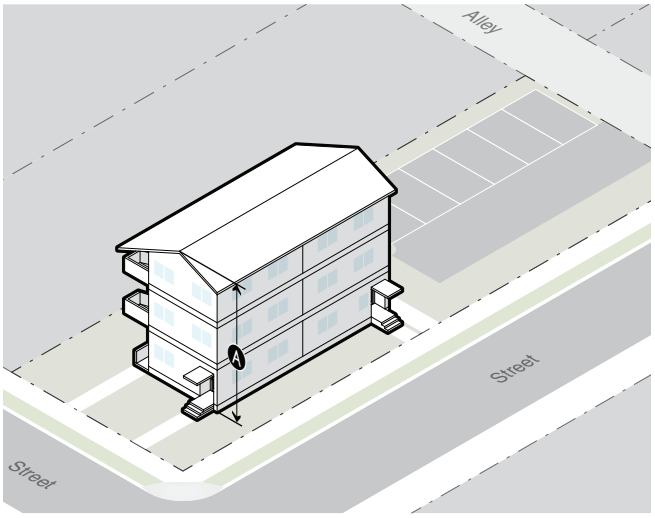
2. Vehicle Access Standards



Access		
Primary street	Allowed	
Secondary street	Allowed	
Alley	Allowed	
Curb-cut width (max)	20' or 40% of lot frontage, whichever is less	
Driveway width in primary/secondary street setback (max)	20'	
Driveway Setbacks		
Primary street* (min)	20'	A
Secondary street* (min)	10'	B
Side interior (min)	1'	C
Rear (min)	5'	
Rear alley (min)	0'	D

* Excludes 20' max driveway allowed in primary/secondary street setback

3. Bulk & Mass Standards



Design Guidelines	Div. 5.8	
The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.		
Primary Building Height	(Sec. 9.4.9)	
Height: roof pitch ≤ 3/12 (max)	3 stories, not to exceed 35'	A
Height: roof pitch 4/12, 5/12 (max)	3 stories, not to exceed 37'	A
Height: roof pitch ≥ 6/12 (max)	3 stories, not to exceed 39'	A
Accessory Structure Height	(Sec. 9.4.9)	
All accessory structures (max)	14'	
Scale of Development	(Sec. 9.4.13)	
Floor area ratio (FAR max)	.40	
Deed restricted housing exemption	Sec. 7.8.3.	
Workforce housing floor area bonus	Sec. 7.8.4.	
Individual Building (max gross floor area)	10,000 sf	

4. Fencing	
Height (max)	
In street yard	4’
In side or rear yard	6’
Setback (min)	
Primary or secondary street lot line/R.O.W./sidewalk (min)	1’
Side or rear lot line	0’
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	

5. Environmental Standards	
Natural Resource Setback (min)	(Sec. 5.1.1.)
Cache Creek South of Cache Creek Dr.	20’
Flat Creek North of Hansen Ave.	25’
Flat Creek South of Hansen Ave.	50’
Wetland	30’
Irrigation Ditch Setback (min)	(7.7.4.D.)
Irrigation Ditch	15’
Natural Resource Overlay (NRO) Standards	(Sec. 5.2.1.)

6. Scenic Standards	
Exterior Lighting	(Sec. 5.3.1.)
Light trespass prohibited	
All lights over 600 initial lumens shall be fully shielded	
Lumens per sf of site development (max)	3
Lumens per site (max)	
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO) Standards	(Sec. 5.3.2.)

7. Natural Hazards to Avoid	
Steep Slopes	(Sec. 5.4.1.)
Development prohibited	Slopes > 25%
Hillside CUP required	Lot with average cross-slope ≥ 10%
Areas of Unstable Soils	(Sec. 5.4.2.)
Fault Area	(Sec. 5.4.3.)
Floodplains	(Sec. 5.4.4.)
Wildland Urban Interface	(Sec. 5.4.5.)

8. Signs	(Div. 5.6.)
Number of Signs (max)	3 per business per frontage
Home occupation/business	1 unlit wall sign
Background Color	No white or yellow
Sign Area	
Total sign area (max)	3 sf per ft of street facade width up to 150 sf
Home occupation/business	2 sf
Penalty	10% per projecting and freestanding sign
Sign Type Standards	
Canopy sign	
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Freestanding sign	
Height (max)	6’
Setback (min)	5’
Projecting sign	
Height (max)	24’ above grade
Clearance (min)	7’6” from average grade
Setback (min)	18” from back of curb
Wall sign	
Window sign	
Window surface coverage (max)	25% up to 16 sf
Temporary Signs	(Sec. 5.6.1.)

9. Grading, Erosion Control, Stormwater	
Grading	(Sec. 5.7.2.)
Erosion Control	(Sec. 5.7.3.)
Erosion shall be controlled at all times	
Stormwater Management	(Sec. 5.7.4.)
No increase in peak flow rate or velocity across property lines	

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)
Site area						
≤ 15,000 sf			X			(Sec. 5.7.1.)
15,001 - 30,000 sf		X	X			(Sec. 5.7.1.)
> 30,000 sf	X	X	X			(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

C. Use Standards

Standards applicable to uses in the NH-1 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NH-1 zone. This subsection is intended to indicate all of the use standards applicable in the NH-1 zone, however, all standards in Article 6. are applicable in the NH-1 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area per 1,000 sf (min) (Div. 6.3.)
Residential					to be amended pending Housing Mitigation LDR Update
Detached Single-Family unit	B	E.1	8,000 sf habitable-excluding basement	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	
Attached Single-Family unit (6.1.4.C.) (E.1)	B	E.1			
Apartment (6.1.4.D.) (E.2)	B	E.1			
Dormitory (6.1.4.F.)	C	n/a		1/bed	to be amended pending Housing Mitigation LDR Update
Group Home (6.1.4.G.)	C	n/a		0.5/bed	
Institutional					
Assembly (6.1.8.B.)	C	n/a		independent calculation	
Transportation/Infrastructure					to be amended pending Housing Mitigation LDR Update
Utility Facility (6.1.10.C.)	C	n/a		1/employee + 1/stored vehicle	
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	
Minor	B	n/a			
Accessory Uses					to be amended pending Housing Mitigation LDR Update
Home Occupation (6.1.11.D.)	B	n/a		n/a	
Home Business (6.1.11.E.)	C	n/a		1/employee	
Family Home Daycare (6.1.11.F.)	B	n/a		1/employee + 1 off-street pick-up/drop-off	
Home Daycare Center (6.1.11.G.)	C	n/a		1/employee + 2 off-street pick-up/drop-off	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density	Individual Use (max)	Parking (min) (Div. 6.2.)	Employee Housing Floor Area per 1,000 sf (min) (Div. 6.3.)
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot (max)		2/DU	to be amended pending Housing Mitigation LDR Update
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a		1/employee	

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options

Standards applicable to development options and subdivision in the NH-1 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NH-1 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NH-1 zone, however, all standards in Article 7. are applicable in the NH-1 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	7,500 sf	(Sec. 7.2.3.)
Condominium/Townhouse	n/a	(Sec. 7.2.4.)
2. Residential Subdivision Requirements		
Affordable Housing	to be amended pending Housing Mitigation LDR Update	
Required Affordable Housing		
Schools and Parks Exaction		(Div. 7.5.)
Schools exaction		
Parks exaction		

3. Infrastructure	
Transportation Facilities	(Div. 7.6.)
Access	required
Right-of-way for Minor Local Road (min)	60’
Paved travel way for Minor Local Road (min)	20’
Required Utilities	(Div. 7.7.)
Water	public
Sewer	public

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NH-1 zone.

1. **Minimum Density.** The minimum density for lots in the NH-1 is based on requiring a minimum density of 17.4 units per acre and are as follows:

    a. Lots 5,125 sf or less: One Detached Single-Family Unit;

    b. Lots 5,126 - 7,499 sf: Two units (either detached or attached)

    c. Lots 7,500 or larger: Three units (either detached or attached)

2.2.13. CR-3: Commercial Residential-3
(P17-077)

A. Intent

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

2. Buildings. Buildings can be up to 3 or 4 stories in height. Massing, articulation, openings, and step backs are used to reduce bulk and mass. Front setbacks are varied, with some buildings pulled up to the street and others set back with landscaping in front, creating an attractive and green street edge.

3. Parking. Parking is primarily provided on-site, to the rear or side of buildings and screened from view with a screen-wall.

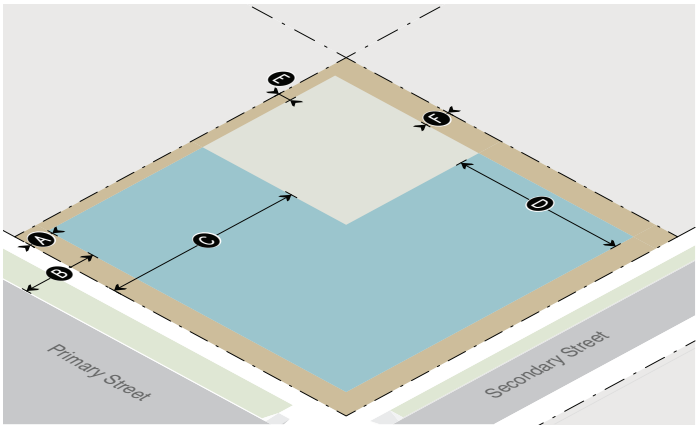
4. Land Use. Active uses, such as retail and service, are encouraged on the ground level, often with residential or office on the upper floors. Buildings of all residential uses are encouraged.

5. Comprehensive Plan. Based primarily on sub areas 4.1, 4.2, 4.3, 5.1 and 5.3 of the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided on the following pages. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Building Setbacks	Sec. 9.4.11	
Highway 89/191		
Primary street setback range		
Property line (min)	20’	A
Back of curb (min)	30’	B
Property line (max)	85’*	C
Secondary street range (min-max)	10’ - 85’*	D
All Other Streets		
Primary street setback range (min-max)	10’ - 65’*	
Secondary street setback range (min-max)	10’ - 65’*	
Side interior (min)	5’	E
Rear (min)	10’	F
Abutting protected zone (min)	10’	

*Residential projects are exempt from the max setback requirement

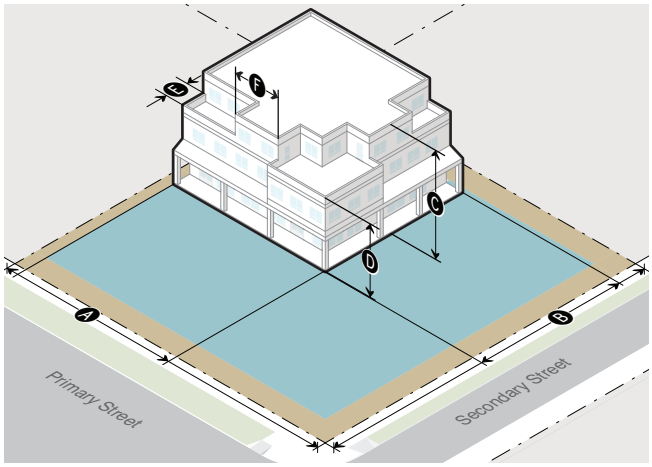
Landscaping	Div. 5.5
Landscape surface ratio (min)	10%
Highway 89 streetscape standards	see E.5

Plant Units	
All uses	1/1,000 sf of landscape area
Parking lot (all uses)	1/12 parking spaces

Parking Setbacks	Sec. 9.4.8.
Highway: primary street (min)	20’
All Other Streets: primary street (min)	10’
Secondary street (min)	10’

Access	
Curb cut width (max)	24’

2. Bulk Standards



Street Facade	Sec. 9.4.11.	
Width of ground and 2nd story in primary street setback range		A
% of lot width (min)	50%*	
Length from street corner (min)	n/a	
Width of ground and 2nd story in secondary street setback range		B
% of lot width (min)	50%*	
Length from street corner	n/a	

*Residential projects are exempt from the % of lot width requirement

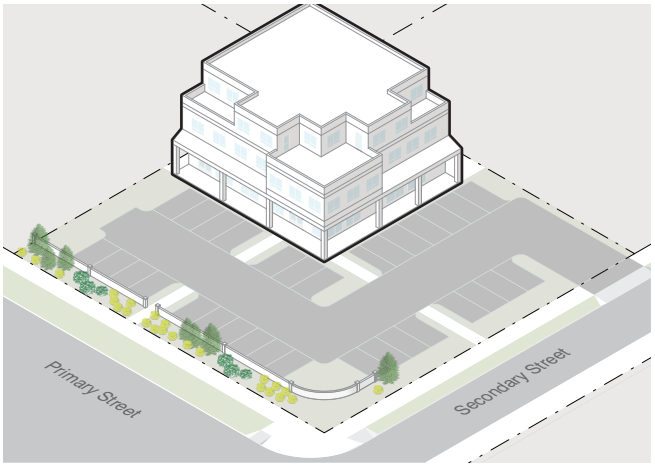
Building Height	Sec. 9.4.9.	
Height (max) roof pitch ≥ 5/12	46’	C
Height (max) roof pitch < 5/12	42’	C
Stories (max) - see E.4 for additional height provisions	3	C
Height (min) - applies fronting Highway 89/191 only - see E.6	24’	D

Building Stepback	Sec. 9.4.12.	
Stepback for any 3rd story street facade or street facade over 30’ (min)	10’	E
Encroachment in stepback (max % of overall facade width)	60%	F

A building with only residential use that has at least 4 units is exempt from the stepback requirement

Scale of Development	
Floor area ratio (FAR max)	0.40
Deed restricted housing exemption	Sec. 7.8.3.
Workforce housing floor area bonus	Sec. 7.8.4.

3. Form Standards



Design Guidelines	Sec. 5.8

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

Pedestrian Frontage Options	
Trees in grates	see Sec. 2.2.1.C.2
Trees in lawn	see Sec. 2.2.1.C.3

Building Frontage Options	
Shopfront	see Sec. 2.2.1.D.1
Office	see Sec. 2.2.1.D.2
Residential	see Sec. 2.2.1.D.3
Highway	see Sec. 2.2.1.D.5

Parking Type Options	
On-street parking	see Sec. 2.2.1.E.1
Surface parking	see Sec. 2.2.1.E.2
Enclosed parking	see Sec. 2.2.1.E.3
Tuck-Under Parking	see Sec. 2.2.1.E.4
Structured parking	see Sec. 2.2.1.E.5
Underground parking	see Sec. 2.2.1.E.6
Remote parking	see Sec. 2.2.1.E.7

4. Fencing	
Height (max)	
In street yard	4’
In side yard	6’
Setback (min)	
Primary or side street lot line/R.O.W/ sidewalk	1’
Side or rear lot line	0’

5. Environmental Standards	
Natural Resource Setback (min)	Sec. 5.1.1.
Cache Creek south of Cache Creek Dr.	20’
Flat Creek north of Hansen Ave.	25’
Flat Creek south of Hansen Ave.	50’
Wetland	30’
Irrigation Ditch Setback (min)	Sec. 7.7.4.D.
Irrigation Ditch	15’
Natural Resource Overlay (NRO)	Sec. 5.2.1.

6. Scenic Standards	
Exterior Lighting	Sec. 5.3.1.
Light trespass is prohibited.	
All lights over 600 lumens shall be fully shielded.	
Lumens per site (max)	3
All fixtures	100,000
Unshielded fixtures	5,500
Light Color	≤3000 Kelvin
Scenic Resource Overlay (SRO)	Sec. 5.3.2.

7. Natural Hazards to Avoid	
Steep Slopes	Sec. 5.4.1.
Development prohibited	Slopes > 30%
Hillside CUP required	Parcel with average cross-slope ≥ 10%
Areas of Unstable Soils	Sec. 5.4.2.
Fault Area	Sec. 5.4.3.
Floodplains	Sec. 5.4.4.
Wildland Urban Interface	Sec. 5.4.5.

8. Physical Development Permits Required

Physical Development	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Building Permit (Sec. 8.3.3.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.5.)	Grading Permit (Sec. 8.3.4.)	Floodplain Permit
Site Area							
< 15,000 sf			X	X		Sec. 5.7.1.	Sec. 5.4.4.
15,000 - 30,000 sf		X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 30,000 sf	X	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
> 30,000 sf for only residential use	optional	X	X	X		Sec. 5.7.1.	Sec. 5.4.4.
Sign					X	Sec. 5.7.1.	Sec. 5.4.4.

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to Sec. 6.1.2.C. All standards in Article 6. are applicable unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit (6.1.4.B.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	to be amended pending Housing Mitigation LDR Update
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	B	n/a	n/a	0.25/bed	
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	to be amended pending Housing Mitigation LDR Update
Retail (6.1.6.C.)	B	50,000 sf excluding basement storage	n/a	3.37/1,000 sf	
Service (6.1.6.D.)	B		n/a	2.25/1,000 sf	
Restaurant/Bar (6.1.6.E.)	B		n/a	1/73 sf dining area + 1/40 sf bar area	
Mini-Storage Warehouse (6.1.6.G.)	B	n/a	n/a	1/10 storage units + 1/ employee	
Heavy Retail/Service (6.1.6.F) (E.3)	C	n/a	n/a	1.5/1,000 sf + 2.25 per repair bay + 0.75/wash bay	
Amusement/Recreation					
Amusement (6.1.7.B.)	B	n/a	n/a	1/40 sf seating area or independent calculation	to be amended pending Housing Mitigation LDR Update
Developed Recreation (6.1.7.D.)	B	n/a	n/a	3.37/1,000 sf	
Outfitter/Tour Operator (6.1.7.E.)	B	n/a	n/a	independent calculation	
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	to be amended pending Housing Mitigation LDR Update
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	
Industrial Uses					
Light Industry (6.1.9.B)(E.3)	C	n/a	n/a	0.75/1,000sf + 0.75/company vehicle	to be amended pending Housing Mitigation LDR Update

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	to be amended pending Housing Mitigation LDR Update
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	
Wireless Communications Facilities (6.1.10.D.)				0.75/employee + 0.75/stored vehicle	
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	to be amended pending Housing Mitigation LDR Update
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/drop-off	
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.75/1,000 sf outdoor display area + 0.75/ employee	to be amended pending Housing Mitigation LDR Update
Farm Stand (6.1.12.E.)	B	n/a	n/a	3.75/1,000 sf display area	

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)

3. Operational Standards	
Outdoor Storage	Sec. 6.4.1.
Outdoor Storage	Prohibited
Freestanding storage units (trailers, sheds, “Bully Barns”, tarpaulin structures, etc.) not made a permanent part of a structure	Prohibited
Refuse and Recycling	Sec. 6.4.2.
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	Sec. 6.4.3.
Sound level at property line (max)	65 DBA
Vibration	Sec. 6.4.4.
Electrical Disturbances	Sec. 6.4.5.
Fire and Explosive Hazards	Sec. 6.4.6.

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in Article 7. are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	7,500 sf	Sec. 7.2.3.
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.
2. Residential Subdivision Requirements		
Affordable Housing		
Required Affordable Housing		To be amended, pending Housing Mitigation LDR update
Schools and Parks Exaction		
Schools exaction		.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Parks exaction		9 acres per 1,000 resident
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60’
Paved travel way for Minor Local Road (min)		20’
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

E. Additional Zone-Specific Standards

1. Provision of Nonresidential, Nonlodging Parking

   a. Applicability. The following options for providing required parking shall apply to allowed uses except:

      i. Residential Uses (Sec. 6.1.4.);

      ii. Lodging Uses (Sec. 6.1.5.); and

      iii. Accessory Residential Unit (6.1.11.B.).

   b. On-street Parking. Required parking may be provided on-street provided the following standards are met.

      i. An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use.

Uninterrupted Curb per On-street Parking Space	
Parking Space Angle	Uninterrupted Curb
Parallel	22’
45˚/60˚	18’
90˚	9’

      ii. On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.

      iii. The on-street parking shall follow the established configuration of existing on-street parking.

      iv. On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.

2. Loading Requirement. Sufficient off-street loading facilities must be provided. The requirements of Sec. 6.2.2.E.are not applicable. The applicant must address how their specific loading needs are being met in the proposed application.

3. South Highway 191/89 or South Park Loop Frontage. Heavy Service/Retail and Light Industry uses are only allowed on sites with Highway 191/89 frontage south of South Park Loop Road and sites with South Park Loop frontage.

4. Workforce Housing Incentive for Additional Height. A structure may be 48' in height and four stories provided the following criteria are met.

    a. The following standards apply to the amount of additional floor area achieved through the increase in structure height; however, the actual floor area to which the following standards apply may be distributed throughout the structure.

        i. It shall be deed restricted workforce, affordable, or employee housing with an occupancy restriction;

        ii. It may have an employment and/or price restriction.

        iii. It shall be exempt from the calculation of affordable housing required by Division 7.4, but shall not be used to meet the affordable housing requirement for the project.

    b. The project shall provide the affordable housing required by Division 7.4 on site.

    c. The site shall be at least 2 acres to provide opportunity for sufficient setback from, and building height step down to small scale development.

    d. The site shall be served by transit within 1/4 mile.

    e. The site shall be within 1/4 mile walking distance from numerous commercial services routinely needed by residents.

    f. The additional building height shall not increase the floor area allowance or decrease the required open space.

