

TOWN COUNCIL REGULAR MEETING
Tuesday, September 4, 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

- A. Call to Order / Roll Call
- B. Pledge of Allegiance
- 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

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

- A. Minutes
 - 1. August 20, 2018 workshop
 - 2. August 20, 2018 regular meeting
- B. Disbursements
- C. Special Event: September 11th Memorial
- D. Special Event: Jackson Hole WILD Festival
- E. Temporary Sign Permit: Shervins Fall Tire Sale
- F. Bid 19-03: AWD Wagon Vehicle Purchase for Administration/Fleet
- G. Request to Connect to Wilson Sewer District's System
- H. Malt Beverage Permit Request by Snake River Brewing Co.
- I. Agreement with RRMC for Temporary Storage at Karns Meadow Drive Facility

Documents:

[A_Minutes082018wksp.pdf](#)
[A_Minutes082018regular.pdf](#)
[B_Disbursements09042018.pdf](#)
[C_SpEvent_911Memorial.pdf](#)
[D_SpEvent_JH WILD.pdf](#)
[E_TempSign-ShervinsFallTireSale.pdf](#)
[F_Bid19-03_AWDwagon.pdf](#)
[G_WilsonSewerDistrictConnection.pdf](#)
[H_MaltBeveragePermit-SRB.pdf](#)
[I_RRMC-StorageAgreement.pdf](#)

IV. PUBLIC HEARINGS, DISCUSSION AND/OR ACTION ITEMS

IV.A. Planning

- 1. **Item P18-205, 206:** Development Plan and Master Plan Minor Amendment for Hidden Hollow at 301 Hidden Hollow Drive (Associate

Planner, Brendan Conboy) *Agenda documentation posted in 4 files due to large size*

2. **Item P18-208:** Snow King Projects Process Review (Tyler Sinclair, Planning Director)

Documents:

1_HiddenHollowPh2-StaffReport.pdf
2_HiddenHollowPh2_ApplicantSubmittal-1.pdf
3_HiddenHollowPh2-ApplicantSubmittal-2.pdf
4_HiddenHollowPh2-ApplicantSubmittal-3ExeSummary.pdf
SnowKingProjectsProcess.pdf

V. RESOLUTIONS

VI. ORDINANCES

A. **Ordinance N:** An Ordinance Amending and Reenacting Section 13.12.020 of the Jackson Municipal Code regarding Procurement of Water Meters (Presented for 3rd Reading and designated Ordinance 1201)

B. **Ordinance O:** An Ordinance Amending and Reenacting Section 1.12.010 of the Jackson Municipal Code regarding Penalties for Municipal Code Violations (Presented for 3rd Reading and designated Ordinance 1202)

Documents:

Ordinance-N_WaterMeters.pdf
Ordinance-O_AmendingPenaltyProvision.pdf

VII. MATTERS FROM MAYOR AND COUNCIL

A. Board and Commission Reports

VIII. MATTERS FROM THE TOWN MANAGER

A. Town Manager's Report

Documents:

TownManagerRpt_090418.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

AUGUST 20, 2018

JACKSON, WYOMING

The Jackson Town Council met in workshop session in the Council Chambers of the Town Hall at 150 East Pearl at 3:00 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, Roxanne Robinson, Lea Colasuonno, Todd Smith, Roger Schultz, Johnny Ziem, Tyler Sinclair, Kelly Thompson, Carl Pelletier, and Sandy Birdyshaw.

Reducing Plastic Bag Waste. Johnny Ziem made staff comment that at the May 21st, 2018, Town Council Workshop, staff was directed to bring back a draft ordinance designed to reduce single-use plastic bag waste by imposing a ban on single-use plastic bags and imposing a minimum fee for the provision of paper bags. Today's draft ordinance was modeled from ordinances from other municipalities and included a Waste Reduction Fee of ten cents for each disposable paper bag that is provided to a customer. The fee was required to be itemized on the receipt provided by each retailer or retail store. Fees collected by retailers and remitted to the Town would be then transferred to Integrated Solid Waste and Recycling (ISWR) division of Teton County to be used for 1) ISWR sponsored reusable bag distribution and retailer support; 2) Spring and Fall Community Clean-Ups; and, 3) Zero Waste Infrastructure and Programs. Exemptions were allowed when there were no other convenient alternatives to using a single-use plastic bag, such as bags used inside retail stores to package bulk items including fruit, vegetables, and small hardware items; to contain or wrap fresh or frozen meat or fish; to wrap flowers or potted plants; or for unwrapped prepared foods or bakery goods; bags provided by pharmacists; newspaper bags; door hanger bags; dry cleaning bags; or plastic bags sold in packages containing multiple bags intended to enclose garbage, pet waste, or yard waste.

Public comment was given by: Stephan Abrams, Wes Gardner, Brooke Bullinger, John Boyers, Jeff Rice, Lynn Jameson, Bridget Banner, Rick Howe, Mike Yin, Randolph Doffermyre, and Mari Allan Hanna.

The Council discussed holding another workshop before considering a draft ordinance so both public comment and Council's concerns could be addressed including, the impact fee, moving the effective date to a slow season either November 2019 or May 2020, and compliance difficulties. The Council did not take action on this item, other than directing staff to incorporate today's discussion into the draft ordinance and to bring that back for another workshop discussion.

Managed Parking Process. Tyler Sinclair made staff comment on the status and process of the Downtown Core Parking Study currently underway. Public comment was given by Brooke Bullinger and Wes Gardner. The Council did not take action on this item.

Snow King Review Process. Tyler Sinclair made staff comment on the process of the Snow King Planned Resort District Master Plans, the Snow King Mountain Resort On-Mountain Improvements Project Proposal-Forest Service, and Snow King Mountain Lease Agreements with the Town, and requested direction from the Council on scheduling meetings on these topics. Public comment was given by Shane Rothman, Noah Osnos, Samuel Singer, Brian Krill, and Jeff Golightly. The Council did not take action on this item.

Sign Code. A motion was made by Hailey Morton Levinson and seconded by Don Frank to continue the Sign Code discussion to the next available workshop. 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 Bob Lenz to adjourn to executive session to discuss the selection of a site or the purchase of real estate when the publicity regarding the consideration would cause a likelihood of an increase in price in accordance with Wyoming Statute 16-4-405(a)(vii). The vote showed all in favor and the motion carried. The meeting adjourned at 5:19 P.M.

TOWN OF JACKSON

ATTEST:

Pete Muldoon, Mayor

Sandra P. Birdyshaw, Town Clerk

minutes:spb Published JH News & Guide: August 29, 2018

TOWN COUNCIL PROCEEDINGS

AUGUST 20, 2018

JACKSON, WYOMING

The Jackson Town Council met in regular session in the Council Chambers of the Town Hall at 150 East Pearl at 6:00 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, Roxanne Robinson, Todd Smith, Roger Schultz, Lea Colasuonno, Tyler Sinclair, Brendan Conboy, Kelly Thompson, Johnny Ziem, Floren Poliseo, Carl Pelletier, and Sandy Birdyshaw

Mayor Muldoon introduced new Public Works Director Floren Poliseo.

Public Comment: None.

Reconsideration of August 6, 2019 item. A motion was made by Hailey Morton Levinson and seconded by Bob Lenz to reconsider the vote on the motion made August 6, 2018 'to approve the construction contract with Evans Construction of Jackson, Wyoming in the amount of \$150,000.00 and upon legal approval authorize the Mayor to execute all necessary contract agreements,' I voted on the prevailing side. She stated this was to correct a clerical error made in the staff report. Mayor Muldoon called for the vote. The vote showed 0-5 opposed and the motion failed.