5. Highway 89/191 Streetscape Standards

    The following standards apply to all development abutting Highway 89/191. The goal is to provide for an attractive, high-quality streetscape.

    a. Landscape Strip

        i. The first 20 feet adjacent to the right-of-way must be landscaped along the entire property frontage, except for breaks allowing pedestrian, bicycle and vehicular connections.

        ii. The required landscape strip must include 1.5 plant units per 125 linear feet, as described in Div. 5.5. In order to maximize year-round screening, Alternative C is preferred.

    b. Screening Wall for Parking Lots

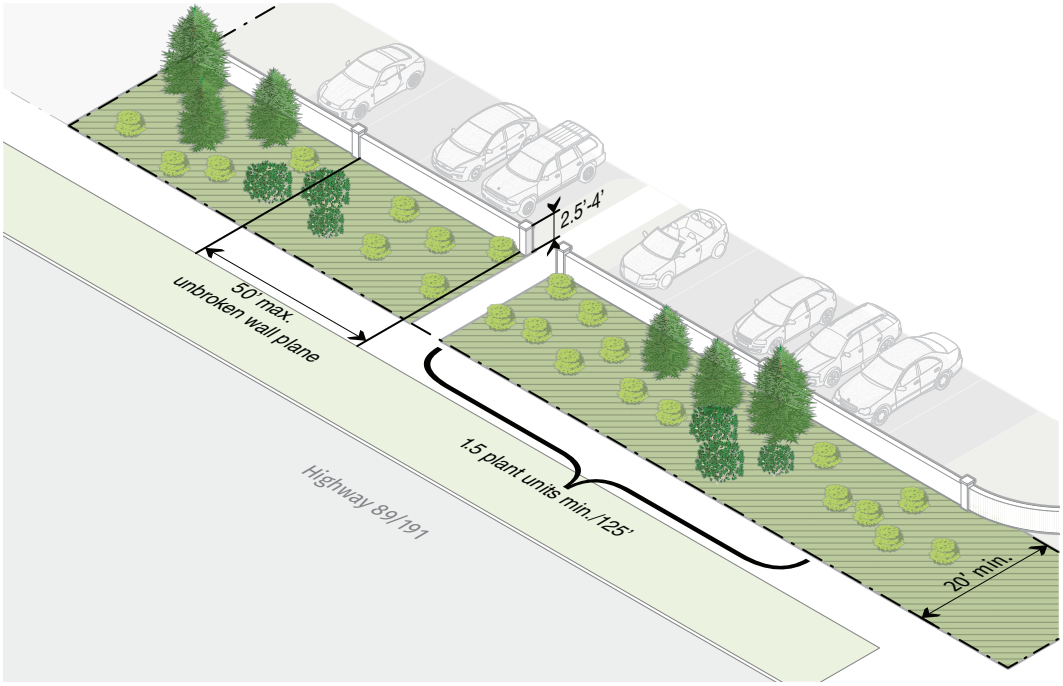
        i. A screening wall (or year round vegetative hedge) must be placed within the landscape strip when the landscape strip abuts a parking lot. The screening wall or hedge must range in height from 2.5 feet minimum to 4 feet maximum. Variations in height are encouraged.

        ii. The screening wall cannot be located in the public right-of-way.

iii. The screening wall must be constructed of high-quality materials that are a combination of one or more of the following: stone, cast-stone, split-faced block, stucco over concrete masonry blocks, glass block, or other material approved by the Planning Director.

iv. The maximum allowed length of a continuous, unbroken and uninterrupted wall plane of the screening is 50 feet. Breaks must be provided through the use of columns with an alternative material or through staggering the wall by at least 1 foot.

v. The following graphic shows standards for required landscape strip and screening wall.



6. Highway 89/191 Minimum Height and Building Material Standards

The following standards apply to any building located within 85 feet of the ROW of Highway 89/191.

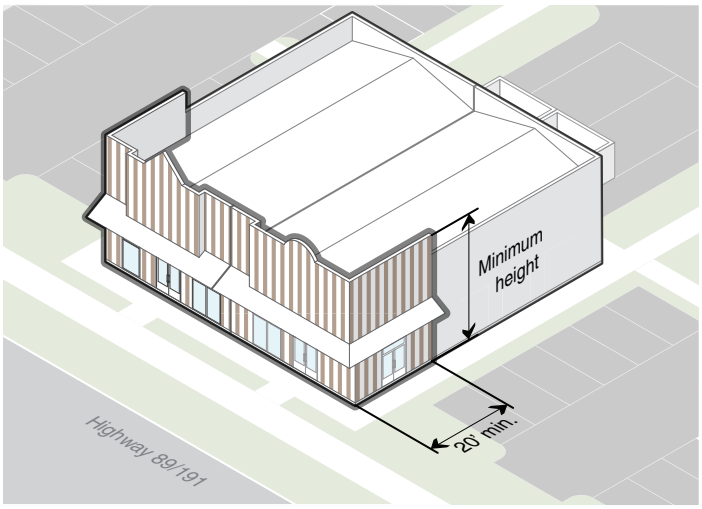
a. Minimum Height

The minimum height requirement applies to all building facades that face Highway 89/19. The minimum height requirement must wrap the corner of the building and extend at least 20 feet down the side of all building facades that do not have an immediately abutting building.

b. Building Materials

i. Any building materials and treatments applied to building facades that face Highway 89/19 must wrap the corner of the building and extend at least 20 feet down the side of all building facades that do not have an immediately abutting building.

ii. The following graphic shows standards for building height and building materials for buildings within 85' of Hwy. 89/191.



E. Establishment of a New PUD

Establishment of PUD zoning shall be achieved through an application for approval of a PUD development option established in this Division. PUD applications shall be reviewed pursuant to Sec. 8.7.3.

F. Amendment of an Existing PUD or Other Special Project

An amendment to an existing PUD or other special project listed in 1.8.2.C. shall be reviewed and approved pursuant to 8.2.13.D.

G. PUD Option Schedule

The below table establishes the PUD options allowed in each zoning district and references the standards for each option. Any PUD option not specifically established in this Division is prohibited.

PUD Option Schedule: Character Zones														
	Complete Neighborhood Zones													Rural Area Zones
	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a
	No PUD options are allowed in the Town													

PUD Option Schedule: Legacy Zones							
	Complete Neighborhood Zones				Rural Area Zones	Civic Zones	
	TS	UC	BP-ToJ	MHP-ToJ	R-ToJ	P/SP-ToJ	P-ToJ
No PUD Options are allowed in the Town							

H. List of Approved Planned Unit Development Zones - Town (PUD-ToJ)

The following PUD-ToJ Zones have been approved by the Town. The approved physical development, use, development option, and subdivision standards are hereby adopted by reference into the LDRs and are on file for public review with the Town Clerk and Planning Department. A copy of the approved development plan for each PUD-ToJ is also on file for review with the Town Clerk and Planning Department.

1. Planned Unit Development - Urban Residential (P15-029) (PUD-UR (P15-029)) (135 West Kelly Avenue)
2. Planned Unit Development - Urban Residential (P16-017) (PUD-UR (P16-017)) (1255 West Highway 22)
3. Planned Unit Development - Urban Residential (P16-019) (PUD-UR (P16-019)) (655 Powderhorn Lane)
4. Planned Unit Development - Auto-Urban Residential (P16-061) (PUD-AR (P16-061)) (335 Redmond Street)

i. **Winter Habitat Is Important.** During winter, heavy snow accumulation and freezing water surfaces reduces the availability of spring, summer, and fall habitat. At these times, bald eagles forage on wild ungulate and livestock carrion, supplemented by fish and waterfowl carcasses. Ungulate carrion is readily available but sparsely distributed on ungulate winter ranges, meaning that in addition to its nesting habitat, the crucial ungulate winter ranges also become critical to the bald eagle's survival.

j. **Additional Crucial Winter Habitat Essential to Survival.** It is vital that bald eagle crucial winter habitat be protected to ensure the survival of this species in Teton County.

D. Applicability of NRO Standards

In addition to all other standards required by these LDRs, all physical development, use, development options and subdivision within the NRO shall comply with all standards of this Section, unless exempted below. Demonstration of compliance with the standards of this Section shall come from a qualified professional, even if an EA is exempt.

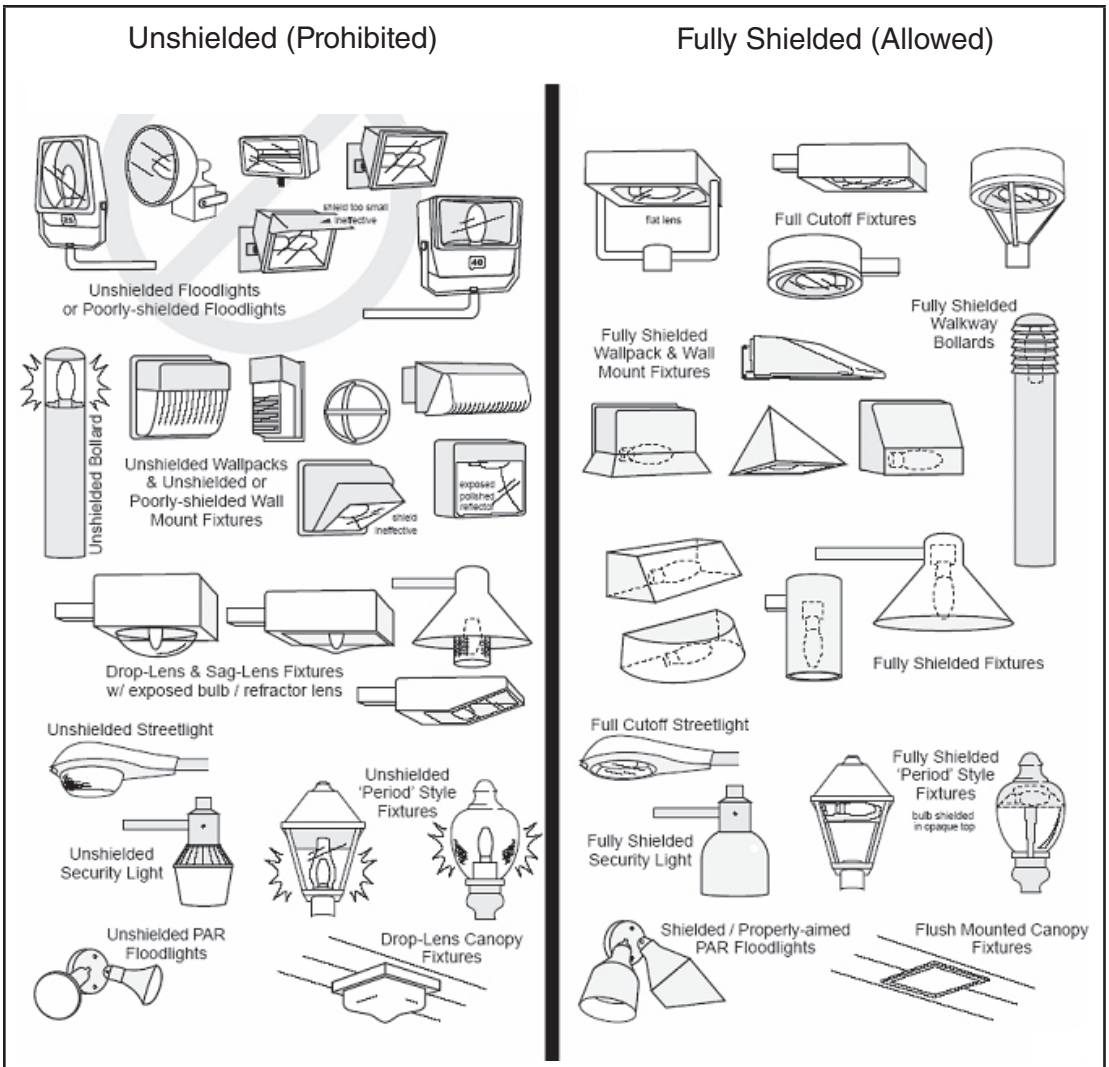
1. **Alterations and Additions.** Structural alterations and additions to existing structures shall be exempt from the standards of this Section.

2. **Land in Conservation Easement.** Land protected by a conservation easement where proposed development density is one house per 70 acres or less and the total acreage subject to the easement is 320 acres or more, shall be exempt from the standards of this Section, except that F.4. and F.6., shall apply.

E. Impacting the NRO

The base site area shall not be reduced because a portion of the lot of record is in the NRO. When conflicts exist between the NRO and SRO, the standards of this Section shall have priority and be achieved to the maximum extent practical. The requirements of Sec. 5.3.2. shall receive second priority. Where densities/intensities permitted cannot be achieved by locating development outside of the NRO, then lands protected by the NRO may be impacted pursuant to the standards of this Subsection.

1. **Minimizes Wildlife Impact.** The location of the proposed development shall minimize impacts on the areas protected (e.g., crucial migration routes, crucial winter range, nesting areas). For the purposes of this standard, "minimize" is defined as locating development to avoid higher quality habitats or vegetative cover types for lesser quality habitats or vegetative cover types. Only when avoidance is not practicable due to significant topographical constraints related to the property, may higher quality habitats or vegetative cover types be impacted.



Illustrations by Bob Crelin, used with permission

2. **Total Exterior Light Output.** Total exterior light output for light fixtures on a site shall not exceed the limits shown in the table below.

How much light is permitted?	All Fixtures	Unshielded Fixtures (for lights emitting fewer than 600 lumens)
Maximum lumens per sq ft of site development		
DC, CR-1, CR-2, CR-3, OR, TS, UC, BP-ToJ, MHP-ToJ, P/SP, P-ToJ, NL-5, NM-2, NH-1	3	Not applicable
R-ToJ, NL-1, NL-2, NL-3, NL-4, NM-1	1.5	Not applicable
Maximum lumens per site		
DC, CR-1, CR-2, CR-3, OR, TS, UC, BP-ToJ, MHP-ToJ, P/SP, P-ToJ, NL-5, NM-2, NH-1	100,000	5,500
R-ToJ, NL-1, NL-2, NL-3, NL-4, NM-1	60,000	4,000

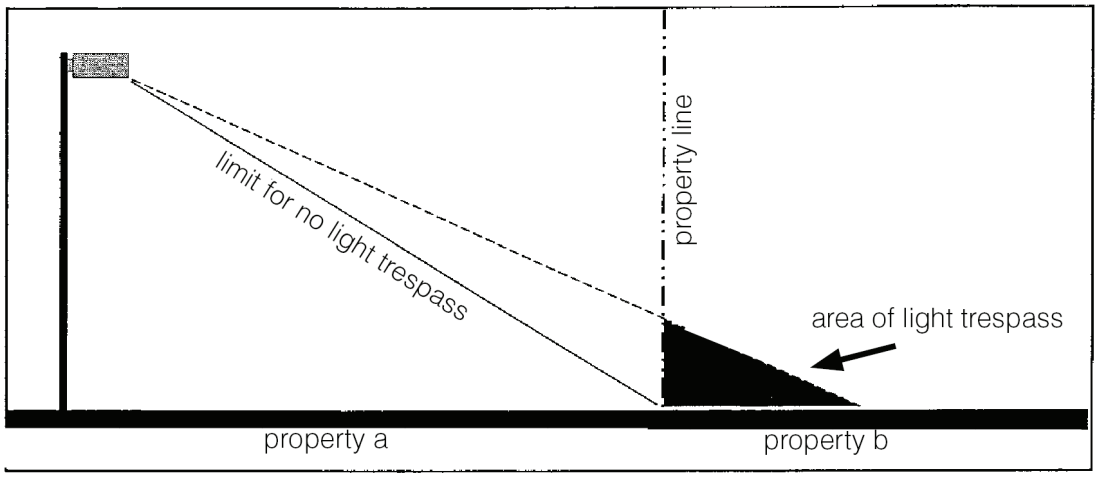
a. These lumen limits are upper limits and not a design goal; the design goal should be the lowest levels of lighting possible.

b. Individuals with visual impairments and organizations that primarily serve individuals with visual impairments (e.g. retirement communities, hospices, and hospitals) may use up to 4 times the illumination allowed by this section.

3. Light Color. Correlated color temperature of any exterior light source shall not exceed 3000 Kelvin.

> **EXAMPLE:** Many light bulb manufacturers include correlated color temperature on packaging. Where packaging does not indicate light color in Kelvins, it is often indicated in descriptive terms. Lights with a "cool" quality typically exceed 3000 Kelvin in color temperature. Light bulbs that create a more "warm" tone are typically under 3000 K..

4. Light Trespass. All lighting fixtures shall limit horizontal light levels such that no light falls onto the adjacent property as shown in the diagram below.



5. Maximum Pole Height of Light Fixture.

Zone	Maximum Pole Height of Light Fixtures
DC, CR-1, CR-2, CR-3, OR, TS, UC, BP-ToJ, MHP-ToJ, P/SP, P-ToJ, NL-5, NM-2, NH-1	18 feet
R-ToJ, NL-1, NL-2, NL-3, NL-4, NM-1	15 feet

6. Controls. All nonresidential lighting fixtures shall employ automatic lighting controls that extinguish exterior lighting when sufficient daylight is available. Such controls include, but are not limited to: timers, wireless remote monitoring with turn on/off capabilities, photo sensitive light controls, photoelectric switches, astronomic time switches or equivalent functions from a programmable lighting controller, building automation system or lighting energy management system, all with battery or similar backup power or device.

D. Applicability

1. **Foreground Standards.** All physical development, use, development options, and subdivision within the Foreground of the Scenic Areas described above shall comply with the foreground standards of 5.3.2.G.

2. **Development in Skyline.** All physical development, use, development options, and subdivision within the Skyline of the SRO shall comply with the skyline standards of 5.3.2.H.

3. Exemptions

   a. **Remodeling or Expansion of Existing Structures.** Remodeling or expansion of structures that existed prior to November 9, 1994, shall be exempt from the foreground standards of 5.3.2.G.

   b. **Land in Conservation Easement.** Land protected by a conservation easement where proposed development density is one house per 70 acres or less and the total acreage subject to the easement is 320 acres or more, shall be exempt from the foreground standards of 5.3.2.G.

E. Impact on SRO

1. The base site area shall not be reduced because a portion of a lot of record is located within the SRO.

2. When conflicts exist between the NRO and SRO, the standards of Sec. 5.2.1. shall have priority and be achieved to the maximum extent practical. The requirements of this Section shall receive second priority.

F. Visual Resource Analysis

1. If a proposed physical development, use, development option, or subdivision is in the SRO, the application shall contain a visual analysis narrative, provide a photographic simulation or other comparable visual analysis of the proposed development, depict the boundaries of the SRO, compare the visual impacts of alternative site designs, if any, and include plans identifying how the proposal complies with the standards of this Section.

2. A visual resource analysis shall demonstrate and document for review the visual impact of the proposed development on surrounding designated scenic corridors and viewpoints. The analysis shall show, in accurate perspective format, what portions of the proposed development are visible from various points along the scenic corridor or from critical viewpoints. Multiple perspectives may be required along scenic corridors to accurately reflect the appearance of the development as the viewpoint is moved along the corridor.

3. For development which is shown to be visible from the designated corridors or viewpoints, the analysis shall demonstrate, in accurate perspective format, the measures proposed to blend the development into the context of the setting. The setting shall include the view frame of the picture when viewing the development from a particular viewpoint and will typically include the backdrop

Div. 5.4. Natural Hazard Protection Standards

The purpose of this Division is to limit development in naturally hazardous areas. Development in hazardous areas threatens the health, safety and welfare of human inhabitants, steep slopes, poor soils, avalanche chutes, floodplains, dense forest and areas along fault lines offer unique opportunities for interaction with the environment, but when natural events do occur in these areas the results can be disastrous.

5.4.1. Steep Slopes (P17-077)

A. Slopes in Excess of 25%

No physical development shall be permitted on natural slopes in excess of 25%.

B. Exceptions

1. Manmade Slopes. Physical development on manmade slopes is permitted, provided that the proposed finish grade complies with all other applicable standards of these LDRs.

2. Small Slopes. Physical development of isolated slopes that cover less than 1,000 square feet and have less than 10 feet of elevation change is permitted.

3. Essential Access. Physical development of steep slopes is permitted to provide essential access for vehicles and/or utilities when no other alternative access exists.

C. Standards in Hillside Areas

The purpose of this Section is to provide requirements, standards, criteria, and review procedures which are supplementary to those found elsewhere in these LDRs, and which apply only to hillside areas of the Town of Jackson.

1. Definition. For purposes of this Section, hillside areas within the Town of Jackson shall be defined as any lot of record which has an average cross-slope (in any direction) of 10% or greater. This definition shall include any lot of record upon which proposed physical development, use, development option, or subdivision may affect any portion of said lot of record having a slope of 10% or greater, even though the average cross-slope of the subject property may be less than 10%.

2. Applicability and Exceptions. The requirements and procedures of this Subsection shall apply when any hillside area is proposed for subdivision, lot split, or development or terrain disturbance of any kind, including a building permit. The only exception shall be in the case of a detached single-family unit on a lot which has been legally platted prior November 9, 1994.

3. Conditional Use Permit Required. Prior to any terrain disturbance, removal of vegetation, or any physical development, use, development option, or subdivision, a Conditional Use Permit shall be required.

C. Parking Lot Requirements

1. **General.** All parking lots shall comply with the plant unit requirements below.

Required Plant Units per Parking Space by Use and Zone				
	Use			
Zone	Agriculture	Residential	Institutional	All Other Uses
R	0	--	--	1 per 8 spaces
MHP-ToJ	--	--	--	1 per 8 spaces
NL-1	--	--	1 per 12 spaces	1 per 12 spaces
NL-2	--	--	1 per 12 spaces	1 per 12 spaces
NL-3	--	--	--	--
NL-4	--	--	--	--
NL-5	--	--	1 per 12 spaces	1 per 12 spaces
NM-1	--	--	--	--
NM-2	--	1 per 12 spaces	1 per 12 spaces	1 per 12 spaces
NH-1	--	1 per 12 spaces	1 per 12 spaces	1 per 12 spaces
BP-ToJ	--	--	--	1 per 16 spaces
UC	--	--	--	1 per 12 spaces
TS	--	--	--	0
DC	--	--	--	0
CR-1	--	--	--	1 per 12 spaces
CR-2	--	--	--	1 per 12 spaces
CR-3	--	--	--	1 per 12 spaces
OR	--	--	--	1 per 12 spaces
P/SP-ToJ	--	--	--	1 per 8 spaces

2. **Existing Trees Can Be Counted.** Existing trees that can be preserved by leaving the area under their canopy substantially undisturbed shall count towards the plant unit requirement for parking lots.

3. **Landscape Objectives.** The primary objectives of parking lot plant units shall be:

   a. To avoid large, unbroken expanses of asphalt;

   b. To screen or soften parked vehicles as viewed from off site;

   c. To provide attractive, pleasing streetscapes; and

   d. To better define and organize vehicular and pedestrian spaces.

D. Loading Area Requirement

Except in the UC, DC, CR-1, CR-2, CR-3, and OR zones, two plant units per loading bay shall be provided.

> **EXAMPLE:** Landscaping placed on a hillside or slope should consist of plant material that is typically found on a similar hillside or slope. Similarly, landscaping plant material placed in a floodplain or drainageway should be native vegetation that is generally found in a similar floodplain or drainageway. Further, the use of native vegetation should acknowledge the relative attractiveness of certain plant species to wildlife. Responsive planting designs should therefore position plants, which are palatable to wildlife in areas where browsing damage will not affect the screening or ornamental qualities of the planting plan.

C. Removal of Existing Vegetation Prohibited

Removal of specimen trees of 3 inch caliper or greater, and removal of shrub stands and rows with an average height of 3 feet or greater is prohibited in the DC, CR-1, CR-2, CR-3, OR, UC, PRD, MHP-ToJ, and BP-ToJ zones except in accordance with an approved landscape plan. Removal of dead, diseased, or damaged trees and shrubs which are a potential hazard to life and property may be approved by the Planning Director. In addition, vegetation may be removed to meet fuel reduction mitigation measures required by the Fire Marshal.

D. Use of Landscaped Areas

No portion of a site required to be landscaped shall be used for the parking of vehicles or for open storage of any kind.

E. Open Space Standards

All areas of required open space that are presently covered with natural vegetation and are to remain undisturbed shall not be required to be landscaped. Areas of open space that have been disturbed, except those to be used as sports fields and other areas that are to be paved, must be restored to prior conditions, as much as feasible. In addition, adequate ground cover shall be provided so that no landscaped ground areas are exposed to erosion. Noxious weeds appearing on the designated list under the Wyoming Weed and Pest Control Act of 1973 shall be controlled.

F. Landscaping in Public Rights-of-Way

In addition to required landscaping on private property, the property owner shall be responsible for the provision and maintenance of landscaping in accordance with the requirements of this Section for that area between the property line and the back of curb or the edge of the traveled way of any public street, alley or other public way, in a manner which provides consistency of landscaping and maintenance between the public properties to be landscaped and maintained and the adjacent private property. When such property lies within the right-of-way of a street or highway maintained by the Wyoming Department of Transportation (WYDOT), a landscape permit from WYDOT must be obtained.

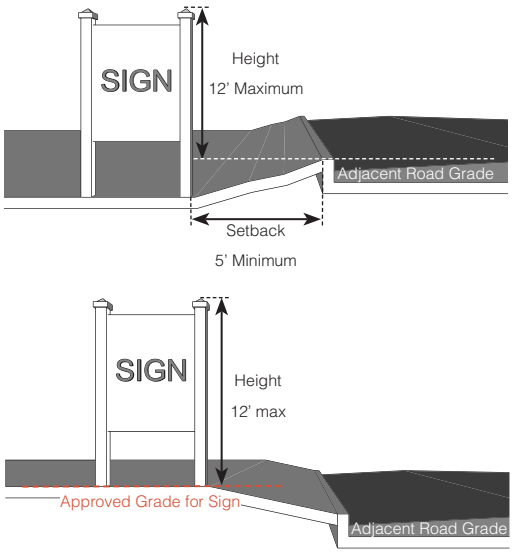
7. Freestanding Signs

a. Height

i. Permitted freestanding signs and support structures within the Town Square Sign District and DC, CR-1, CR-2, CR-3, OR, UC, NL-1, NL-2, NL-3, NL-4, NL-5, NM-1, NM-2, and NH-1 zones in the General Sign District and shall not exceed 6 feet in height.

ii. Permitted freestanding signs and support structures within the CR-2, CR-3, BP-ToJ, and R-ToJ zones in the General Sign District shall not exceed 12 feet in height.

iii. Sign heights for freestanding signs including support structures and any decorative extensions above the sign shall be measured from the adjacent road grade to the top of the sign including support structures. If the adjacent road grade is lower than the proposed freestanding sign, the sign shall be measured from the approved grade at the base of the proposed sign to the top of the sign including support structures.



Div. 5.8. Design Guidelines

5.8.1. Applicability (P17-077)

A. General

The following applications shall be required to complete design review based upon criteria established in the Town's Design Guidelines prior to the issuance of a building permit or development plan, as established in Div. 8.3.

1. All applications for nonresidential development and redevelopment within the Town.
2. All applications within the DC, CR-1, CR-2, CR-3, and OR zones.
3. All applications for residential development that includes three or more attached units.

B. Zone-Specific Applicability

In certain zones only portions of the Town's Design Guidelines apply. The zone-specific applicability of the design guidelines is established in Article 2.-Article 4.

C. Planning Director Exemption

The Planning Director may exempt certain building additions and exterior modifications to existing buildings that require only a building permit approval, provided that the modifications do not expand the floor area of the building by more than 20% and such additions and modifications are consistent with the materials and architecture of the existing structure.

5.8.2. Design Guidelines (1/1/15, Ord. 1074)

The Town's Design Guidelines are established and adopted pursuant to Resolution No. 04-02 and are available in the office of the Planning Department or on the Town's website: www.townofjackson.com.

5.8.3. Design Review Committee (1/1/15, Ord. 1074)

Procedures and requirements for conduct of the Town's Design Review Committee are established in Article 8.

Div. 6.1. Allowed Uses

6.1.1. Use Schedule (P17-077)

The Use Schedule establishes the principal, accessory, and temporary uses allowed in each zone. The definitions and standards for each use are established in Sec. 6.1.2.-Sec. 6.1.12. and referenced in the table. Additional uses may be allowed in a zone as part of an allowed development option as specified in Div. 7.1. The permit required for each allowed use is designated using the following symbols.

A. "Y" denotes an allowed use that does not require a use permit. Physical development permits are still required as applicable.

B. "B" denotes an allowed use that requires a Basic Use Permit to be obtained pursuant to Sec. 8.4.1.

C. "C" denotes an allowed use that requires a Conditional Use Permit to be obtained pursuant to Sec. 8.4.2. A conditional use is generally compatible with the character of a zone but requires individual review of its configuration, density, and intensity in order to mitigate effects that may be adverse to the desired character of the zone.

D. "S" denotes an allowed use that requires a Special Use Permit to be obtained pursuant to Sec. 8.4.3. Special uses are inherently incompatible with the character of the zone, but essential to the community; and therefore some provision must be made for their existence and operation. Special uses require specified locations due to common neighborhood opposition. These locations shall be determined by a comprehensive community-wide selection process designed to identify locations that best serve the special use while minimizing the negative impacts and obtrusiveness. Special uses also require individual review of their configuration, density, and intensity in order to mitigate effects that are adverse to the desired character of the zone.

E. Permit Exemption for Emergency Response

From time to time, a use may be a necessary part of an emergency response under the Comprehensive Emergency Management Plan, implemented by Teton County Emergency Management. In such instances, the requirement for a use permit shall be waived.

> **EXAMPLE:** A heliport is an aviation use requiring a Conditional Use Permit. Temporary heliports are sometimes established in proximity to a forest fire for purposes of helicopter fire suppression. In the case of an emergency response, the requirement for a CUP is waived.

F. Use Schedule

The use schedule is established in the following tables.

USE CATEGORY	Town Character Zones														
		Complete Neighborhood Zones												Rural Area Zones	Def/ Stds
Specific Use	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a	
Open Space															6.1.2.
Agriculture	B	B	B	B	B	B	--		--	--	--	--	--	--	6.1.3.B.
Outdoor Recreation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	6.1.3.C.
Residential															6.1.4.
Detached Single-Family Unit	Y	Y	Y	Y	Y	Y	Y	Y	--	--	--	--	--	--	6.1.4.B.
Attached Single-Family Unit	--	--	--	--	--	B	B	B	B	B	B	B	B	--	6.1.4.C.
Apartment	--	--	--	--	B	B	B	B	B	B	B	B	B	--	6.1.4.D.
Mobile Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	6.1.4.E.
Dormitory	--	--	--	--	C	C	B	C	C	C	C	B	C	--	6.1.4.F.
Group Home	C	C	--	--	C	C	B	C	C	C	C	C	C	--	6.1.4.G.
Lodging															6.1.5.
Conventional Lodging	--	--	--	--	--	--	--	--	B(LO)	B(LO)	B(LO)	--	--	--	6.1.5.B.
Short-Term Rental Unit	--	--	--	--	--	--	--	--	B(LO)	B(LO)	B(LO)	--	--	--	6.1.5.C.
Commercial															6.1.6.
Office	--	--	--	--	--	--	--	--	B	B	B	B	B	--	6.1.6.B.
Retail	--	--	--	--	--	--	--	--	B	B	B	B	B[Z]	--	6.1.6.C.
Service	--	--	--	--	--	--	--	--	B	B	B	B	B[Z]	--	6.1.6.D.
Restaurant/Bar	--	--	--	--	--	--	--	--	B	B	B	B	--	--	6.1.6.E.
Heavy Retail/Service	--	--	--	--	--	--	--	--	--	--	--	B	--	--	6.1.6.F.
Mini-Storage Warehouse	--	--	--	--	--	--	--	--	--	--	--	B	--	--	6.1.6.G.
Nursery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	6.1.6.H.
Amusement/Recreation															6.1.7.
Amusement	--	--	--	--	--	--	--	--	B	B	B	B	--	--	6.1.7.B.
Developed Recreation	--	--	--	--	--	--	--	--	B	B	B	B	--	--	6.1.7.D.
Outfitter/Tour Operator	--	--	--	--	--	--	--	--	C	B	B	B	--	--	6.1.7.E.
Adult Entertainment Business	--	--	--	--	--	--	--	--	--	--	--		--	--	6.1.7.F.
Institutional															6.1.8.

Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay -- = Use not allowed
B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required [Z] = Use subject to zone specific standards

USE CATEGORY	Town Character Zones														
		Complete Neighborhood Zones												Rural Area Zones	Def/ Stds
Specific Use	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a	
Assembly	C	C	--	--	C	--	C	C	C	C	C	C	C	--	6.1.8.B.
Daycare/Education	--	--	--	--	--	--	--	--	B	B	B	B	B	--	6.1.8.C.
Industrial															6.1.9.
Light Industry	--	--	--	--	--	--	--	--	--	--	--	B	--	--	6.1.9.B.
Heavy Industry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	6.1.9.C.
Disposal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	6.1.9.D.
Transportation/Infrastructure															6.1.10.
Parking	--	--	--	--	--	--	--	--	C	C	C	C	--	--	6.1.10.B.
Utility Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	--	6.1.10.C.
Wireless Communication Facilities															6.1.10.D.
Minor	B	B	B	B	B	B	B	B	B	B	B	B	B	--	
Major	---	---	--	--	--	--	--	--	--	--	--	--	--	--	
Heliport	--	--	--	--	--	--	--	--	--	--	--	C	--	--	6.1.10.E.
Accessory Uses															6.1.11.
Accessory Residential Unit	B	B	B	B	--	B	--	--	B	B	B	B	B	--	6.1.11.B.
Bed and Breakfast	--	--	--	--	--	--	--	--	--	--	--	--	--	--	6.1.11.C.
Home Occupation	B	B	B	B	B	B	B	B	B	B	B	B	B	--	6.1.11.D.
Home Business	C	C	C	C	C	C	C	C	--	--	--	--	--	--	6.1.11.E.
Family Home Daycare	B	B	B	B	B	B	B	B	B	B	B	B	B	--	6.1.11.F.
Home Daycare Center	C	C	--	--	C	--	C	C	--	--	--	--	--	--	6.1.11.G.
Drive-In Facility	--	--	--	--	--	--	--	--	--	--	--	B	--	--	6.1.11.H.
Temporary Uses															6.1.12.
Christmas Tree Sales	--	--	--	--	--	--	--	--	Y	Y	Y	Y	--	--	6.1.12.B.
Real Estate Sales Office	--	--	--	--	--	--	--	--	--	--	--		--	--	6.1.12.C
Temporary Shelter	B	B	B	B	B	B	B	B	--	--	--	--	--	--	6.1.12.D.
Farm Stand	--	--	--	--	--	--	--	--	B	B	B	B	--	--	6.1.12.E.
Temp. Gravel Extraction and Processing	B	B	B	B	B	B	B	B	--	--	--	--	--	--	6.1.12.F.

Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay -- = Use not allowed
B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required [Z] = Use subject to zone specific standards

Town Legacy Zones								
USE CATEGORY	Complete Neighborhood Zones				Rural Area Zones	Civic Zones		Def/ Stds
Specific Use	TS	UC	BP-ToJ	MHP-ToJ	R-ToJ	P/SP-ToJ	P-ToJ	
Open Space								6.1.2.
Agriculture	--	--	--	--	B	Y	Y	6.1.3.B.
Outdoor Recreation	--	--	C	--	C	C	C	6.1.3.C.
Residential								6.1.4.
Detached Single-Family Unit	--	Y	--	--	Y	--	--	6.1.4.B.
Attached Single-Family Unit	--	B [Z]	--	--	--	--	--	6.1.4.C.
Apartment	--	B [Z]	--	--	--	--	--	6.1.4.D.
Mobile Home	--	--	--	B [Z]	--	--	--	6.1.4.E.
Dormitory	--	C	--	--	C	C	--	6.1.4.F.
Group Home	--	C	--	--	C [Z]	C	--	6.1.4.G.
Lodging								6.1.5.
Conventional Lodging	C(LO)	B(LO)	--	--	--	--	--	6.1.5.B.
Short-Term Rental Unit	C(LO)	B(LO)	--	--	--	--	--	6.1.5.C.
Commercial								6.1.6.
Office	B	B	--	--	--	C	--	6.1.6.B.
Retail	B	B	--	--	--	--	--	6.1.6.C.
Service	B	B	--	--	--	C	--	6.1.6.D.
Restaurant/Bar	B	B	--	--	--	--	--	6.1.6.E.
Heavy Retail/Service	--	--	B	--	--	C	--	6.1.6.F.
Mini-Storage Warehouse	--	--	B	--	--	C	--	6.1.6.G.
Nursery	--	--	C	--	C	--	--	6.1.6.H.
Amusement/Recreation								6.1.7.
Amusement	C	C	--	--	--	--	--	6.1.7.B.
Developed Recreation	--	B	C	--	--	C	--	6.1.7.D.
Outfitter/Tour Operator	--	C	C	--	--	--	--	6.1.7.E.
Adult Entertainment Business	--	--	C	--	--	--	--	6.1.7.F.
Institutional								6.1.8.
Assembly	--	C	C	--	C	C	--	6.1.8.B.
Daycare/Education	--	B	C	--	--	C	--	6.1.8.C.

Key: Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay (OF) = Only allowed in Office Overlay -- = Use not allowed
B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required [Z] = Use subject to zone specific standards

Town Legacy Zones								
USE CATEGORY	Complete Neighborhood Zones				Rural Area Zones	Civic Zones		Def/ Stds
Specific Use	TS	UC	BP-ToJ	MHP-ToJ	R-ToJ	P/SP-ToJ	P-ToJ	
Industrial								6.1.9.
Light Industry	--	--	B	--	--	C	--	6.1.9.B.
Heavy Industry	--	--	C	--	--	C	--	6.1.9.C.
Disposal	--	--	C	--	--	C	--	6.1.9.D.
Transportation/Infrastructure								6.1.10.
Parking	--	--	--	--	--	C	--	6.1.10.B.
Utility Facility	--	C	C	C	C	C	C	6.1.10.C.
Wireless Communication Facilities								6.1.10.D.
Minor	B	B	B	B	B	B	B	
Major	--	--	C	--	--	C	C	
Heliport	--	--	C	--	--	C	--	6.1.10.E.
Accessory Uses								6.1.11.
Accessory Residential Unit	B	B	C	--	B	B	--	6.1.11.B.
Bed and Breakfast	--	B(LO)	--	--	--	--	--	6.1.11.C.
Home Occupation	B	B	B	B	B	B	--	6.1.11.D.
Home Business	--	B	--	--	C	--	--	6.1.11.E.
Family Home Daycare	--	B	B	--	B	--	--	6.1.11.F.
Home Daycare Center	--	B	C	--	--	B	--	6.1.11.G.
Drive-In Facility	--	B	--	--	--	--	--	6.1.11.H.
Temporary Uses								6.1.12.
Christmas Tree Sales	--	Y	Y	--	Y	Y	Y	6.1.12.B.
Real Estate Sales Office	--	--	B	--	B	--	--	6.1.12.C.
Temporary Shelter	--	B	--	B	B	--	--	6.1.12.D.
Farm Stand	--	B	--	--	B	B	--	6.1.12.E.
Temp. Gravel Extraction and Processing	--	B	B	B	B	B	B	6.1.12.F.

Key: Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay (OF) = Only allowed in Office Overlay -- = Use not allowed
B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required [Z] = Use subject to zone specific standards

Div. 6.4. Operational Standards

6.4.1. Outside Storage (3/22/17, Ord. 1170)

A. Use of Front Yards

The use of the front yard (street yard) of a residential use for the storage of boats, snowmobiles, trailers, RVs, and similar motor vehicles and equipment is prohibited.

B. Storage of Structures

The storing of structures of any kind is not permitted in any residential zone.

C. Vehicle and Equipment Storage - Vacant Property

The storage of any vehicle on vacant property in a residential zone for more than 3 consecutive days is prohibited. This includes boats, rafts, trailers, snowmobiles, campers, RVs and similar vehicles, and equipment. This also includes heavy equipment, construction equipment, and construction materials. Nothing herein shall be construed to prohibit the storage of vehicles and equipment for temporary construction, provided the storage area is fenced, well marked, and posted. For purposes of this provision, lots which are normally kept and maintained as yard area for an adjacent residence shall not be considered vacant property, provided the vehicles, equipment, and materials stored thereon are owned, supervised, and controlled by an occupant of the adjacent residence.

D. Outdoor Display

The organized outdoor display of goods for sale in association with a nonresidential use is allowed, except an Adult Entertainment Business (see 6.1.7.F.), provided it is contained on private property.

6.4.2. Refuse and Recycling (1/1/15, Ord. 1074)

A. Town Trash and Recycling Enclosures

Trash and recycling enclosures shall be provided for all nonresidential uses and multi-family developments of 4 or more units. Enclosures shall be of similar material and color to the building. Enclosures shall be entirely enclosed with the side facing the street or alley to be a gate whenever feasible. Enclosures shall provide adequate space for recycling as determined by the Planning Director. Enclosures shall be consolidated wherever possible.

6.4.3. Noise (P17-077)

All uses shall conform with the following standards.

A. Maximum Noise

Noises shall not exceed the maximum sound levels prescribed in the table below, beyond the site boundary lines, except that when a nonresidential activity in contiguous to a residential zone, the residential zone standard shall govern.

Noise Level Restrictions	
Zone	Maximum Permitted Sound Level
R, MHP-ToJ, NL-1, NL-2, NL-3, NL-4, NL-5, NM-1, NM-2, NH-1	55 DBA
All other zones	65 DBA

B. Exceptions

1. **General.** Noises of vehicles, home appliances, and chain saws in private use, occasionally used safety signals, warning signals, emergency pressure relief valves, and temporary construction operations shall be exempt from the requirements of this Section.

2. **Limited Exception/Limited Interval of Time/One Day.** The maximum permitted sound level may be exceeded by 10 DBA for a single period, not to exceed 15 minutes, in any one day.

3. **Impact Noises.** For the purposes of this Section, impact noises are those noises whose peak values are more than 6 DBA higher than the values indicated on the sound level meter, and are of short duration, such as the noise of a forging hammer or punch press. For impact noises, the maximum permitted sound level may be exceeded by 10 DBA.

C. Measurement

Noise shall be measured with a sound level meter meeting the standards of the American National Standards Institute (ANSI S1.4-1961) "American Standard Specification for General Purpose Sound Level Meters." The instrument shall be set to the A-weighted response scale and the meter to the slow response. Measurements shall be conducted in accord with ANSI S1.2-1962 "American Standard Method for the Physical Measurement of Sound" (or most current standards). Measurements may be made at any point along a zone boundary or site boundary line.

6.4.4. Vibration (1/4/17, Ord. 1163)

All uses shall conform with the following standards:

A. General

Vibration shall be measured at the site boundary line. Except for temporary construction operations and blasting for avalanche control, no activity shall cause or create a displacement for the frequencies prescribed in the table below.

Maximum Permitted Steady State Vibration Displacement	
Frequency (cycles per second)	Vibration Displacement (inches)

Div. 7.1. Development Option Standards

7.1.1. Development Options Schedule (P17-077)

The table below establishes the development options allowed in each zone. The standards for each development option are established in this Division The density and intensity requirements for each development option are located in the standards for the zone, found in Article 2.-Article 4. The thresholds for permitting allowed development options are also established by zone.

Town Character Zones - Development Options															
		Complete Neighborhood Zones												Rural Area Zones	
Option	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a	Stds
MHP	--	--	--	--	--	--	--	--	--	--	--	--	--	--	7.1.3.

Key: P = Development option allowed with appropriate permit -- = Development option prohibited

Town Legacy Zones - Development Options								
	Complete Neighborhood Zones				Rural Area Zones	Civic Zones		
Option	TS	UC	BP-ToJ	MHP-ToJ	R-ToJ	P/SP-ToJ	P-ToJ	Stds
MHP	--	--	--	P	--	--	--	7.1.3.

Key: P = Development option allowed with appropriate permit -- = Development option prohibited

7.1.2. Planned Residential Development (PRD) (1/1/15, Ord. 1074)

[Section number reserved, standards only apply in County]

7.1.3. [deleted] (P17-077)

[Section number reserved, original Section deleted]

7.1.4. Mobile Home Park (1/1/15, Ord. 1074)

Mobile Home Parks shall meet the following standards. Mobile Home Parks may be proposed in the MHP-ToJ or as an Urban Cluster Development.

A. **Existing Mobile Home Parks in the MHP-ToJ.** Existing mobile home parks within the MHP-ToJ zone shall be allowed to continue, expand, and redevelop, provided the standards in this Subsection are met.

1. **Density.** The number of units in an existing mobile home park in the MHP-ToJ shall not be limited.

Div. 7.2. Subdivision Standards

This Division contains the development standards required for subdivision, such as requirements for new roads, water and sewer infrastructure, utilities, parks, and other physical improvements necessary to safely serve newly subdivided property and minimize impacts on existing community services and infrastructure. See Sec. 8.5.3. for the procedure to subdivide property.