A motion was made by Hailey Morton Levinson and seconded by Bob Lenz to approve the construction contract with CM Owen Construction of Jackson, Wyoming in the amount of \$150,000.00 and upon legal approval authorize the Mayor to execute all necessary contract agreements. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

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

- A. **Meeting Minutes.** To approve the meeting minutes for the August 6, 2018 regular meeting as presented.
- B. **Disbursements.** To approve the disbursements as presented. Safety Supply \$26926.14, Jackson Hole Chamber \$32.00, Ace Hardware \$338.21, Thyssen Krupp Elevator \$288.39, Airgas Intermountain \$100.92, High Country Linen \$1634.19, Jackson Lumber \$19.50, J-B Mechanical \$249.97, Jackson Hole News & Guide \$3814.72, Jorgensen Associates \$690.00, LVPL \$16998.97, Nelson Engineering \$18158.20, O'Ryan Cleaners \$333.52, Alan Jensen \$73.23, Plainsman Printing \$182.71, Teton Literacy \$4087.50, Post Register \$456.50, Electrical Wholesale \$3.83, Westbank Sanitation \$629.80, Cummins Rocky Mountain \$1800.00, Freedom Mailing \$1814.98, USA Blue Book \$536.27, Energy Laboratories \$153.00, WAMCAT \$300.00, One Call of Wyoming \$255.75, Spring Creek Animal Hospital \$65.87, Division of Victim Services \$200.00, Alphagraphics \$515.03, LGLP \$81768.00, Wyoming Mechanical \$1726.03, Benefit Administrators \$18.00, Planet Jackson Hole \$4536.00, Ranch Inn \$425.00, DPC Industries \$2743.36, Westwood Curtis \$194894.29, Yellow Iron Excavation \$610.00, LDA Inc \$59.59, Chief \$1055.49, Valley West Engineering \$318.52, Teton Trash Removal \$57.50, ER Office \$626.62, The Results Group \$500.00, UPS \$23.95, Advanced Glass Trim \$555.00, Joshua Rae \$2900.00, Miller Sanitation \$8060.20, CM Owen \$13083.12, Fire Services of Idaho \$2520.00, Sherwin Williams \$624.05, Proforce Law Enforcement \$772.60, Brower Psychological \$300.00, Teton Signs \$551.25, Idexx Distribution \$530.77, Snake River Roasting \$276.17, Industrial Technology \$700.00, Marc Loebe \$50.03, Advanced Pump & Equipment \$8400.00, Big R Ranch \$35.93, Wamco \$900.00, Ridgeline Excavation \$35724.48, Control System Technology \$17604.50, HD Fowler \$158.67, H&R Enterprises \$2005.85, Jackson Animal Hospital \$380.84, Wavingatyou \$40.00, Horizon Landscape \$17095.25, Department of Family Services \$20.00, Snow King Mountain \$14000.00, Wrench It Plumbing & Heating \$465.03, John Tighe \$114.50, Casper Star Tribune \$1079.05, Rich Broadcasting \$1456.00, Village Gardner \$5556.85, City of Driggs \$905.39, Dude Solutions \$9067.99, Setcom \$466.25, Hole Food Rescue \$2500.00, Climb Wyoming \$2475.00, Robert Bacani \$6000.00, Thomas Raab \$107.75, Yourmembership.com \$425.00, Uniforms2gear \$434.76, Health Technology \$828.21, Westwood Curtis \$286435.40.
- C. **July 2018 Municipal Court Report.** To accept and place the Municipal Court Report into the record as presented.
- D. **Western Design Conference Parking Request.** To approve the special event application made by Allison Merritt in association with the Western Design Conference, subject to the conditions and restrictions listed in the staff report.