7.2.1. Subdivision Types Schedule (P17-077)

The table below establishes the subdivision types allowed in each zone. The standards for all subdivisions and each subdivision type are established in this Division. The density and intensity requirements for each subdivision type are located in the standards for the zone, found in Article 2.-Article 4. The thresholds for permitting allowed subdivision are also established by zone.

Town Character Zones - Subdivision Types															
			Complete Neighborhood Zones											Rural Area Zones	
	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a	Stds
Land Division	P	P	P	P	P	P	P	P	P	P	P	P	P	--	7.2.3.
Condominium/ Townhouse	--	--	--	--	--	--	P	p	P	P	P	p	P	--	7.2.4.

Key: P = Development option allowed with appropriate permit
-- = Development option prohibited

Town Legacy Zones - Subdivision Types							
	Complete Neighborhood Zones				Rural Area Zones	Civic Zones		
	TS	UC	BP-ToJ	MHP-ToJ	R-ToJ	P/SP-ToJ	P-ToJ	Stds
Land Division	P	P	P	--	P	P	P	7.2.3.
Condominium/ Townhouse	P	P	P	--	--	P	P	7.2.4.

Key: P = Development option allowed with appropriate permit
-- = Development option prohibited

7.8.4. Workforce Housing Floor Area Bonus (P17-077)

A. Intent

In most cases, the volume of building allowed by the minimum setbacks and maximum height exceeds the volume of building allowed by the FAR of a property. The purpose of the workforce housing floor area bonus is to encourage development, especially by the private sector, of additional deed restricted housing in that excess volume by allowing additional unrestricted floor area.

B. Applicability

The exemptions of this Section shall apply to both the deed restricted and unrestricted floor area approved pursuant to this Section.

1. **Maximum Amount of Unrestricted Housing.** The maximum amount of unrestricted floor area that can be approved pursuant to this Section is limited by the amount of restricted floor area provided pursuant to this Section, as tabulated below.

Maximum Exempt Unrestricted Floor Area per Voluntarily Restricted Floor Area	
Zone	Unrestricted Floor Area : Restricted Floor Area
NM-2	2:1
NH-1	2:1
DC	2:1
CR-1	2:1
CR-2	2:1
CR-3	2:1
OR	2:1

2. **Restricted Housing.** The restricted floor area provided pursuant to this Section shall be subject to an affordable, employee, employment-based, or rental workforce deed restriction, acceptable to the Jackson/Teton County Housing Department, which is recorded with the County Clerk.

3. **Required Restrictions Do Not Apply.** Floor area that is required to be restricted in order to comply with Div. 6.3., Div. 7.4., or another standard of these LDRs shall not be included in the calculation of the maximum amount of unrestricted floor area allowed by this Section.

4. **Allowed Use.** Floor area approved pursuant to this Section shall only be used for one of the following uses:

   a. Attached Single Family Dwelling (6.1.4.C.); or

   b. Apartment (6.1.4.D.); or

   c. Dormitory (6.1.4.F.); or

D. Timing

A pre-application conference shall be held prior to the submittal of an application. A potential applicant shall initiate a request for a pre-application conference pursuant to Sec. 8.2.4. The pre-application conference shall be scheduled for a date acceptable to the requester that is within 60 days of receipt of the request.

E. Conference Focus

At the pre-application conference, the applicant and representatives of the Town shall discuss the potential proposal to identify the standards and procedures that would apply to the proposal. Applicable LDR provisions not identified at the pre-application conference or amended following the pre-application conference are still applicable to the proposal. The level of detail of the Town's review will match the level of detail contained in the materials submitted with the request for the pre-application conference. The pre-application conference is intended as a means of facilitating the application review process; discussions at the meeting and the written summary of the meeting are not binding on the Town.

F. Conference Summary

The pre-application conference requester shall be provided a written summary of the pre-application conference within 14 days of its completion.

G. Expiration

A pre-application conference only satisfies a pre-application conference requirement if the application for which it is required is submitted within 12 months of the pre-application conference.

8.2.2. Environmental Analysis (EA) (P17-077)

A. Purpose

The purpose of an Environmental Analysis (EA) is to coordinate the application of all natural resource protection standards through identification of the natural resources on a site. An EA review does not result in application approval, it results in recommended natural resource protections for an application.

B. Applicability

Unless exempted below, physical development, use, development options, and subdivision subject to Div. 5.1., Div. 5.2. or Sec. 7.1.2. shall complete an EA in accordance with the requirements of this Section.

1. Exemptions

a. **Previous Approval.** Physical development, use, development options, and subdivision that has received approval in accordance with the LDRs.

b. **Detached Single-Family Dwelling.** Physical development of a detached single-family dwelling if:

i. The proposed location is not within the NRO;

ii. It is the only dwelling unit on the lot of record, or the density on the site is less than or equal to one dwelling unit per 35 acres of base site area; and

iii. Compliance with all setback and buffer standards in Div. 5.1. and Div. 5.2. is demonstrated.

c. **Expansion.** Expansion of an existing building or the addition of an accessory structure within the impact area of the existing building.

d. **Conservation Easement.** Land subject to a conservation easement held by a formal land trust that has a mandate to protect conservation values, for which a rigorous review and study of the conservation values of the land has been performed as a basis for establishing the easement, if the applicant demonstrates that the review and study satisfies the objectives of the EA. In such instances the review and study completed for the conservation easement may be substituted for the EA.

e. **Other.** The Planning Director may waive the requirement for an EA if the development complies with the following:

i. The lot of record is outside the NRO and the application demonstrates compliance with all setback and buffer standards in Div. 5.1. and Div. 5.2.; or

ii. The lot of record is in the NRO but is also in an area that has well-documented habitat information where additional physical development, use, development options and subdivision is anticipated to have minimal additional negative impacts to animal species protected by Sec. 5.2.1. While an EA is not required for lands meeting this exemption, development on such lands shall still be subject to certain standards for development determined appropriate by the Planning Director or the Town Council.

C. Professional Preparation

An EA shall be prepared by an environmental professional with expertise in the subject of environmental sciences based on education, professional certifications, experience in the field, and their understating of these LDRs, the Jackson/Teton County Comprehensive Plan, and the goals and objectives thereof.

D. Substantial Changes

When changes are made to the proposal after the EA has been completed, so that the accuracy of the EA is significantly compromised, the Planning Director may require that the applicant provide updated analysis data to address the changes.

E. Expiration

1. An EA that is completed 3 or more years before the submittal of the associated application shall not be considered current and shall not meet the requirements of this Section.

2. Notwithstanding the standard above, the Planning Director may require a wholly new or amended EA for EAs that are less than 3 years old if the standards or circumstances analyzed have been altered significantly.

3. The Planning Director may extend the expiration date of an EA beyond 3 years if:

B. Maximum Density

Unless stated otherwise for a specific provision of these LDRs, density is calculated by dividing the number of units by the base site area, or gross site area in Character Zones (Div. 2.2. & Div. 3.2.).

> **EXAMPLE:** 3 units on 35 acres of base site area is a density of 0.086 units/acre (3/35 = .086).

C. Floor Area Ratio (FAR)/Maximum Floor Area

1. The maximum floor area (see Sec. 9.4.5. for definition of Floor Area) allowed on a site shall be the maximum habitable floor area not including basement floor area, as defined in Sec. 9.5.B.
2. The site area used to calculate maximum floor area shall be:
    a. gross site area in Character Zones (Div. 2.2. & Div. 3.2.), and
    b. base site area in Legacy Zones (Div. 2.3. & Div. 3.3.).
3. Unless otherwise defined in these LDRs, the maximum allowed floor area above grade is calculated by multiplying the allowed FAR by the applicable site area. Inversely, FAR is calculated by dividing the habitable floor area above grade by the applicable site area.

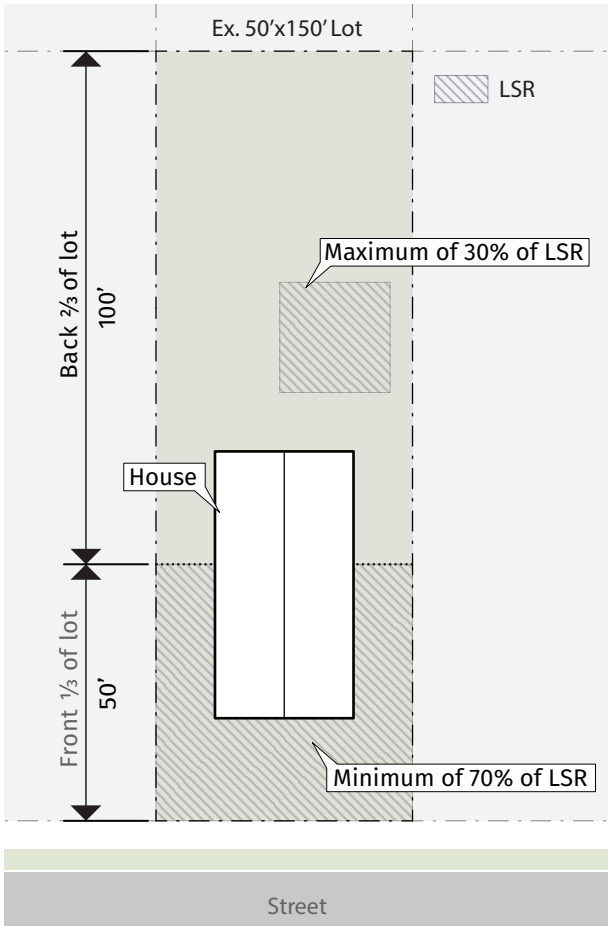
> **EXAMPLE:** On a site area of 24,000 square feet a building with 8,000 square feet of habitable floor area where 2,000 square feet was in the basement would have an FAR of .25 ((8,000-2,000)/24,000 = .25). Alternatively, unless otherwise defined in these LDRs, the maximum allowed floor area is calculated by multiplying the allowed FAR by the base site area (see Sec. 9.5.F. for definition of Floor Area).

D. Landscape Surface Ratio (LSR)/Minimum Landscape Surface Area

1. The landscape surface ratio (LSR) is calculated by dividing the landscape surface area by the base site area, or gross site area in Character Zones (Div. 2.2.. & Div. 3.2.).

    > **EXAMPLE:** A property that has 6,000 square feet of landscape surface area and a base site area of 24,000 square feet has an LSR of .25 (6,000/24,000 = .25). Unless otherwise defined in these LDRs, the minimum required amount of landscape surface area is calculated by multiplying the required LSR by the base site area (see Sec. 9.5.L. for definition of Landscape Surface Area).

2. The LSR for Apartments in the NM-2 and NH-1 zones shall be calculated consistent with the graphic below.



E. Lot Coverage

Lot coverage is calculated by dividing the building footprint by the adjusted site area, or gross site area in Character Zones (Div. 2.2. & Div. 3.2.).

> **EXAMPLE:** A single-family unit with a building footprint of 1,500 square feet on an adjusted site area of 7,500 sf would have a lot coverage of .2 (1,500/7,500 = .2). Unless otherwise defined in these LDRs, the maximum building footprint is calculated by multiplying the maximum lot coverage by the adjusted site area (see Sec. 9.5.F. for definition of Footprint, Building). Sites with residential and nonresidential use shall be exempt from any lot coverage requirement.

F. Minimum Lot Size

Minimum lot size means the required minimum gross site area of a newly created lot of record, including remnant parcels.

E. Street Setback

1. Point of Measurement

   a. **Character Zones.** In a Character Zone (Div. 2.2. & Div. 3.2.) a street setback shall be measured to the back of the pedestrian frontage.

   b. **Legacy Zones.** In a Legacy Zone (Div. 2.3. & Div. 3.3.) a street setback shall be measured to any road right-of-way, roadway, vehicular access easement, additional width required for right-of-way purpose as established in the Master Plan for Street Improvements, or property line from which access is taken, except that a street setback shall not be measured to a driveway easement.

F. Driveway Setback

The minimum setback from a driveway easement shall be 5 feet, but shall not reduce the side or rear yard setback as measured to a lot line.

G. Side Setback

A side setback shall be measured to any side lot line.

H. Rear Setback

A rear setback shall be measured to any rear lot line.

I. Site Development Setback Exemption

Site development setbacks shall not apply from a lot line to a road or driveway when the lot line is within an easement and properties on both sides of the lot line benefit from the easement.

J. Encroachments into Setbacks

1. Residential Zones (NL-1, NL-2 NL-3, NL-4, NL-5, NM-1, NM-2, NH-1)

2. Front Setback: Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a front yard by not more than 6 feet.

   a. Side and Rear Setback: Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a side/rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard but not closer than 1 foot from a property line. The allowances in this subsection b. apply only to primary structures and do not apply to ARUs or accessory structures.

3. Commercial buildings

   a. Architectural encroachments are not permitted in any setback in a commercial zones/buildings.

Nonconforming or Nonconformity. See Div. 1.9.

Nursery. See 6.1.6.H.

O (P17-077)

Office. See 6.1.6.B.

Off-Premise Sign. A sign identifying or advertising a business, person, activity, goods, products or services, which is not located on the premises where the business or commercial activity is conducted.

Off-Site. Located neither on the land that is the subject of the application nor on a contiguous portion of a street or other right-of-way.

On-Site. Located on the land that is the subject of the application.

Open Space (Use). See Sec. 6.1.2.

Outdoor Recreation. See 6.1.3.C.

Outfitter. See 6.1.7.E.

P (P17-077)

Parcel. Parcel means unplatted property that is described by metes and bounds, or any public land surveys, or aliquot parts, or lot or tract designations not recognized as lawfully platted.

Parking (Use). See 6.1.10.B.

Parking Lot. Parking lot means 4 or more adjacent parking spaces.

Pathway. Pathway means a facility designed for non-motorized travel intended for the use of bicyclists, pedestrians, equestrians, and cross-country skiers.

Pedestrian Access. See Sec. 9.4.16.

Pedestrian Facility. Pedestrian facility means a sidewalk or other walkway intended primarily for the use of pedestrians.

Performance Bond. Performance bond means a financial guarantee to ensure that all improvements, facilities, or work required by these LDRs will be completed in compliance with these LDRs, and the approved plans and specifications of a development.

Person. Person means an individual or group of individuals, corporation, partnership, association, municipality, or state agency.

Personal wireless service facilities. Personal wireless service facilities means facilities for the provision of personal wireless services. Personal wireless services means commercial wireless telecommunication services, unlicensed wire-less services, and common carrier wireless exchange access services.

Physical Development. Physical development means any of the following activities that alter the natural character of the land and for which a permit may be required pursuant to the LDRs: the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure, fence, wall, or other site development; any grading, clearing, excavation, dredging, filling or other movement of land; any mining, paving, or drilling operations; or the storage, deposition, or excavation of materials. Physical development does not include the use of land that does not involve any of the above listed activities.

Planned Residential Development. See Sec. 7.1.2.

Plat. Plat means the legally recorded drawing depicting the subdivision of land into 2 or more lots.

Primary Use. See 6.1.2.B.4.

Principal Use. See 6.1.2.B.1.

Profane Language on Signs. Any signs that can be viewed by the public that involves the use of profane or vulgar language, words, epithets, or expressions.

Protected Zone. The following zones are protected zones: Neighborhood Low Density -1 (NL-1), Neighborhood Low Density -2 (NL-2) Neighborhood Low Density -3 (NL-3), Neighborhood Low Density -4 (NL-4), Neighborhood Low Density -5 (NL-5), and Neighborhood Medium Density -1 (NM-1).

Public Sanitary Sewer. See “Wastewater Treatment System, Public.”

Public Water Supply. See “Water Supply, Public.”

R (1/1/15, Ord. 1074)

Ranch Compound. Ranch compound means a cluster of structures built in traditional ranch forms commonly found on ranches in Teton County.

Real Estate Sales Office. See 6.1.12.C.

Rear Lot Line. See, “Lot Line, Rear.”

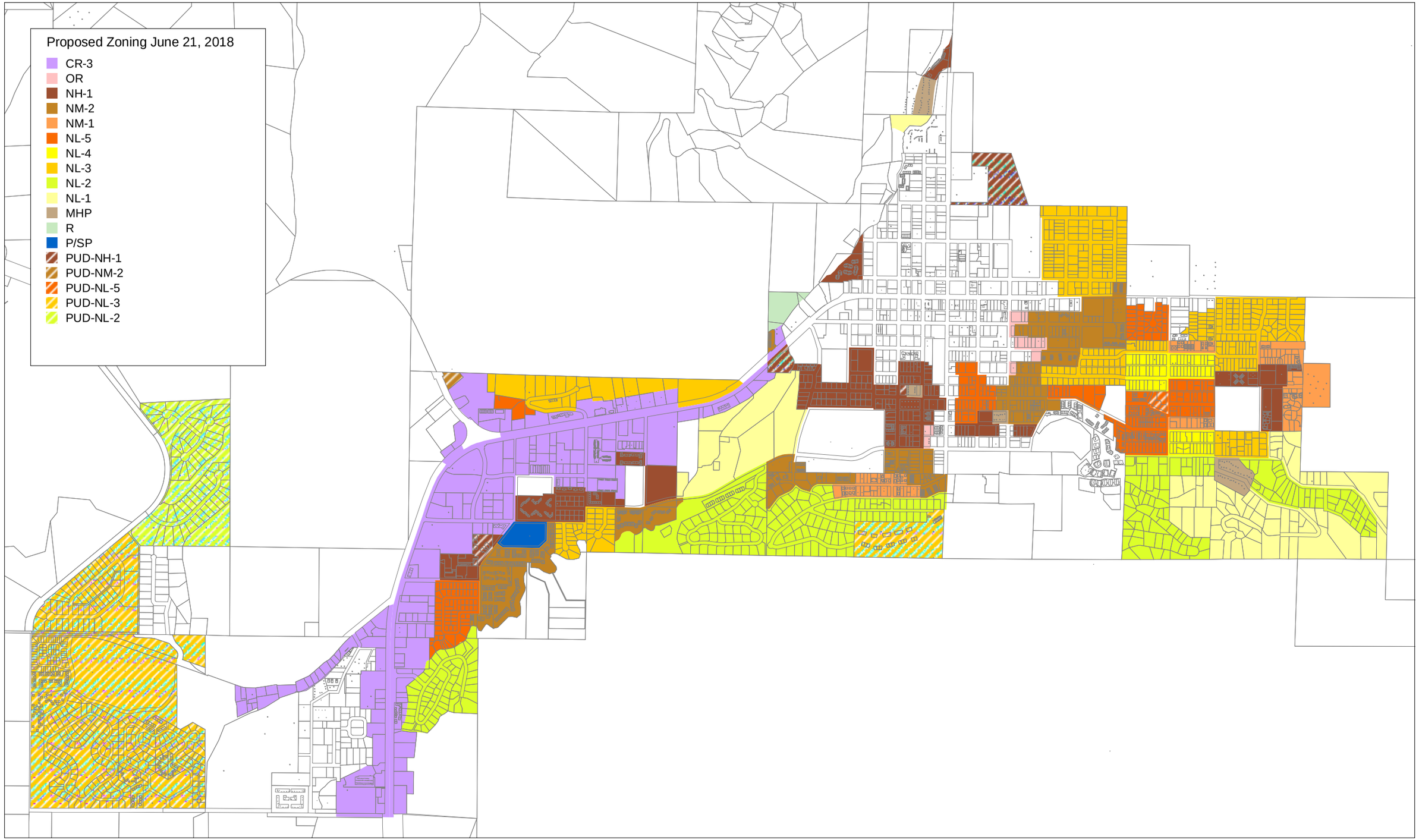
Rear Yard. See, “Yard, Rear.”

Recorded. Recorded means formally indexed and abstracted in the official records of the Teton County Clerk. Recorded does not include documents that are merely filed.

Recreational Park Trailers (RPT). An RPT or park model, is a trailer type that is primarily designed to provide temporary living quarters for recreational, camping, travel or seasonal use that meets the following criteria: (1) built on a single chassis; (2) mounted

SECTION II.

Section II of Town of Jackson Ordinance 1074 (part) and the Official Zoning District Map of the Town of Jackson are hereby amended to remove the Urban Residential (UR), Auto-Urban Commercial-Town (AC-ToJ), Auto-Urban Residential-Town (AR-ToJ), Business Park Restricted Uses (BP-R), Business Conservation-Town (BC-ToJ), Residential Business (RB), Neighborhood Conservation-Town (NC-ToJ), Neighborhood Conservation-2-Family (NC-2), and Suburban-Town (S-ToJ) legacy zones, and add the NL-1: Neighborhood Low Density 1, NL-2: Neighborhood Low Density 2, NL-3: Neighborhood Low Density 3, NL-4: Neighborhood Low Density 4, NL-5: Neighborhood Low Density 5, NM-1: Neighborhood Medium Density 1, NM-2: Neighborhood Medium Density 2, NH-1: Neighborhood High Density 1, and CR-3: Commercial Residential 3 character zones, to wit:


Proposed Zoning June 21, 2018
CR-3
OR
NH-1
NM-2
NM-1
NL-5
NL-4
NL-3
NL-2
NL-1
MHP
R
P/SP
PUD-NH-1
PUD-NM-2
PUD-NL-5
PUD-NL-3
PUD-NL-2

SECTION III.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION IV.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION V.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 25TH DAY OF JUNE, 2018.
PASSED 2ND READING THE 2ND DAY OF JULY, 2018.
PASSED AND APPROVED THE 16TH DAY OF JULY, 2018.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. 1197 was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the 18th day of July, 2018. I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE 1198 (J)

AN ORDINANCE AMENDING AND REENACTING SECTION II OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) TO DELETE SECTIONS 4.4.2, 6.1.4.H, AND 7.1.3 AND DIVISION 7.3; TO AMEND SECTIONS 2.2.10.D, 2.2.11.D, 2.2.12.C.1, 2.2.12.D, 2.2.14.C.1, 2.2.14.D, 2.3.1.D, 2.3.2.D, 2.3.10.B.1, 2.3.10.C.1, 2.3.10.C.3, 2.3.10.D, 2.3.13.D, 3.3.1.D, 4.2.1.D, 4.2.2.D, 4.4.1.G, 4.4.1.H, 6.1.1.F, 6.2.2.A, 7.1.1, 9.3.2, 9.4.6, 9.5.L, 9.5.O AND 9.5.U OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS TO REMOVE THE LIVE/WORK USE AND THE PLANNED UNIT DEVELOPMENT - TOWN (PUD-TOJ) AND URBAN CLUSTER DEVELOPMENT (UCD) DEVELOPMENT OPTIONS, AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section II of Town of Jackson Ordinance No. 1074 as amended (part) is hereby amended and reenacted to delete Sections 4.4.2, 6.1.4.H, and 7.1.3, and Division 7.3; and amend Sections 2.2.10.D, 2.2.11.D, 2.2.12.C.1, 2.2.12.D, 2.2.14.C.1, 2.2.14.D, 2.3.1.D, 2.3.2.D, 2.3.10.B.1, 2.3.10.C.1, 2.3.10.C.3, 2.3.10.D, 2.3.13.D, 3.3.1.D, 4.2.1.D, 4.2.2.D, 4.4.1.G, 4.4.1.H, 6.1.1.F, 6.2.2.A, 7.1.1, 9.3.2, 9.4.6, 9.5.L, 9.5.O, and 9.5.U of the Town of Jackson Land Development Regulations to read as on the following pages:

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in Article 7. are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	5,000 sf	Sec. 7.2.3.
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.
2. Residential Subdivision Requirements		
Affordable Housing		
Required Affordable Housing		
Schools and Parks Exaction		
Schools exaction		
Parks exaction		
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60’
Paved travel way for Minor Local Road (min)		20’
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in Article 7. are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	7,500 sf	Sec. 7.2.3.
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.
2. Residential Subdivision Requirements		
Affordable Housing		
Required Affordable Housing		
Schools and Parks Exaction		
Schools exaction		
Parks exaction		
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60’
Paved travel way for Minor Local Road (min)		20’
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to Sec. 6.1.2.C. All standards in Article 6. are applicable unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit (6.1.4.B.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	C	n/a	n/a	0.25/bed	n/a
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	n/a
Lodging					
Conventional Lodging (6.1.5.B.)	B (LO)	n/a	n/a	0.75/room	47 sf/1,000 sf
Short-term Rental Unit (6.1.5.C.)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.)	B	6,000 sf excluding basement storage	n/a	3.37/1,000 sf	156 sf/1,000 sf
Service (6.1.6.D.)	B		n/a	2.25/1,000 sf	56 sf/1,000 sf
Restaurant/Bar (6.1.6.E.)	B		n/a	1/73 sf dining area + 1/40 sf bar area	378 sf/1,000 sf
Amusement/Recreation					
Amusement (6.1.7.B.)	B	n/a	n/a	1/40 sf seating area or independent calculation	independent calculation
Developed Recreation (6.1.7.D.)	B	n/a	n/a	3.37/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	B	n/a	n/a	independent calculation	independent calculation
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	exempt
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	exempt
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	independent calculation

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)
(LO) = Lodging Overlay Only

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing (min) (Div. 6.3.)
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				0.75/employee + 0.75/stored vehicle	independent calculation
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	n/a
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/ drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.75/1,000 sf outdoor display area + 0.75/ employee	exempt
Farm Stand (6.1.12.E.)	B	n/a	n/a	3.75/1,000 sf display area	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)
(LO) = Lodging Overlay Only

3. Operational Standards	
Outdoor Storage	Sec. 6.4.1.
Outdoor Storage	Prohibited
Freestanding storage units (trailers, sheds, “Bully Barns”, tarpaulin structures, etc.) not made a permanent part of a structure	Prohibited
Refuse and Recycling	Sec. 6.4.2.
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	Sec. 6.4.3.
Sound level at property line (max)	65 DBA
Vibration	Sec. 6.4.4.
Electrical Disturbances	Sec. 6.4.5.
Fire and Explosive Hazards	Sec. 6.4.6.

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in Article 7. are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	7,500 sf	Sec. 7.2.3.
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.
2. Residential Subdivision Requirements		
Affordable Housing		
Required Affordable Housing		
Schools and Parks Exaction		
Schools exaction		
Parks exaction		
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60’
Paved travel way for Minor Local Road (min)		20’
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to Sec. 6.1.2.C. All standards in Article 6. are applicable unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.)	Employee Housing (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit (6.1.4.B.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	n/a
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	C	n/a	n/a	0.25/bed	n/a
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	n/a
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	14 sf/1,000 sf
Retail (6.1.6.C.) (E.3.)	B	2,000 sf excluding basement storage	E.3..	exempt	156 sf/1,000 sf
Service (6.1.6.D.) (E.3.)	B		E.3.	exempt	56 sf/1,000 sf
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	exempt
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	exempt
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				0.75/employee + 0.75/stored vehicle	independent calculation
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	n/a
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/ drop-off	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.1.) C = Conditional Use Permit (Sec. 8.4.2.)

3. Operational Standards	
Outdoor Storage	Sec. 6.4.1.

Outdoor Storage	Prohibited
Refuse and Recycling	Sec. 6.4.2.
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	Sec. 6.4.3.
Sound level at property line (max)	65 DBA
Vibration	Sec. 6.4.4.
Electrical Disturbances	Sec. 6.4.5.
Fire and Explosive Hazards	Sec. 6.4.6.

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in Article 7. are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	7,500 sf	Sec. 7.2.3.
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.
2. Residential Subdivision Requirements		
Affordable Housing		
Required Affordable Housing		
Schools and Parks Exaction		
Schools exaction		
Parks exaction		
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60’
Paved travel way for Minor Local Road (min)		20’
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

E. Additional Zone-Specific Standards

1. Provision of Nonresidential, Nonlodging Parking

a. **Applicability.** The following options for providing required parking shall apply to allowed uses except:

i. Residential Uses (Sec. 6.1.4.);

ii. Lodging Uses (Sec. 6.1.5.); and

iii. Accessory Residential Unit (6.1.11.B.).

b. **Existing Parking Credits.** For properties with established parking credits per the Town Parking Credit Table (on reference with the Planning Department), the landowner may use such credits toward required parking. Credits are based on the amount of parking provided in 1988, as determined in 2005. Parking credits run with the land and are not transferable.

c. **On-street Parking.** Required parking may be provided on-street provided the following standards are met.

i. An on-street parking space shall have the following length of uninterrupted curb adjoining to the lot of record of the use.

Uninterrupted Curb per On-street Parking Space	
Parking Space Angle	Uninterrupted Curb
Parallel	22’
45˚/60˚	18’
90˚	9’

ii. On-street parking shall not be provided along a red curb or other no-parking area put in place by the Town or WYDOT.

iii. The on-street parking shall follow the established configuration of existing on-street parking.

iv. On-street parking spaces shall be available for general public use at all times. No signs or actions limiting general public use of on-street spaces shall be permitted.

4. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the TS zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the TS zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the TS zone, however, all standards in Article 7. are applicable in the TS zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	5,000 sf	(Sec. 7.2.3.)
Condominium/Townhouse	n/a	(Sec. 7.2.4.)
2. Residential Subdivision Requirements		
Affordable Housing		
Required Affordable Housing	1 affordable unit per 4 market units	
Schools and Parks Exaction		
Schools exaction		
Parks exaction		
3. Infrastructure		
Transportation Facilities		
Access		
Right-of-way for Minor Local Road (min)		
Paved travel way for Minor Local Road (min)		
Required Utilities		
Water		
Sewer		

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the TS zone.

1. **Pedestrian Facilities.** All new development, redevelopment and infill development in the TS zone and Lodging Overlay zones shall provide a minimum setback of 10 feet from the back of curb to the closest point on the building. Such space shall be clear space unencumbered by doors, windows, bay windows or any other building projections except for required canopies. New development shall provide amenities in this space. Those amenities may include sidewalks, boardwalks, canopies, benches, bike racks, snow storage, landscaping, bus stops or any other reasonable and appropriate amenity as determined by the Town Council upon recommendation from the Design Review Committee. Minor deviations from this standard may be approved by the Planning Director in the event of mapping errors, irregular surveys, atypical layout of rights of way, or other good cause shown by the applicant.

2. **Provision of Nonresidential, Nonlodging Parking**

   a. **Applicability.** The following options for providing required parking shall apply to allowed uses except:

      i. Residential Uses (Sec. 6.1.4.);

      ii. Lodging Uses (Sec. 6.1.5.); and

      iii. Accessory Residential Unit (6.1.11.B.).

   b. **Existing Parking Credits.** For properties with established parking credits per the Town Parking Credit Table (on reference with the Planning Department), the landowner may use such credits toward required parking. Credits are based on the amount of parking provided in 1988, as determined in 2005. Parking credits run with the land and are not transferable.

   c. **On-street Parking.** Required parking may be provided on-street provided the following standards are met.

Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the UC zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the UC zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the UC zone, however, all standards in Article 7. are applicable in the UC zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	**Lot Size (min)**	**Option Standards**
Allowed Subdivision Options		
Land Division	5,000 sf	(Sec. 7.2.3.)
Condominium/Townhouse	n/a	(Sec. 7.2.4.)
Allowed Development Options		
2. Residential Subdivision Requirements		
Affordable Housing		
Required Affordable Housing	1 affordable unit per 4 market units	
Schools and Parks Exaction		
Schools exaction		
Parks exaction		
3. Infrastructure		
Transportation Facilities		
Access		
Right-of-way for Minor Local Road (min)		
Paved travel way for Minor Local Road (min)		
Required Utilities		
Water		
Sewer		

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the UC zone.

1. **LSR Surfaces.** The Town Council may substitute on-site hardscape improvements to satisfy the LSR requirement in the UC zone if the application for development can incorporate one or more of the following design elements: pervious or decorative pavers, sidewalks, boardwalks or similar amenity.

2. **Attached Single-Family and Apartment Units.** Attached single-family and apartment units shall be located on the second or third floor.

3. Open Storage

   a. The open storage of vehicles and equipment is prohibited.

   b. No use shall be permitted to include any freestanding storage units of any kind, including but not limited to trailers, sheds, “Bully Barns,” tarpaulin structures, or any other contrivance not made a permanent part of the principal structure as that term is defined in these LDRs.

4. **Pedestrian Facilities.** All new development, redevelopment and infill development in the Lodging Overlay and UC zone shall provide a minimum setback of 10 feet from the back of curb to the closest point on the building. Such space shall be clear space unencumbered by doors, windows, bay windows or any other building projections except for required canopies. New development shall provide amenities in this space. Those amenities may include sidewalks, boardwalks, canopies, benches, bike racks, snow storage, landscaping, bus stops or any other reasonable and appropriate amenity as determined. by the Town Council upon recommendation from the Design Review Committee. Minor deviations from this standard may be approved by the Planning Director in the event of mapping errors, irregular surveys, atypical layout of rights of way, or other good cause shown by the applicant.

5. Provision of Nonresidential, Nonlodging Parking

   a. **Applicability.** The following options for providing required parking shall apply to allowed uses except:

      i. Residential Uses (Sec. 6.1.4.);

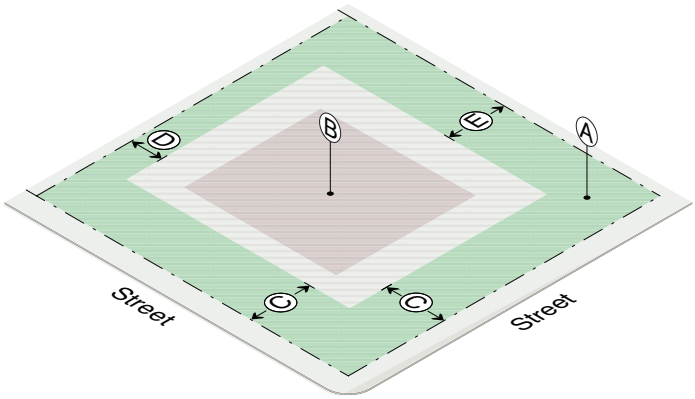
2.3.10. Business Park-Town (BP-ToJ)

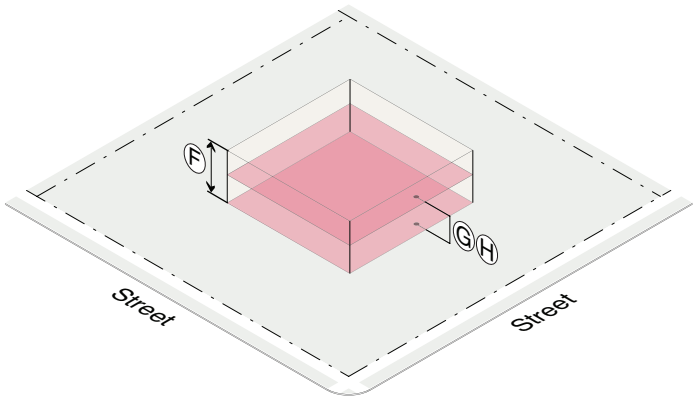
A. Intent

The purpose of the Business Park-Town (BP-ToJ) Zone is to provide suitable locations and environs for a variety of industrial, wholesaling, distribution, and service commercial types of uses to meet general community needs.

B. Physical Development

Standards applicable to physical development in the BP-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the BP-ToJ zone. This Subsection is intended to indicate all of the physical development standards applicable in the BP-ToJ zone, however, all standards in Article 5. are applicable in the BP-ToJ zone, unless stated otherwise.





1. Structure Location and Mass								
	Ⓐ	Ⓑ	Ⓒ	Ⓓ	Ⓔ	Ⓕ	Ⓖ	Ⓗ
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	FAR (max)
Other principal use	.15	n/a	20’	10’	20’	35’	2	.41
Accessory use	See standards for primary use with which associated							

Exceptions
Street/Side Yard - U.S. Highway 26-89-189-191. No structure shall be located within 20 feet of the highway right-of-way of U.S. Highway 26-89-189-191. The design, development, and operation of the proposed building or structure shall minimize or mitigate adverse effect, including visual impact of the proposed building or structure on adjacent properties.
FAR. A 25% increase in FAR is allowed in all nonresidential zones, provided the increased floor area is devoted to on-site permanently affordable housing (deed restricted) and/or employee housing.
Detached Accessory Structure Separation. 10’

C. Allowed Uses and Use Standards

Standards applicable to uses in the BP-ToJ zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the BP-ToJ zone. This Subsection is intended to indicate all of the use standards applicable in the BP-ToJ zone, however, all standards in Article 6. are applicable in the BP-ToJ zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing Floor Area (min) (Div. 6.3.)
Open Space					
Outdoor Recreation (6.1.3.C.)	C	0 sf	n/a	independent calculation	independent calculation
Residential					
Commercial					
Heavy Retail/Service (6.1.6.F.)	B	0 sf	n/a	2/1,000 sf + 3/repair bay + 1/wash bay	16 sf/1,000 sf
Mini-Storage Warehouse (6.1.6.G.)	B	0 sf	n/a	1/10 storage units + 1/employee	independent calculation
Nursery (6.1.6.H.)	C	0 sf	n/a	2/1,000 sf + 1/4,000 sf outdoor display area + 1/company vehicle + 1/employee	independent calculation
Amusement/Recreation					
Developed Recreation (6.1.7.D.)	C	0 sf	n/a	4.5/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	C	0 sf	n/a	independent calculation	independent calculation
Adult Entertainment Business (6.1.7.F.)	C	0 sf	n/a	1/30 sf seating area	independent calculation
Institutional					
Assembly (6.1.8.B.)	C	0 sf	n/a	independent calculation	exempt
Daycare/Education (6.1.8.C.)	C	0 sf	n/a	independent calculation	exempt
Industrial					
Light Industry (6.1.9.B.)	B	0 sf	n/a	1/1,000 sf + 1/company vehicle	8 sf/1,000 sf
Heavy Industry (6.1.9.C.)	C	0 sf	n/a	2/1,000 sf + 1/company vehicle	8 sf/1,000 sf
Disposal (6.1.9.D.)	C	0 sf	n/a	1/employee	8 sf/1,000 sf
Transportation/Infrastructure					

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.) (E.1.)	Employee Housing Floor Area (min) (Div. 6.3.)
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	independent calculation
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	independent calculation
Minor	B	0 sf	n/a		
Major	C	0 sf	n/a		
Heliport (6.1.10.E.)	C	0 sf	n/a	7/daily aircraft movement	independent calculation
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	C	0 sf	n/a	1.25/DU	n/a
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	exempt
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.1.), C=Conditional Use Permit (Sec. 8.4.2.)

3. Maximum Scale of Use	
Individual Use (floor area) (max)	
Accessory residential unit	800 sf habitable
4. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.) (E.3.b.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the BP-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the BP-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the BP-ToJ zone, however, all standards in Article 7. are applicable in the BP-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	10,000 sf	(Sec. 7.2.3.)
Condominium/Townhouse	n/a	(Sec. 7.2.4.)
2. Residential Subdivision Requirements		
Affordable Housing		
Required Affordable Housing		1 affordable unit per 4 market units
Schools and Parks Exaction		
Schools exaction		
Parks exaction		
3. Infrastructure		
Transportation Facilities		
Access (E.3.a.)		
Right-of-way for Minor Local Road (min)		
Paved travel way for Minor Local Road (min)		
Required Utilities		
Water		
Sewer		

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

3. Maximum Scale of Use	
not applicable	
4. Operational Standards	
Outside Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash and recycling enclosure required	>4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Max sound level at property line	55 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the MHP-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the MHP-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the MHP-ToJ zone, however, all standards in Article 7. are applicable in the MHP-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options						
Option	BSA (min)	Lot Size (min)	Density (max)	FAR (max)	Height (max)	Option Standards
Allowed Subdivision Options		subdivision prohibited				
Allowed Development Options						
Mobile Home Park	n/a	see Sec. 7.1.4. for standards			18’	(Sec. 7.1.4.)
2. Residential Subdivision Requirements						
Affordable Housing						(Div. 7.4.)
Required Affordable Housing						1 affordable unit per 4 market units
Schools and Parks Exactions						(Div. 7.5.)
School Exaction						.020 acres per 1- or 2-family unit .015 acres per multi-family unit
Park Exaction						9 acres per 1,000 resident
3. Infrastructure						
Transportation Facilities						(Div. 7.6.)
Access						required
Right-of-way for a Minor Local Road (min)						60’
Paved travel way for a Minor Local Road (min)						20’
Required Utilities						(Div. 7.7.)
Water						public
Sewer						public

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Mobile Home Park				
0 - 4 units			X	n/a
5 -10 units		X		n/a
> 10 units	X	X		n/a

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the MHP-ToJ zone.

1. **Mobile Homes.** A mobile home shall be located within a mobile home park.

    a. A new mobile home park shall be developed pursuant to the standards of Sec. 7.1.4.

    b. Existing Mobile Home Parks. Existing mobile home parks within the MHP-ToJ zone shall be allowed to continue, expand, and redevelop, provided the standards in this Subsection are met.

        i. **Density.** The number of units in an existing mobile home park in the MHP-ToJ zone shall not be limited.

        ii. **Area.** Each mobile home within an expansion area or redeveloped park shall have a lot or pad land area that equals or exceeds the average size of a mobile home lot or pad in the existing mobile home park, not including open space areas clearly heretofore undeveloped. Land that typically serves as yard area between mobile homes shall be included in the existing land area per individual mobile homes, unless the area between 2 particular mobile homes is clearly in excess of the average, to the extent that another mobile home could be located there.

        iii. **Impervious Surface.** The impervious coverage per mobile home lot or pad in the expansion area or redeveloped park shall be equal to or less than the average amount of impervious coverage per mobile home lot or pad in the existing park.

        iv. **Yards.** Each mobile home within the expansion area or redeveloped park shall have yards that equal or exceed the average yards for the mobile homes in the existing park. Front, side, and rear yards in the expansion area or redeveloped park shall equal or exceed the average front, side, and rear yards respectively.

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the R-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the R-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the R-ToJ zone, however, all standards in Article 7. are applicable in the R-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	12,000 sf	(Sec. 7.2.3.)
2. Residential Subdivision Requirements		
Affordable Housing		
Required Affordable Housing		
Schools and Parks Exaction		
Schools exaction		
Parks exaction		
3. Infrastructure		
Transportation Facilities		
Access		
Right-of-way for Minor Local Road (min)		
Paved travel way for Minor Local Road (min)		
Required Utilities		
Water		
Sewer		

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

4. Nuisance Standards	
Outside Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash and recycling enclosure required	>4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Max sound level at property line	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options

Standards applicable to development options and subdivision in the P/SP-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the P/SP-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the P/SP-ToJ zone, however, all standards in Article 7. are applicable in the P/SP-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Option Standards
Allowed Subdivision Options		
Land Division	n/a	(Sec. 7.2.3.)
Condominium/Townhouse	n/a	(Sec. 7.2.4.)
2. Residential Subdivision Requirements		
Affordable Housing		
Required Affordable Housing	1 affordable unit per 4 market units	
Schools and Parks Exactions		
Schools exaction		
Parks exaction		
3. Infrastructure		
Transportation Facilities		
Access		
Required Utilities		
Water	Connection to public supply required	
Sewer		

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

3. Maximum Scale of Use	
not applicable	
4. Nuisance Standards	
Outside Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash and recycling enclosure required	>4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Max sound level at property line	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options

Standards applicable to development options and subdivision in the P-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the P-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the P-ToJ zone, however, all standards in Article 7. are applicable in the P-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options						
Option	BSA (min)	Lot Size (min)	Density (max)	FAR (max)	Height (max)	Option Standards
Allowed Subdivision Options						
Land Division	n/a	n/a	n/a	determined by physical development		(Sec. 7.2.3.)
Condominium/Townhouse	n/a	n/a	n/a	determined by physical development		Sec. 7.2.4.
2. Residential Subdivision Requirements						
Affordable Housing						(Div. 7.4.)
Required Affordable Housing				1 affordable unit per 4 market units		
Schools and Parks Exactions						(Div. 7.5.)
Schools exaction				0.02 acres per 1- or 2-family unit 0.015 acres per multi-family unit		
Parks exaction						
3. Infrastructure						
Transportation Facilities						(Div. 7.6.)
Access						required
Required Utilities						(Div. 7.7.)
Water				Connection to public supply required		
Sewer						

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.1.)	Development Plan (Sec. 8.3.2.)	Development Option Plan (Sec. 8.5.2.)	Subdivision Plat (Sec. 8.5.3.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Town-house				X

E. Establishment of a New PUD

Establishment of PUD zoning shall be achieved through an application for approval of a PUD development option established in this Division. PUD applications shall be reviewed pursuant to Sec. 8.7.3.

F. Amendment of an Existing PUD or Other Special Project

An amendment to an existing PUD or other special project listed in 1.8.2.C. shall be reviewed and approved pursuant to 8.2.13.D.

G. PUD Option Schedule

The below table establishes the PUD options allowed in each zoning district and references the standards for each option. Any PUD option not specifically established in this Division is prohibited.

PUD Option Schedule: Character Zones														
	Complete Neighborhood Zones													Rural Area Zones
	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a
	No PUD options are allowed in the Town													

PUD Option Schedule: Legacy Zones							
	Complete Neighborhood Zones				Rural Area Zones	Civic Zones	
	TS	UC	BP-ToJ	MHP-ToJ	R-ToJ	P/SP-ToJ	P-ToJ
No PUD Options are allowed in the Town							

H. List of Approved Planned Unit Development Zones - Town (PUD-ToJ)

The following PUD-ToJ Zones have been approved by the Town. The approved physical development, use, development option, and subdivision standards are hereby adopted by reference into the LDRs and are on file for public review with the Town Clerk and Planning Department. A copy of the approved development plan for each PUD-ToJ is also on file for review with the Town Clerk and Planning Department.

1. Planned Unit Development - Urban Residential (P15-029) (PUD-UR (P15-029)) (135 West Kelly Avenue)
2. Planned Unit Development - Urban Residential (P16-017) (PUD-UR (P16-017)) (1255 West Highway 22)
3. Planned Unit Development - Urban Residential (P16-019) (PUD-UR (P16-019)) (655 Powderhorn Lane)
4. Planned Unit Development - Auto-Urban Residential (P16-061) (PUD-AR (P16-061)) (335 Redmond Street)

5. Planned Unit Development – Urban Residential (P16-079) (PUD-UR-(P16-079))
(60 Rosencrans)

6. Planned Unit Development - Urban Residential (P17-021) (PUD-UR-(P17-021))
(550 W. Broadway)

Div. 6.1. Allowed Uses

6.1.1. Use Schedule (P17-077)

The Use Schedule establishes the principal, accessory, and temporary uses allowed in each zone. The definitions and standards for each use are established in Sec. 6.1.2.-Sec. 6.1.12. and referenced in the table. Additional uses may be allowed in a zone as part of an allowed development option as specified in Div. 7.1. The permit required for each allowed use is designated using the following symbols.

A. "Y" denotes an allowed use that does not require a use permit. Physical development permits are still required as applicable.

B. "B" denotes an allowed use that requires a Basic Use Permit to be obtained pursuant to Sec. 8.4.1.

C. "C" denotes an allowed use that requires a Conditional Use Permit to be obtained pursuant to Sec. 8.4.2. A conditional use is generally compatible with the character of a zone but requires individual review of its configuration, density, and intensity in order to mitigate effects that may be adverse to the desired character of the zone.

D. "S" denotes an allowed use that requires a Special Use Permit to be obtained pursuant to Sec. 8.4.3. Special uses are inherently incompatible with the character of the zone, but essential to the community; and therefore some provision must be made for their existence and operation. Special uses require specified locations due to common neighborhood opposition. These locations shall be determined by a comprehensive community-wide selection process designed to identify locations that best serve the special use while minimizing the negative impacts and obtrusiveness. Special uses also require individual review of their configuration, density, and intensity in order to mitigate effects that are adverse to the desired character of the zone.

E. Permit Exemption for Emergency Response

From time to time, a use may be a necessary part of an emergency response under the Comprehensive Emergency Management Plan, implemented by Teton County Emergency Management. In such instances, the requirement for a use permit shall be waived.

> **EXAMPLE:** A heliport is an aviation use requiring a Conditional Use Permit. Temporary heliports are sometimes established in proximity to a forest fire for purposes of helicopter fire suppression. In the case of an emergency response, the requirement for a CUP is waived.

F. Use Schedule

The use schedule is established in the following tables.

USE CATEGORY	Town Character Zones														
		Complete Neighborhood Zones												Rural Area Zones	Def/ Stds
Specific Use	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a	
Open Space															6.1.2.
Agriculture	B	B	B	B	B	B	--		--	--	--	--	--	--	6.1.3.B.
Outdoor Recreation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	6.1.3.C.
Residential															6.1.4.
Detached Single-Family Unit	Y	Y	Y	Y	Y	Y	Y	Y	--	--	--	--	--	--	6.1.4.B.
Attached Single-Family Unit	--	--	--	--	--	B	B	B	B	B	B	B	B	--	6.1.4.C.
Apartment	--	--	--	--	B	B	B	B	B	B	B	B	B	--	6.1.4.D.
Mobile Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	6.1.4.E.
Dormitory	--	--	--	--	C	C	B	C	C	C	C	B	C	--	6.1.4.F.
Group Home	C	C	--	--	C	C	B	C	C	C	C	C	C	--	6.1.4.G.
Lodging															6.1.5.
Conventional Lodging	--	--	--	--	--	--	--	--	B(LO)	B(LO)	B(LO)	--	--	--	6.1.5.B.
Short-Term Rental Unit	--	--	--	--	--	--	--	--	B(LO)	B(LO)	B(LO)	--	--	--	6.1.5.C.
Commercial															6.1.6.
Office	--	--	--	--	--	--	--	--	B	B	B	B	B	--	6.1.6.B.
Retail	--	--	--	--	--	--	--	--	B	B	B	B	B[Z]	--	6.1.6.C.
Service	--	--	--	--	--	--	--	--	B	B	B	B	B[Z]	--	6.1.6.D.
Restaurant/Bar	--	--	--	--	--	--	--	--	B	B	B	B	--	--	6.1.6.E.
Heavy Retail/Service	--	--	--	--	--	--	--	--	--	--	--	B	--	--	6.1.6.F.
Mini-Storage Warehouse	--	--	--	--	--	--	--	--	--	--	--	B	--	--	6.1.6.G.
Nursery	--	--	--	--	--	--	--	--	--	--	--	--	--	--	6.1.6.H.
Amusement/Recreation															6.1.7.
Amusement	--	--	--	--	--	--	--	--	B	B	B	B	--	--	6.1.7.B.
Developed Recreation	--	--	--	--	--	--	--	--	B	B	B	B	--	--	6.1.7.D.
Outfitter/Tour Operator	--	--	--	--	--	--	--	--	C	B	B	B	--	--	6.1.7.E.
Adult Entertainment Business	--	--	--	--	--	--	--	--	--	--	--		--	--	6.1.7.F.
Institutional															6.1.8.

Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay -- = Use not allowed
B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required [Z] = Use subject to zone specific standards

USE CATEGORY	Town Character Zones														
		Complete Neighborhood Zones												Rural Area Zones	Def/ Stds
Specific Use	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a	
Assembly	C	C	--	--	C	--	C	C	C	C	C	C	C	--	6.1.8.B.
Daycare/Education	--	--	--	--	--	--	--	--	B	B	B	B	B	--	6.1.8.C.
Industrial															6.1.9.
Light Industry	--	--	--	--	--	--	--	--	--	--	--	B	--	--	6.1.9.B.
Heavy Industry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	6.1.9.C.
Disposal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	6.1.9.D.
Transportation/Infrastructure															6.1.10.
Parking	--	--	--	--	--	--	--	--	C	C	C	C	--	--	6.1.10.B.
Utility Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	--	6.1.10.C.
Wireless Communication Facilities															6.1.10.D.
Minor	B	B	B	B	B	B	B	B	B	B	B	B	B	--	
Major	---	---	--	--	--	--	--	--	--	--	--	--	--	--	
Heliport	--	--	--	--	--	--	--	--	--	--	--	C	--	--	6.1.10.E.
Accessory Uses															6.1.11.
Accessory Residential Unit	B	B	B	B	--	B	--	--	B	B	B	B	B	--	6.1.11.B.
Bed and Breakfast	--	--	--	--	--	--	--	--	--	--	--	--	--	--	6.1.11.C.
Home Occupation	B	B	B	B	B	B	B	B	B	B	B	B	B	--	6.1.11.D.
Home Business	C	C	C	C	C	C	C	C	--	--	--	--	--	--	6.1.11.E.
Family Home Daycare	B	B	B	B	B	B	B	B	B	B	B	B	B	--	6.1.11.F.
Home Daycare Center	C	C	--	--	C	--	C	C	--	--	--	--	--	--	6.1.11.G.
Drive-In Facility	--	--	--	--	--	--	--	--	--	--	--	B	--	--	6.1.11.H.
Temporary Uses															6.1.12.
Christmas Tree Sales	--	--	--	--	--	--	--	--	Y	Y	Y	Y	--	--	6.1.12.B.
Real Estate Sales Office	--	--	--	--	--	--	--	--	--	--	--		--	--	6.1.12.C
Temporary Shelter	B	B	B	B	B	B	B	B	--	--	--	--	--	--	6.1.12.D.
Farm Stand	--	--	--	--	--	--	--	--	B	B	B	B	--	--	6.1.12.E.
Temp. Gravel Extraction and Processing	B	B	B	B	B	B	B	B	--	--	--	--	--	--	6.1.12.F.

Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay -- = Use not allowed
B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required [Z] = Use subject to zone specific standards

Town Legacy Zones								
USE CATEGORY	Complete Neighborhood Zones				Rural Area Zones	Civic Zones		Def/ Stds
Specific Use	TS	UC	BP-ToJ	MHP-ToJ	R-ToJ	P/SP-ToJ	P-ToJ	
Open Space								6.1.2.
Agriculture	--	--	--	--	B	Y	Y	6.1.3.B.
Outdoor Recreation	--	--	C	--	C	C	C	6.1.3.C.
Residential								6.1.4.
Detached Single-Family Unit	--	Y	--	--	Y	--	--	6.1.4.B.
Attached Single-Family Unit	--	B [Z]	--	--	--	--	--	6.1.4.C.
Apartment	--	B [Z]	--	--	--	--	--	6.1.4.D.
Mobile Home	--	--	--	B [Z]	--	--	--	6.1.4.E.
Dormitory	--	C	--	--	C	C	--	6.1.4.F.
Group Home	--	C	--	--	C [Z]	C	--	6.1.4.G.
Lodging								6.1.5.
Conventional Lodging	C(LO)	B(LO)	--	--	--	--	--	6.1.5.B.
Short-Term Rental Unit	C(LO)	B(LO)	--	--	--	--	--	6.1.5.C.
Commercial								6.1.6.
Office	B	B	--	--	--	C	--	6.1.6.B.
Retail	B	B	--	--	--	--	--	6.1.6.C.
Service	B	B	--	--	--	C	--	6.1.6.D.
Restaurant/Bar	B	B	--	--	--	--	--	6.1.6.E.
Heavy Retail/Service	--	--	B	--	--	C	--	6.1.6.F.
Mini-Storage Warehouse	--	--	B	--	--	C	--	6.1.6.G.
Nursery	--	--	C	--	C	--	--	6.1.6.H.
Amusement/Recreation								6.1.7.
Amusement	C	C	--	--	--	--	--	6.1.7.B.
Developed Recreation	--	B	C	--	--	C	--	6.1.7.D.
Outfitter/Tour Operator	--	C	C	--	--	--	--	6.1.7.E.
Adult Entertainment Business	--	--	C	--	--	--	--	6.1.7.F.
Institutional								6.1.8.
Assembly	--	C	C	--	C	C	--	6.1.8.B.
Daycare/Education	--	B	C	--	--	C	--	6.1.8.C.

Key: Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay (OF) = Only allowed in Office Overlay -- = Use not allowed
B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required [Z] = Use subject to zone specific standards

Town Legacy Zones								
USE CATEGORY	Complete Neighborhood Zones				Rural Area Zones	Civic Zones		Def/ Stds
Specific Use	TS	UC	BP-ToJ	MHP-ToJ	R-ToJ	P/SP-ToJ	P-ToJ	
Industrial								6.1.9.
Light Industry	--	--	B	--	--	C	--	6.1.9.B.
Heavy Industry	--	--	C	--	--	C	--	6.1.9.C.
Disposal	--	--	C	--	--	C	--	6.1.9.D.
Transportation/Infrastructure								6.1.10.
Parking	--	--	--	--	--	C	--	6.1.10.B.
Utility Facility	--	C	C	C	C	C	C	6.1.10.C.
Wireless Communication Facilities								6.1.10.D.
Minor	B	B	B	B	B	B	B	
Major	--	--	C	--	--	C	C	
Heliport	--	--	C	--	--	C	--	6.1.10.E.
Accessory Uses								6.1.11.
Accessory Residential Unit	B	B	C	--	B	B	--	6.1.11.B.
Bed and Breakfast	--	B(LO)	--	--	--	--	--	6.1.11.C.
Home Occupation	B	B	B	B	B	B	--	6.1.11.D.
Home Business	--	B	--	--	C	--	--	6.1.11.E.
Family Home Daycare	--	B	B	--	B	--	--	6.1.11.F.
Home Daycare Center	--	B	C	--	--	B	--	6.1.11.G.
Drive-In Facility	--	B	--	--	--	--	--	6.1.11.H.
Temporary Uses								6.1.12.
Christmas Tree Sales	--	Y	Y	--	Y	Y	Y	6.1.12.B.
Real Estate Sales Office	--	--	B	--	B	--	--	6.1.12.C.
Temporary Shelter	--	B	--	B	B	--	--	6.1.12.D.
Farm Stand	--	B	--	--	B	B	--	6.1.12.E.
Temp. Gravel Extraction and Processing	--	B	B	B	B	B	B	6.1.12.F.

Key: Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay (OF) = Only allowed in Office Overlay -- = Use not allowed
B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required [Z] = Use subject to zone specific standards

Div. 6.2. Parking and Loading Standards

6.2.1. Purpose (P17-077)

This Division establishes parking and loading standards for various uses. The standards are intended to lessen congestion on streets and to ensure an adequate supply of parking and loading spaces within a reasonable distance of development.

6.2.2. Required Parking and Loading (1/4/17, Ord. 1163)

A. Required Parking

The table below establishes the minimum required parking spaces that shall be provided for each use in these LDRs, unless otherwise specified in Subsection C.2 of a specific zone. Where a minimum requirement is not listed in the table it shall be determined by the Panning Director upon finding the proposed use has need for parking. Calculations that reference floor area shall be based on the gross floor area. Calculations that reference employees shall be based on the maximum number of employees normally on duty at any one time.

Required Parking		
Use	Parking Spaces	Queuing Spaces
Open Space Uses		
Agriculture	n/a	
Outdoor recreation	independent calculation	
Residential Uses		
Detached single-family unit	2 per DU	
Attached single-family unit	2 per DU +0.5 per DU if ≥ 3 units served by lot	
Apartment	2 per DU +0.5 per DU if ≥ 3 units served by lot	
Mobile home	2 per DU	
Dormitory	1 per bed	
Group home	0.5 per bed	
Lodging Uses		
Conventional lodging	0.75 per LU + 1 per 150 sf assembly area	
Short-term rental	2 per LU	
Campground	1 per campsite +1 per 7.5 campsites	
Commercial Uses		
Office	3.3 per 1,000 sf	
Retail	4.5 per 1,000 sf	
Service	3 per 1,000 sf	
Restaurant/Bar	1 per 55 sf dining area + 1 per 30 sf bar area	
Heavy retail/Service	2 per 1,000 sf + 3 per repair bay + 1 per wash bay	2 per wash bay
Mini-storage warehouse	1 per 10 storage units + 1 per employee	

Required Parking		
Use	Parking Spaces	Queuing Spaces
Nursery	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee	
Amusement/Recreation Uses		
Amusement	1 per 30 sf seating area or independent calculation	
Developed recreation	4.5 per 1,000 sf	
Outfitter/Tour operator	independent calculation	
Adult Entertainment Business	1 per 30 sf seating area or independent calculation	
Institutional Uses		
Assembly	independent calculation	
Daycare/Education	independent calculation	
Industrial Uses		
Light industry	1 per 1,000 sf + 1 per company vehicle	
Heavy industry	2 per 1,000 sf + 1 per company vehicle	
Disposal	1 per employee	
Infrastructure Uses		
Parking	n/a	
Utility facility	1 per employee + 1 per stored vehicle	
Wireless communication facility	1 per employee + 1 per stored vehicle	
Heliport	7 per daily aircraft movement	
Accessory Uses		
Accessory residential unit	1.25 per DU	
Bed and breakfast	0.75 per LU	
Home occupation	n/a	
Home business	1 per employee	
Family home daycare	1 per employee	1 off-street for pick-up
Home daycare center	1 per employee	2 off-street for pick-up
Drive-in facility	n/a	3 per service lane
Temporary Uses		
Christmas tree sales	1 per 1,000 sf outdoor display area + 1 per employee	
Real estate sales office	3.3 per 1,000 sf	
Temporary shelter	2 per DU	
Farm stand	5 per 1,000 sf display area	
Temporary gravel extraction	1 per employee	

1. **Administrative Adjustment.** The Planning Director may establish a lesser parking requirement pursuant to the procedure of Sec. 8.8.1. based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand and alternative transportation services available.

2. Change of Use. An applicant for a change of use shall only be required to additionally provide the difference between the parking requirement of the existing use and proposed use, regardless of the actual parking that exists.

B. Shared Parking

If two or more uses occupy a site or structure, the required parking, queuing and loading shall be the additive total for each individual use unless the Planning Director determines uses are compatible for sharing parking based on the following standards.

1. Residential and Nonresidential Uses. A percentage of the parking spaces required for nonresidential uses may be considered shared with on-site residential uses in accordance with the table below, and the extent to which:

   a. The residential use provides on-site employee housing; and

   b. The location and design of the development enhances the shared parking function.

Percentage of Nonresidential Parking Spaces that May Be Shared

Nonresidential Use	Affordable/Employee Housing or ARU	Other Residential Use
Retail	100%	25%
Office	100%	75%
Restaurant/Bar	100%	20%
Service	100%	25%
All Industrial Uses	100%	75%
Other nonresidential uses	100%	20%

2. Other Compatible Uses. Notwithstanding the standard percentages established in the table above, reductions in total parking requirements between and among any uses may be granted in one or more of the following circumstances:

   a. When it is intended that patrons frequent more than one use in a single trip (example: lodging and restaurant)

   b. When operating hours are substantially different (example: movie theater and office)

   c. When peak trip generation characteristics are substantially different (example: lodging and retail)

C. Required Disability Parking

Div. 7.1. Development Option Standards

7.1.1. Development Options Schedule (P17-077)

The table below establishes the development options allowed in each zone. The standards for each development option are established in this Division The density and intensity requirements for each development option are located in the standards for the zone, found in Article 2.-Article 4. The thresholds for permitting allowed development options are also established by zone.

Town Character Zones - Development Options															
		Complete Neighborhood Zones												Rural Area Zones	
Option	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a	Stds
MHP	--	--	--	--	--	--	--	--	--	--	--	--	--	--	7.1.3.

Key: P = Development option allowed with appropriate permit -- = Development option prohibited

Town Legacy Zones - Development Options								
	Complete Neighborhood Zones				Rural Area Zones	Civic Zones		
Option	TS	UC	BP-ToJ	MHP-ToJ	R-ToJ	P/SP-ToJ	P-ToJ	Stds
MHP	--	--	--	P	--	--	--	7.1.3.

Key: P = Development option allowed with appropriate permit -- = Development option prohibited

7.1.2. Planned Residential Development (PRD) (1/1/15, Ord. 1074)

[Section number reserved, standards only apply in County]

7.1.3. [deleted] (P17-077)

[Section number reserved, original Section deleted]

7.1.4. Mobile Home Park (1/1/15, Ord. 1074)

Mobile Home Parks shall meet the following standards. Mobile Home Parks may be proposed in the MHP-ToJ or as an Urban Cluster Development.

A. **Existing Mobile Home Parks in the MHP-ToJ.** Existing mobile home parks within the MHP-ToJ zone shall be allowed to continue, expand, and redevelop, provided the standards in this Subsection are met.

1. **Density.** The number of units in an existing mobile home park in the MHP-ToJ shall not be limited.

Div. 9.3. Abbreviations

9.3.1. Purpose (1/1/15, Ord. 1074)

The purpose of this Division is to provide abbreviations for terms and phrases that are commonly used in these LDRs.

9.3.2. Common Abbreviations (P17-077)

The abbreviations provided below have the following meanings:

ac	Acre
ARU	Accessory Residential Unit (6.1.11.B.)
ASA	Adjusted Site Area (9.4.4.C.)
BSA	Base Site Area (9.4.4.B.)
BUP	Basic Use Permit (8.4.1.)
CUP	Conditional Use Permit (8.4.2.)
du	Dwelling Unit
EA	Environmental Analysis (8.2.2.)
FA	Floor area (9.4.5.)
FAA	Federal Aviation Administration
FAR	Floor Area Ratio (9.4.6.C.)
FCC	Federal Communications Commission
FEMA	Federal Emergency Management Agency
ft	Feet
GSA	Gross Site Area (9.4.4.A.)
HUD	U.S. Department of Urban Housing and Development
LDRs	Land Development Regulations
LO	Lodging Overlay (6.1.5.A.2.)
lu	Lodging unit
LSR	Landscape Surface Ratio (9.4.6.D.)
max	Maximum
min	Minimum
NRO	Natural Resources Overlay (5.2.1.)
SRO	Scenic Resources Overlay
sq. ft. or sf	Square Feet
SUP	Special Use Permit (8.4.3.)
WYDEQ	Wyoming Department of Environmental Quality
WYDOT	Wyoming Department of Transportation

C. Adjusted Site Area

Adjusted site area is used to calculate maximum site development and lot coverage. Adjusted site area is gross site area minus the following:

1. All land within existing vehicular access easements;
2. All land between levees or banks of rivers and streams; and
3. All land within lakes or ponds, when the sum of the surface area of the ponds and/or lakes exceeds one acre.

D. Minimum Site Area

Minimum site area is the minimum gross site area or minimum base site area, as specified, required to permit a use or development option. On sites in more than one zone, the entire site may be used to meet minimum site area requirements in either zone. On sites with multiple uses or development options, the entire site may be used to meet minimum site area requirements for each use or development option.

9.4.5. Floor Area (1/1/15, Ord. 1074)

Floor area is the area of all floors interior to an enclosed building that have at least 5 feet of clearance between floor and ceiling. Floor area shall be measured to the exterior face of the structural members of the wall. Roofed architectural recesses and open covered porches are not considered interior to the building. A building with at least 50% of its perimeter open to the outside shall not be considered enclosed.

9.4.6. Density/Intensity (P17-077)

The following standards shall apply to the calculation of maximum density, maximum floor area, and minimum landscape surface area.

A. General

1. **Split Zoning.** On sites in multiple zones, calculations shall be based on the base site area, or gross site area in Character Zones (Div. 2.2. & Div. 3.2.), in each zone.
2. **Mixed Use.** On sites with multiple uses, the base site area, or gross site area in Character Zones (Div. 2.2. & Div. 3.2.), shall be prorated to determine the allowed density/intensity each use.

> **EXAMPLE:** On a base site area of 30,000 square feet with an FAR of 0.3 for a single family unit, a 3,000 square foot single family unit would occupy 10,000 square feet of the base site area (3,000/.3 = 10,000), leaving 20,000 square feet of base site area left to calculate the remaining maximum floor area for other uses on the property.

B. Maximum Density

Unless stated otherwise for a specific provision of these LDRs, density is calculated by dividing the number of units by the base site area, or gross site area in Character Zones (Div. 2.2. & Div. 3.2.).

> **EXAMPLE:** 3 units on 35 acres of base site area is a density of 0.086 units/acre (3/35 = .086).

C. Floor Area Ratio (FAR)/Maximum Floor Area

1. The maximum floor area (see Sec. 9.4.5. for definition of Floor Area) allowed on a site shall be the maximum habitable floor area not including basement floor area, as defined in Sec. 9.5.B.
2. The site area used to calculate maximum floor area shall be:
    a. gross site area in Character Zones (Div. 2.2. & Div. 3.2.), and
    b. base site area in Legacy Zones (Div. 2.3. & Div. 3.3.).
3. Unless otherwise defined in these LDRs, the maximum allowed floor area above grade is calculated by multiplying the allowed FAR by the applicable site area. Inversely, FAR is calculated by dividing the habitable floor area above grade by the applicable site area.

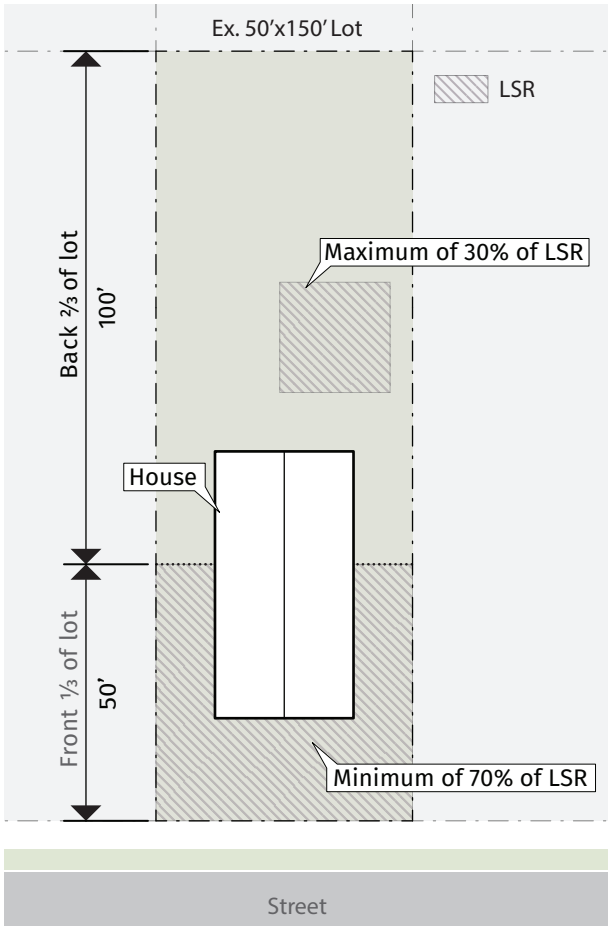
> **EXAMPLE:** On a site area of 24,000 square feet a building with 8,000 square feet of habitable floor area where 2,000 square feet was in the basement would have an FAR of .25 ((8,000-2,000)/24,000 = .25). Alternatively, unless otherwise defined in these LDRs, the maximum allowed floor area is calculated by multiplying the allowed FAR by the base site area (see Sec. 9.5.F. for definition of Floor Area).

D. Landscape Surface Ratio (LSR)/Minimum Landscape Surface Area

1. The landscape surface ratio (LSR) is calculated by dividing the landscape surface area by the base site area, or gross site area in Character Zones (Div. 2.2.. & Div. 3.2.).

    > **EXAMPLE:** A property that has 6,000 square feet of landscape surface area and a base site area of 24,000 square feet has an LSR of .25 (6,000/24,000 = .25). Unless otherwise defined in these LDRs, the minimum required amount of landscape surface area is calculated by multiplying the required LSR by the base site area (see Sec. 9.5.L. for definition of Landscape Surface Area).

2. The LSR for Apartments in the NM-2 and NH-1 zones shall be calculated consistent with the graphic below.



E. Lot Coverage

Lot coverage is calculated by dividing the building footprint by the adjusted site area, or gross site area in Character Zones (Div. 2.2. & Div. 3.2.).

> **EXAMPLE:** A single-family unit with a building footprint of 1,500 square feet on an adjusted site area of 7,500 sf would have a lot coverage of .2 (1,500/7,500 = .2). Unless otherwise defined in these LDRs, the maximum building footprint is calculated by multiplying the maximum lot coverage by the adjusted site area (see Sec. 9.5.F. for definition of Footprint, Building). Sites with residential and nonresidential use shall be exempt from any lot coverage requirement.

F. Minimum Lot Size

Minimum lot size means the required minimum gross site area of a newly created lot of record, including remnant parcels.

I (1/1/15, Ord. 1074)

Impervious surface. Impervious surfaces mean a surface which does not absorb water.

> **EXAMPLE:** Examples of impervious surfaces include, but not are not limited to: buildings (including roofed areas but excluding eaves that over-hang a pervious surface), structures, parking areas, loading areas, driveways, roads, sidewalks, and any areas of concrete, asphalt, or significantly compacted material which prevents water absorption.

Industrial Use. See Sec. 6.1.9.

Industry, Heavy. See 6.1.9.C.

Industry, Light. See 6.1.9.B.

Incidental Use. See 6.1.2.B.2.

Infrastructure. Infrastructure means public facilities necessary to serve development, including, but not limited to roads, potable water supply facilities, sewage disposal facilities, drainage facilities, electric facilities, natural gas facilities, telephone facilities and cable television facilities.

Institutional Use. See Sec. 6.1.8.

Irrigation Ditch. An irrigation ditch is a man-made ditch constructed for the purpose of land irrigation. Irrigation ditches shall not include naturally formed drainageways.

K (1/1/15, Ord. 1074)

Kitchen. A kitchen is a room or portion of a room devoted to the preparation or cooking of food for a person or a family living independently of any other family, which contains a sink and a stove or oven powered by either natural gas, propane or 220-V electric hook-up. A wet bar, consisting of no more than a refrigerator, sink, and microwave, or similar facility that is a homeowner convenience and is not intended to function as the cooking facility for a separate dwelling unit shall not be considered a kitchen facility.

L (P17-077)

Land Disturbing Activity. A land disturbing activity is any manmade change to the land surface, including removing vegetative cover, excavating, filling, and grading. The tending of gardens and agricultural activities are not land disturbing activity.

Land. Land means all land or water surfaces, whether public or private, including lots of record, or other ownership categories and all rights – surface, subsurface, or air – that may be attached or detached from the land.

Landscape Surface Area. Landscape surface area is the area of a site that is covered by natural vegetation, trees, or landscaped areas such as turf grass, planted trees and shrubs, mulch, or xeriscape. Any area of a site meeting the definition of site development is not landscape surface area.

Landscape Surface Ratio. See 9.4.6.D.

Landscaping, Required. Required landscaping includes required landscape surface area and required plant units.

Light Industry. See 6.1.9.B.

Loading Area or Space. The portion of a site developed for the loading or unloading of motor vehicles or trailers, including loading berths, aisles, access drives, and related landscaped areas.

Local Road. See, "Road, Local."

Lodging. See Sec. 6.1.5.

Lot Area. Lot area means the gross site area of a lot of record.

Lot Coverage. See 9.4.6.E.

Lot Line, Front. Front lot line means the street lot line unless no street lot line exists in which case it means the lot line across which access is taken.

Lot Line, Rear. Rear lot line means a lot line opposite a street or front lot line. A non-rectangular lot of record or lot of record with multiple street lot lines may not have a rear lot line or may have multiple rear lot lines. See also Sec. 9.4.10. regarding designation of street and rear lot lines.

Lot Line, Side. Side lot line means any lot line other than a street, front, or rear lot line.

Lot Line, Street. Street lot line means a lot line contiguous with a road right-of-way or roadway. See Sec. 9.4.10. for rules for determining street lot line designation.

Lot Line. A line bounding a lot of record which divides one lot of record from another lot of record or from a street.

Lot of Record. Any validly recorded platted lot, parcel, or tract of land for which the deed is on record with the Teton County Clerk, and which complied with all applicable laws, ordinances, and regulations on the date of its creation.

Lot Size, Minimum. See 9.4.6.F.

Lot. An area of land that is shown on a duly approved and recorded subdivision map.

Lumen. Lumen is a measure of light emission. Lumen measurements are commonly indicated on light bulb packaging. Specifically, a lumen is the amount of light emitted per second in a unit solid angle of one steradian from a uniform source of one candela.

Luminaire. Luminaire means a complete lighting unit consisting of a light source and all necessary mechanical, electrical, and decorative parts.

Nonconforming or Nonconformity. See Div. 1.9.

Nursery. See 6.1.6.H.

O (P17-077)

Office. See 6.1.6.B.

Off-Premise Sign. A sign identifying or advertising a business, person, activity, goods, products or services, which is not located on the premises where the business or commercial activity is conducted.

Off-Site. Located neither on the land that is the subject of the application nor on a contiguous portion of a street or other right-of-way.

On-Site. Located on the land that is the subject of the application.

Open Space (Use). See Sec. 6.1.2.

Outdoor Recreation. See 6.1.3.C.

Outfitter. See 6.1.7.E.

P (P17-077)

Parcel. Parcel means unplatted property that is described by metes and bounds, or any public land surveys, or aliquot parts, or lot or tract designations not recognized as lawfully platted.

Parking (Use). See 6.1.10.B.

Parking Lot. Parking lot means 4 or more adjacent parking spaces.

Pathway. Pathway means a facility designed for non-motorized travel intended for the use of bicyclists, pedestrians, equestrians, and cross-country skiers.

Pedestrian Access. See Sec. 9.4.16.

Pedestrian Facility. Pedestrian facility means a sidewalk or other walkway intended primarily for the use of pedestrians.

Performance Bond. Performance bond means a financial guarantee to ensure that all improvements, facilities, or work required by these LDRs will be completed in compliance with these LDRs, and the approved plans and specifications of a development.

Person. Person means an individual or group of individuals, corporation, partnership, association, municipality, or state agency.

Top of Bank. The elevation of the top of bank shall be determined by the observed high water mark, or one foot above the maximum discharge elevation of an outlet control structure that controls the water elevation of a body of water.

Tour Operator. See 6.1.7.E.

Tower. Any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

Townhouse. Townhouse means a single-family unit, including the ground beneath the unit, with a single unit going from ground to roof.

Transparency. See Sec. 9.4.14.

U (P17-077)

Unlicensed Wireless Services. Unlicensed wireless service means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services.

Unstable Soil. Unstable soil means soil subject to slippage, creep, landslide, avalanche, bedrock slump, talus, rockfall, colluvium, and lacustrine deposits, either at the surface or overlain by other deposits, or subject to other movements as indicated by the Land Stability Maps of Teton County, site specific geotechnical reconnaissance studies, or any other technically competent source.

Use, Accessory. See 6.1.2.B.3.

Use, Conditional. See 6.1.1.C.

Use, Incidental. See 6.1.2.B.2.

Use, Primary. See 6.1.2.B.4.

Use, Principal. See 6.1.2.B.2.

Use, Special. See 6.1.1.D.

Use, Temporary. See 6.1.2.B.5.

Use. See 6.1.2.A.

Utility Facility. See 6.1.10.C.

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 25TH DAY OF JUNE, 2018.
PASSED 2ND READING THE 2ND DAY OF JULY, 2018.
PASSED AND APPROVED THE 16TH DAY OF JULY, 2018.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. 1198 was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the 18th day of July, 2018. I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE 1199 (K)

AN ORDINANCE AMENDING AND REENACTING SECTION II OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) AND SECTIONS 1.9.2.B.1, 1.9.2.B.3.a, 1.9.3.B.1, 1.9.3.C, AND 1.9.3.D.1 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING A NONCONFORMING DETACHED SINGLE-FAMILY HOME, AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section II of Town of Jackson Ordinance No. 1074 as amended (part) is hereby amended and reenacted to amend Sections 1.9.2.B.1, 1.9.2.B.3.a, 1.9.3.B.1, 1.9.3.C, and 1.9.3.D.1 of the Town of Jackson Land Development Regulations to read as on the following pages:

B. Maintenance, Alteration, Expansion, and Replacement

Maintenance, alteration, replacement, or expansion of a nonconforming physical development shall only be permitted if all 6 of the following standards are met.

1. No Increase in Nonconformity. Maintenance, alteration, replacement, or expansion shall not increase the nonconformity and shall otherwise comply with all applicable standards of these LDRs, except that maintenance, alteration, or expansion of a nonconforming Detached Single-Family Unit shall not be subject this limitation (e.g., an addition to a house that is nonconforming as to height may be the same height as the existing nonconforming house).

   > **EXAMPLE:** An addition must meet all setbacks, floor area limits, and other standards even if a portion of the structure being added to does not meet a setback, except that a Single-Family Unit may be expanded to the same nonconforming setback.

2. Maintenance and Alteration. A nonconforming physical development may be maintained or altered.

3. Expansion. A nonconforming physical development shall be brought into compliance with all applicable standards of these LDRs upon cumulative expansion of greater than 20% of its floor area or site area. Cumulative expansion is the sum of all expansions from the date the physical development became nonconforming, including all expansions under prior LDRs if the physical development became nonconforming under prior LDRs and remains nonconforming. The following exceptions shall apply to this limit on expansion.

   a. Detached Single-Family Unit. This standard shall not limit the expansion of a Detached Single-Family Unit.

   b. Historic Buildings. This standard shall not limit expansion of a building included on the Teton County Historical Preservation Board (TCHPB) list of historically significant properties, or that is otherwise deemed in writing by the TCHPB to be historically significant.

   c. Workforce Housing Incentive. Floor area added using the Deed Restricted Housing Exemption (Sec. 7.8.3.) or Workforce Housing Floor Area Bonus (Sec. 7.8.4.) shall not be included in the calculation of expansion.

   d. Nonconforming Bulk and Form Standards. This standards shall not limit expansion of a building that is nonconforming with one or more of the following standards.

      i. Minimum stories in a street setback

      ii. Building stepback

      iii. Pedestrian frontage

      iv. Building frontage

C. Use, Development Options, and Subdivision

1. A nonconforming physical development shall be used in compliance with these LDRs. Nonconforming use of a nonconforming physical development shall be subject to Sec. 1.9.3..

2. A nonconforming building shall not be subdivided into condominiums or townhomes, unless the subdivision brings the physical development into compliance with these LDRs.

3. A boundary adjustment pursuant to Sec. 8.5.5. of a site that includes nonconforming physical development shall not increase the nonconformity of the physical development.

4. A subdivision or development option on a site with nonconforming physical development shall require all physical development on the site, except existing buildings, comply with these LDRs.

1.9.3. Nonconforming Uses (P17-077)

A. Applicability

A nonconforming use is declared generally incompatible with the character of the zone or overlay in which it is located. This Section shall apply to:

1. A lawfully established use that is not allowed in the zone or overlay;

2. A lawfully established conditional or special use that does not have an approved Conditional Use Permit or Special Use Permit; and

3. A lawfully established use that does not comply with the use standards applicable to the zone or overlay. Use standards applicable to all zones are found in Article 6. Use standards applicable to specific zones are found in Subsection C of the zone-specific sections found in Article 2.-Article 4.

B. Expansion

1. A nonconforming use may only be expanded a cumulative total of 20% in the floor area and site area occupied and/or the daily and annual duration of operation, except that a nonconforming Detached Single-Family use shall not be subject to this limitation.

2. An expansion of a nonconforming use shall not create or increase nonconformity with use-based standards such as parking and employee housing.

3. An expansion of a nonconforming use shall comply with all physical development, development option, and subdivision standards of these LDRs.

4. An expansion of a use that is nonconforming because it does not have an approved CUP or SUP requires approval of a CUP or SUP upon 20% cumulative total expansion in the floor area and site area occupied and/or the daily and annual duration of operation.

C. Change in Use

A nonconforming use, except a Detached Single-Family Unit, may be changed to another nonconforming use provided all 3 of the following standards are met.

1. The new use is a materially less intense nonconforming use. The determination of the level of intensity shall include, but is not limited to, consideration of traffic generated (amounts and type), impacts on access, parking demand, proposed level of activity, operational characteristics, and other potentially adverse impacts on neighboring lands.

2. The new use shall not create or increase nonconformities with use-based standards such as parking and employee housing.

3. The new use shall obtain a Conditional Use Permit pursuant to Sec. 8.4.2.

D. Discontinuance

1. If a nonconforming use is operationally discontinued for a period of more than one year, whether or not the equipment or furniture is removed, the use shall not be reestablished or resumed, and any subsequent use of the site shall conform to these LDRs, except that a nonconforming Detached Single-Family use that is torn down or has structural support willfully removed or replaced shall not be rebuilt.

2. When government action other than those described in 1.9.1.I., a natural disaster, or any other action not considered a willful act of the owner or occupant can be documented as the reason for discontinuance, the nonconforming use may be discontinued for longer than one year provided an application to reconstruct or reestablish the use is submitted to the Planning Director within one year from cessation of the use, and reconstruction or reestablishment is completed within the time period established in the permit approved for the reconstruction or reestablishment.

3. Once a nonconforming principal use is discontinued, all associated accessory uses shall discontinue within 31 days or a sufficient application to permit each accessory use in association with another principal use shall be submitted within 31 days.

4. Time spent maintaining, altering, replacing, or expanding a structure or site devoted to the nonconforming use is not considered a discontinuance of the use, provided:

    a. All appropriate permits or approvals are obtained;

    b. The maintenance, alteration, replacement, or expansion is completed within 18 months after commencement; and

    c. The use is reestablished within 31 days after completion of the maintenance, alteration, replacement, or expansion.

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 25TH DAY OF JUNE, 2018.
PASSED 2ND READING THE 2ND DAY OF JULY, 2018.
PASSED AND APPROVED THE 16TH DAY OF JULY, 2018.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. 1199 was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the 18th day of July, 2018. I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE 1200 (M)

AN ORDINANCE ESTABLISHING CHAPTER 9.26 TO THE TOWN OF JACKSON MUNICIPAL CODE REGARDING NON-DISCRIMINATION; 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.

Chapter 9.26 of the Municipal Code of the Town of Jackson, is hereby created to read as follows:

CHAPTER 9.26 ILLEGAL DISCRIMINATION

9.26.010 Legislative findings.

A. The Town of Jackson ("Town") is composed of and welcomes diverse individuals, groups, and communities;

B. The Town values this diversity and encourages all residents and visitors to contribute to the commercial life and activities of Jackson, and to the cultural and social life of the Town;

C. Discrimination and discriminatory practices based on sexual orientation or gender identity or expression inhibit and restrict the economic growth and opportunities of Jackson and its citizens and visitors, as well as the cultural, social and commercial activities and life of the Town;

D. Discrimination disturbs or jeopardizes the public health, safety and welfare of the Town;

E. While the vast majority of employers, housing providers, and places of public accommodation within the Town do not discriminate on the basis of actual or perceived sexual orientation and gender identity or expression, the Town has received public testimony and written complaints reporting instances of discrimination.

F. Although state and federal laws have been enacted to eliminate discrimination in employment, housing, and public accommodations the Town finds that existing state and federal laws do not adequately address all discriminatory acts reported by the Town's diverse residents, including lesbian, gay, bisexual, and transgender individuals that have not attained equal opportunity in housing, public accommodations, and employment. A barrier to the advancement of lesbian, gay, bisexual, and transgender individuals in their personal and professional lives within the Town is the potential discriminatory practices of employers and providers of public accommodations and housing on the basis of actual or perceived sexual orientation and gender identity or expression, and thus the Town deems it necessary to adopt local regulations adapted to the needs of its citizens.

G. Discrimination on the basis of actual or perceived sexual orientation and gender identity or expression impacts all citizens who may be lesbian, gay, bisexual, or trans gender, because it limits the ability to fully and freely identify themselves as they seek employment, housing and the services and products provided by public accommodations;

H. Discrimination in employment prevents the gainful employment of Town residents, may create breaches of the peace, add burdens upon the public for relief and welfare, and cause citizens, including youth, to seek employment elsewhere;

I. Discrimination in housing makes it difficult for persons addressed in this article to find housing in close proximity to urban services, educational facilities, in price ranges that are within their earning ability, and may cause citizens to seek housing outside the Town;

J. Discrimination in places of public accommodation is economically harmful to a prosperous community and is otherwise detrimental to the welfare and economic growth of the Town and may cause citizens to seek public accommodations outside the Town.

K. Discrimination must be prohibited in order to protect the health, safety and welfare of the Town and to ensure the basic human rights of members of groups that have historically been subject to discrimination, including the right of such group members to live in peace where they wish;

L. Prohibition of discrimination will attract new residents and businesses to the Town, will encourage visitors and tourists to the Town, and is necessary to raise and maximize revenue for the Town;

M. The Town wishes to exercise its powers to the fullest extent allowed by the Constitution and statutes of the State of Wyoming and United States to prohibit and regulate discrimination.

9.26.020 Declaration of policy, purpose and intent.

A. It is declared to be among the civil rights of the people of the Town of Jackson, Wyoming to be free from discrimination in housing, public accommodations and employment, and for it to be contrary to the policy of the Town and unlawful to discriminate against any person because of sexual orientation or gender identity or expression in places of housing, public accommodation and employment. It is also declared to be unlawful to retaliate against any person for making a complaint or assisting in an investigation or proceeding as set forth in this Chapter.

B. Consistent with the findings of the Town Council, it is the intent of the Town of Jackson that no person shall be denied his or her civil rights or discriminated against based upon his or her actual or perceived sexual orientation or gender identity or expression, as more specifically set out in this Chapter.

C. Consistent with the findings of the Town Council, and incorporating those findings, this Chapter is enacted to exercise, to the fullest extent allowed by Wyoming statutes and the Wyoming Constitution, the powers of the Town of Jackson to prohibit such discrimination in order to, without limitation, encourage the economic growth of the Town, raise revenue for the Town for the benefit of its residents, prevent activities that disturb or jeopardize the public health, safety, peace or morality of the Town, provide for the health, safety and welfare of the Town, and to generally encourage the growth and economic expansion of the Town, and the ability of its residents to fully participate in the cultural, social and economic life of the Town.

9.26.030 Definitions.

As used in this Chapter the following definitions apply:

A. **Discrimination, Discriminate Or Discriminatory**: Any act, policy or practice that has the effect of unfavorably subjecting any person to different or separate treatment because of his or her actual or perceived sexual orientation, gender identity or expression, or association with a person or group of people so identified, or on the belief that a person has a particular sexual orientation or gender identity or expression, even if that belief is incorrect.

B. **Employer**: Any person or entity doing business within the Town of Jackson who employs one (1) or more employees, and any agent of such person or entity including but not limited to local and national property management companies, property managers, rental agents and guest referral companies, for purposes of this Chapter, the term does not include:

1. The United States or any department or agency thereof, a corporation wholly owned by the government of the United States or Indian Tribe;
2. The State of Wyoming or any department or agency thereof, including any political subdivision of the State;
3. a bona fide private membership club (other than a labor organization) which is exempt from taxation under the Internal Revenue Code of 1986; or,
4. a fraternal or religious association or corporation if the association or corporation is neither organized for private profit nor has as its primary purpose the provision of accommodations or services that are available on a non-membership basis.

C. **Gender Identity or Expression**: An actual or perceived gender related identity, expression, or behavior, regardless of the individual's sex at birth.

D. **Housing Facility or "Housing Accommodation"**: A building or portion of a building, whether constructed or to be constructed, that is or will be used as the home, domicile, residence, or sleeping quarters of its occupants.

E. **Perceived**: Refers to the perception of the actor, and not to the perception of the person for or against whom the action is taken.

F. **Person**: A natural person, joint venture, joint stock company, partnership, association, club, company, corporation, business, trust, organization, or the manager, lessee, agent, servant, officer of employee of any them.

G. **Public Accommodation**: A place, including the Town and its agencies, however organized, offering services, facilities or goods to or soliciting patronage from members of the general public. This includes places of lodging, establishments serving food or drink, auditoriums and other places of public gathering, shopping facilities, medical and other professional service establishments, public transportation facilities, libraries and other professional service establishments, places of entertainment and recreation, daycare centers and other social service establishments.
Public accommodation does not include an institution, club, or place of accommodation that proves that it is, by its nature, distinctly private. An institution, club, or place of accommodation is not by its nature distinctly private if:

1. It has more than one hundred (100) members, and
2. Provides regular meal service, and
3. Regularly receives payment for dues, fees, use of space, facilities, services, meals, or beverages, directly or indirectly, from or on behalf of nonmembers, for the furtherance of trade or business. For the purposes of this definition, any lodge of a recognized national fraternal organization is considered by its nature distinctly private.

H. **Sexual Orientation**: Actual or perceived heterosexuality, bisexuality, or homosexuality.

Section 9.26.040 Employment discrimination prohibited.

A. It is a discriminatory or unfair employment practice and shall be unlawful:

1. For an employer to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation or the terms, conditions or privileges of employment against a person, otherwise qualified, on the basis of sexual orientation or gender identity or expression; and,
2. For a person, an employer, an employment agency, a labor organization, or its employees or members, to discriminate in matters of employment or membership against any person, otherwise qualified, on the basis of sexual orientation or gender identity or expression.

Section 9.26.050 Places of Public Accommodation; Discrimination prohibited.

All persons of good deportment are entitled to the full and equal enjoyment of all public accommodations, including accommodations, advantages, facilities and privileges of all places or agencies which are public in nature, or which invite the patronage of the public, including Town facilities and services, without any distinction, discrimination or restriction on account of sexual orientation or gender identity or expression.

Section 9.26.060 Housing; Discrimination prohibited.

It shall be unlawful for any person, owner, manager, employee, or any entity whose business includes engaging in any residential real estate related transactions to discriminate on the account of sexual orientation or gender identity or expression in the sale, lease or rental of any housing facility, or to otherwise discriminate in the terms, conditions, maintenance, improvement, or repair of any housing facility. The rental of sleeping rooms in a private residence designed as a single dwelling unit in which the owner also resides is excluded from this section provided that the owner rents no more than two (2) sleeping rooms within the residence.

Section 9.26.070 Other prohibited acts.

A. No person shall adopt, enforce or employ any policy or requirement, sign or notice which discriminations or indicates discrimination in providing housing, employment or public accommodations.

B. No person shall discriminate in the publication or distribution of advertising material, information or solicitation regarding housing, employment or public accommodations.

C. No agent, broker, labor union, employment agency or any other intermediary shall discriminate in making referrals, listings or providing information with regard to housing, employment or public accommodations.

D. No person shall conspire with, assist or coerce another person to discriminate in any manner prohibited by this Chapter.

Section 9.26.080 Retaliation.

No person shall coerce, threaten, discharge, expel, blacklist, or otherwise retaliate against another person for opposing any practices prohibited by this Chapter, or making a complaint, or assisting in an investigation or proceeding regarding an alleged violation of this Chapter; nor shall any person require, request, conspire with, assist, or coerce another person to coerce, threaten, discharge, expel, blacklist or to retaliate against a person for making a complaint or assisting in an investigation or proceeding.

Section 9.26.090 Discriminatory effects.

No person shall adopt, enforce or employ any policy or requirement which has the effect of creating unequal opportunities according to actual or perceived sexual orientation or gender identity or expression, for an individual to obtain housing, employment or public accommodations.

Section 9.26.100 Exceptions.

Notwithstanding anything contained in this Chapter, the following practices shall not be violations of this Chapter:

A. For a religious organization or institution to restrict any of its facilities of housing or accommodations which are operated as a direct part of religious activities to individuals of the denomination involved or to restrict employment opportunities for officers, religious instructors and clergy to individuals of that denomination.

B. For the owner of an owner-occupied one-family or two-family dwelling, or a housing facility or public accommodation facility, respectively, devoted entirely to the housing and accommodation of individuals of one sex, to restrict occupancy and use on the basis of sex.

C. To limit occupancy in a housing project or to provide public accommodations or employment privileges or assistance to individuals who are of low income, over 55 years of age or disabled, in circumstances in which such limitations are appropriately designated.

D. To engage in a bona fide effort to establish an affirmative action program to improve opportunities in employment for groups, including, but not limited to, minorities and women, where allowed or required by law.

E. To refuse to enter a contract with an unemancipated minor.

F. To refuse to admit to a place of public accommodation serving alcoholic beverages an individual under the legal age for purchasing alcoholic beverages.

G. To refuse to admit individuals under 18 years of age to a business providing entertainment or selling literature which the operator of said business deems unsuitable for minors.

H. For an educational institution to limit the use of its facilities to those affiliated with such institution.

I. To provide discounts on products and services to students, minors and senior citizens.

J. To discriminate in any arrangement for the sharing of a dwelling unit by an individual who is sharing the unit.

K. Nothing herein shall be construed to prohibit any affirmative action laws passed by any level of government. Preferential treatment of or benefits conferred on any of the classes protected from discrimination under this Chapter are permissible to the extent allowed by law.

Section 9.26.110 First Amendment Rights.

This ordinance fully acknowledges all rights guaranteed by the First Amendment of the United States Constitution.

Section 9.26.120 Violation and Remedy.

A. Procedure for Filing Complaints.

1. Any person who claims to have been injured by an unlawful employment practice, an unlawful housing practice or an unlawful public accommodation practice subject to the Town's jurisdiction under this Chapter may file a complaint with the Town Manager or

his/her designee. A complaint must be filed within ninety (90) calendar days after an alleged violation under this Chapter has occurred.

2. A complaint must be in writing, made under oath or affirmation, and contain the following information:

   a. The Complainant's name, address, telephone number and signature;
   b. The date the alleged unlawful employment practice, unlawful housing practice or an unlawful public accommodation practice occurred;
   c. A statement of the facts upon which the allegation of an unlawful employment practice, unlawful housing practice or an unlawful public accommodation practice occurred;
   d. The name of the alleged violator, or facts sufficient to identify such person ("Respondent"); and
   e. Whether a complaint concerning this same matter has been filed with another agency and the disposition of said complaint.

3. Upon receipt of the complaint, the Town Manager or his/her designee shall assign such complaint to a person or entity (the "Investigator") with the requisite knowledge, skills and expertise to further investigate the complaint as herein described. Such assignment will be made at the sole discretion of the Town Manager or his/her designee. In the event said complaint involves persons employed by the Town, the Investigator shall be an independent third party. In addition, any remedy provided herein is cumulative with internal disciplinary policies that may apply.

4. Promptly upon receipt of the complaint from the Town Manager or his/her designee, the Investigator shall:

   a. Provide the Respondent written notice that a complaint alleging the commission of an unlawful employment practice, unlawful housing practice or unlawful public accommodation practice has been filed against him/her;
   b. Furnish a copy of the complaint to the Respondent; and
   c. Advise the Respondent of his/her procedural rights and obligations, including the right to file a written, signed, and verified informal answer to the complaint within fifteen (15) calendar days after service of notice of the complaint.

5. Not later than fifteen (15) calendar days after service of the notice and copy of the complaint, a Respondent may file an answer to the complaint. The answer must be in writing, made under oath or affirmation, and contain the following information:

   a. The Respondent's name, address, telephone number, and signature of the Respondent or the Respondent's attorney, if any; and
   b. A concise statement of facts in response to the allegations in the complaint, including facts of any defense or exemption.

B. Investigation.

1. Upon receipt of the complaint, the Investigator shall commence an investigation to determine the facts behind the complaint and whether there is reasonable cause to believe the Respondent committed an unlawful employment practice, unlawful housing practice or unlawful public accommodation practice.

2. No investigation may commence if, after reviewing the allegations of the complaint, the Investigator determines that the complaint does not come within the scope of this Chapter. Upon determining that a particular complaint does not come within the scope of this Chapter, the Investigator shall dismiss the complaint, notify the Complainant and Respondent and take no further action.

3. In connection with any investigation of a complaint filed under this Chapter, the Investigator shall seek the voluntary cooperation of any person to:

   a. Obtain access to premises, records, documents, individuals, and any other possible source of information;
   b. Examine, record and copy necessary materials; and
   c. Take and record testimony or statements of any person reasonably necessary for the furtherance of the investigation.

4. The Investigator may dismiss a complaint during the investigation and prior to referral to the Town Attorney if the Investigator determines that:

   a. The complaint was not filed within the required time period;
   b. The location of the alleged unlawful employment practice or unlawful housing practice is not within the Town's jurisdiction;
   c. The alleged unlawful unemployment practice or alleged unlawful housing practice is not a violation of this Chapter;
   d. The Complainant refuses to cooperate with the Investigator in the investigation of the complaint;
   e. The Complainant cannot be located after the Investigator has performed a reasonable search; or
   f. A conciliation agreement has been executed by the Complainant and Respondent.

C. Disposition of a Complaint.

1. If, upon completion of an investigation of a complaint, the Investigator determines that an unlawful employment practice, unlawful housing practice or unlawful public accommodation practice has occurred the Investigator shall refer the case to the Town Attorney, who shall determine how best to pursue further action, if any, on the complaint.

2. If the Town Attorney determines that cause exists to find that an unlawful employment practice, unlawful housing practice or unlawful public accommodation practice occurred and the facts are sufficient to warrant the initiation of an action, and the Town Attorney determines that cause exists to pursue a matter in municipal court, then the Town Attorney shall provide written notification to the Respondent and Complainant that an action to enforce this Chapter will be initiated in municipal court.

3. If the Town Attorney determines that no unlawful employment practice, unlawful housing practice or unlawful public accommodation practice occurred or that the facts are insufficient to warrant the initiation of an action in municipal court, the Town Attorney shall provide written notification to the Respondent and Complainant that the complaint will be dismissed.

Section 9.26.130 Violation; Penalties

Any violation of this Chapter shall be an offense punishable by a fine of up to $750.00 per day per violation.

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 18TH DAY OF JUNE, 2018.
PASSED 2ND READING THE 2ND DAY OF JULY, 2018.
PASSED AND APPROVED THE 16TH DAY OF JULY, 2018.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. 1200 was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the 18th day of July, 2018. I further certify that the foregoing Ordinance was duly recorded on page ____ of Book ____ of Ordinances of the Town of Jackson, Wyoming.

_____
Sandra P. Birdyshaw, Town Clerk

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: July 12, 2018
MEETING DATE: July 16, 2018

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

SUBJECT: Volunteer Board Appointments: Planning Commission, Board of Examiners, and Public Art Taskforce

PURPOSE STATEMENT

The purpose of this item is for the Mayor and Town Council to consider making appointments to three Town volunteer boards. Interviews were conducted on July 9, 2018, followed by an executive session.

BACKGROUND/ALTERNATIVES

Planning Commission / Board of Adjustment

There are two seats on the Planning Commission/Board of Adjustment that expire at the end of July. These two seats are held by Adam Janak and Jamie Farmer. Mr. Janak expressed interest in continuing on the board, while Mr. Farmer did not.

New applicants who were interviewed, and previous members wishing to continue include: Ashley Nowygrod, Thomas Smits, William Gale, and Adam Janak. All applicants have been residents of Jackson for at least two years as required to serve on this board.

The Planning Commission currently consists of seven members and terms are for three years.

Adam Janak; Term expires July 2018 *
Jamie Farmer; Term expires July 2018 *
Anne Schuler; Term expires July 2019
Chris Beaulieu; Term expires July 2019
Katie Wilson; Term expires July 2020
Abi Petri; Term expires July 2020
David Vandenberg; Term expires July 2020

Section 2.40.010 of the Municipal Code relates to the Planning Commission and states in part: *There is created a Town Planning Commission for the Town of Jackson, which commission shall consist of seven members, including a chairman, all to be appointed by the Mayor by and with the advice and consent of the Town Council. Members of the Town Planning Commission shall have been bona fide residents of the Town for at least two years immediately prior to their becoming members of the commission and no person holding any other public office or position in the government of the Town shall be eligible for membership on such commission.*

There are many options available to the Council including:

1. The Mayor may make appointments with the advice and consent of the Town Council.
2. Make appointments at a later date.
3. Re-advertise for letters of interest.
4. Leave the positions vacant until further notice.
5. Other.

Board of Examiners

There are two seats on the Board of Examiners that expire at the end of July. These two seats are held by Casey Rammell and David Meyers. Mr. Rammell expressed interest in continuing on the board, while Mr. Meyers did not.

New applicants who were interviewed, and previous members wishing to continue include: James Ross and Casey Rammell.

The Board of Examiners currently consists of five members and terms are for two years.

Casey Rammell; Term expires July 2018 *
David Meyers; Term expires July 2018 *
Damon Wilson; Term expires July 2019
Jade Beus; Term expires July 2019
Mike Mielke; Term expires July 2019

Section 15.36.010 of the Municipal Code relates to the Board of Examiners and states in part: *Town of Jackson Board of Examiners shall be created, consisting of five (5) to nine (9) members, including a chairperson, to be appointed by the Town Council. The Board shall serve at the pleasure of the Town Council and members shall be volunteer, non-paid positions. Upon the affirmative vote of a majority of the Town Council, members may be removed from the Board. Members of the Board of Examiners shall consist of tradespeople from the trades that are being regulated or others who have knowledge of such issues as may be taken under consideration by the Board of Examiners. At least one member shall be from the public at large. The Building Official or designee shall be an ex-officio member of the Board. Additionally, the Board of Examiner's bylaws require that members be residents of Teton County, Wyoming*.

There are many options available to the Council including:

1. The Town Council may make appointments.
2. Make appointments at a later date.
3. Re-advertise for letters of interest.
4. Leave the positions vacant until further notice.
5. Other.

Public Art Taskforce

There are one-to-four seats available on the Public Art Taskforce. One seat expired at the end of April, this seat was held by John Frechette. Jason Berning is resigning, he holds a seat which expires April 2019. Two seats have been vacant for over a year. A Town senior-level staff liaison also needs to be assigned.

New applicants who were interviewed include: Leo Naegele, Matt Kissel, Erik Dombroski, Joseph Lovett, Mike Merritt, Inanna Reistad, and Karen Youngblood.

The Public Art Taskforce currently consists of five members and terms are for three years.

John Frechette; Term expired April 2018 *
Adam Harris; Term expires April 2019
Heidi Leeds; Term expires April 2019
Jason Berning; Term expires April 2019 *resigning
Jed Mixter; Term expires April 2020
Staff Liaison: Replacement for Tyler Sinclair

The following is an excerpt from the Public Art Guidelines describing the PAT: ***Members and Terms:*** *The PAT may be comprised of up to (seven) 7 volunteer members appointed by the Mayor, who may seek advice and consent of the Town Council. The PAT shall include at least one (1) senior level Town staff, one (1) one board member of Jackson Hole Public Art, and (1) arts curator. Although no specific experience requirements shall be necessary as a prerequisite for other members, special consideration shall be given to culture representatives, artists, planners, architects and/or business owners. Members will serve three-year terms, which will be staggered as set forth below. Membership shall strive to represent a diverse cross section of the visual arts field and the general community. Citizens interested in becoming a PAT member may submit a letter of interest to the Mayor. The Public Art Coordinator will chair the PAT meetings.*

There are many options available to the Council including:

1. The Mayor may make appointments with the advice and consent of the Town Council.
2. Make appointments at a later date.
3. Re-advertise for letters of interest.
4. Leave the positions vacant until further notice.
5. Other.

ATTACHMENTS
None

FISCAL IMPACT
None.

STAFF IMPACT
None.

LEGAL REVIEW
N/A

RECOMMENDATION
None.

SUGGESTED MOTIONS

Planning Commission:

Should the Mayor and Town Council wish to make appointments, staff recommends the following motion (looking for 2 appointments):

Mayor**:** I hereby appoint __ and __ to three year terms on the Planning Commission/Board of Adjustment ending July 2021 and I am requesting a motion from the Town Council to consent to this appointment.

Council**:** I move to approve the Mayor's appointments of __ and __ to three year terms on the Planning Commission/Board of Adjustment ending July 2021.

Board of Examiners:

Should the Town Council wish to make appointments, staff recommends the following motion (looking for 2 appointments):

Council**:** I hereby appoint __ and __ to two year terms on the Board of Examiners ending July 2020.

Public Art Taskforce:

Should the Mayor and Town Council wish to make appointments, staff recommends the following motion (looking for 2 to 4 appointments, plus direction on a Town Staff liaison):

Mayor: I hereby appoint _*(2-4 members)*_ to three year terms on the Public Art Taskforce ending July 2021 and I am requesting a motion from the Town Council to consent to this appointment.

Council: I move to approve the Mayor's appointments of _*(2-4 members)*_ to three year terms on the Public Art Taskforce ending July 2021.

MEMORANDUM

TO: Mayor and Town Council

FR: Larry Pardee, Town Manager

DT: July 16, 2018

RE: Town Manager's Report

Engage 2017 Final Steps

With the conclusion of the Engage 2017 process nearing, the Planning Director intends to create a series of educational materials and communications (videos, ads, posts, etc.) on the updated zoning and housing mitigation requirements. The intent of these educational materials is twofold. First, to ensure the public knows what has actually been adopted. Second, to let the public know how their input informed the process. There is funding already in the Planning Department budget to complete this effort. If Council has any suggestions or ideas for areas of focus for this project please let staff know.

Upcoming CAST Meeting

The next CAST meeting will be August 23-24 in Mt. Crested Butte. Items on the agenda include Multi Modal Transportation Best Practices presentation, and the Ski Area Fee Retention Act as well as other topics yet to be announced. Please contact staff if you are interested in attending and would like reservations to be made.

Chamber of Commerce Visitor Centers Visitation Numbers

The below chart shows the visitation at the Chamber of Commerce visitor centers at the Airport, the Home Ranch, and the Greater Yellowstone Visitor Center at the north end of Town. Many times tour buses arrive and use the facilities. However dividing the information out, the Home Ranch Visitor Center received one visitor every 36 seconds between 8:30 AM and 5:30 PM during the month of June.

COC Visitation 2018	JHGYVC	Home Ranch	Airport
January	20,568	2,745	19,200
February	21841	3159	23000
March	23763	678	18400
April	10004	2315	0
May	26432	18904	0
June	42576	26567	0
July			
August			
September			
October			
November			
December			
Total by Center	145184	54368	60600
Yearly Total	260152		

Town Fees for Water Meters

The Town of Jackson purchases all of the various sizes of water meters and keeps those in stock until we have a customer wishing to purchase one. The ordinance setting the fees for water meters has not been updated since 2011 and with the most recent purchase of meters, the cost has increased significantly. Staff would like to move forward with amending Section 13.12.020 of the municipal code to allow staff to update the fee charged for meters by resolution rather than through ordinance readings. As noted in the beginning of the municipal code, any resolution that sets a fee requires a public hearing at a meeting prior to the meeting where the resolution is adopted. Meters are purchased one time from the Town of Jackson and the fees charged are not related to the rates that are charged for water usage and sewer fees. With the acceptance of the Town Manager's report into the record, staff will proceed to bring forward an ordinance that amends the Municipal Code so that the fees charged for meters can be set by resolution. At second reading of the ordinance, staff would also bring forward a resolution setting those fees. Third reading of the ordinance and action on the resolution would occur at the same time.