- E. **Temporary Sign Permit: Western Design Conference (P18-246).** To approve the temporary the temporary banners in conjunction with Western Design Conference, subject to three (3) conditions of approval.
- F. **Special Event: Fall Arts Festival.** To approve the special event application made by the Jackson Hole Chamber of Commerce for the Fall Arts Festival, subject to the conditions and restrictions listed in the staff report.
- G. **Temporary Roadway and Access Easements for Snow King Estates Water Project with JMIR Snow King LLC, Snow King Mountain Resort LLC, ABSK LLC, and Robinson Rentals LLC.** To approve the attached four (4) Temporary Roadway and Access Easements from JMIR Snow King LLC, Snow King Mountain Resort LLC, ABSK LLC, and Robinson Rentals LLC.
- H. **Temporary Sign Permit: WYO Country Fest Summer Concert Series.** To approve the temporary banners in conjunction with Gunslinger Productions, subject to three (3) conditions of approval.
- I. **Change Order 1 to Budge Drive Landslide CMAR Contract for Water Line Installation.** To approve the attached Change Order No. 1 for the installation of the 8-inch diameter water line from Budge Drive to HWY-22 as presented.

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

Malt Beverage Permit Request by Snake River Brewing Co. Bob Lenz questioned the 11:00 p.m. ending time and noise limitations. Staff comment was made by Sandy Birdyshaw and Chief Todd Smith. A motion was made by Bob Lenz and seconded by Hailey Morton Levinson to continue this to the next regular meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Consultant Selection for Karns Environmental Assessment. Larry Pardee made staff comment. A motion was made by Hailey Morton Levinson and seconded by Don Frank to direct staff to issue a Notice of Award to Eco-Connect Consulting LLC to provide an Environmental Assessment of Karns Meadows. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Item P18-163: Conditional Use Permit for an antenna at Lot 59 Grand View Lodges Third Addition.

Item P18-164: Conditional Use Permit for an antenna at 402 E. Snow King Ave. Tyler Sinclair made staff comment that on both of these applications, the applicant requested continuation to allow additional time to address modification recommendations by the Design Review Committee and Planning Commission and to accommodate their travel schedule.

A motion was made by Hailey Morton Levinson and seconded by Bob Lenz to continue items P18-163 and P18-164 to a date uncertain. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Item P18-156: Development Plan for Glenwood+Simpson at 175 S. Glenwood Street. Brendan Conboy, Tyler Sinclair and Larry Pardee made staff comment. Scott Pierson and Keith Harger representing the application made comment. Jay Varley made comment as the applicant. Stephen King of Spectrum Investments made comment.

Based upon the findings for a Development Plan as presented in the staff report and by the applicant related to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits and approvals for Item P18-156, a motion was made by Hailey Morton Levinson and seconded by Bob Lenz to make findings 1-6 as set forth in Section 8.3.2.C (Development Plan) of the Land Development Regulations to approve item P18-156 to develop a mixed-use building with employee housing for the property located at 175 South Glenwood Avenue, subject to the department reviews attached hereto and the following seven 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 building the applicant shall work with the Jackson/Teton County Affordable Housing Department to record the required deed restrictions against the property.
 3. Prior to Building Permit submittal, the applicant shall consult with and gain approval from the Pathways Director the appropriate location of bicycle parking spaces.
 4. The final Pedestrian Corridor Plan shall demonstrate a clear 6-foot unobstructed pedestrian corridor along the Simpson and Glenwood Street fronts of the building as measured from the building to any support column.
 5. Prior to Building Permit submittal the applicant shall either receive approval of an easement to allow the design as proposed or otherwise comply with all building and fire codes in the submitted plans.
 6. The applications for Phase 2 of this Millward + Simpson PMD Master Plan shall be in compliance with the phasing requirements in the amendment to the Master Plan Extension Agreement recorded on May 6, 2016 in the Teton County land records.
 7. The applicant shall not use any short-term rental unit for long term residential use without a separate approval from the Town.
- Mayor Muldoon called for the vote. The vote showed 4-1 in favor with Stanford opposed. The motion carried.

Item P18-198: Grand Targhee Master Plan. Tyler Sinclair made staff comment. Grand Targhee Resort has submitted applications for a Planned Unit Development Plan, Sketch Plan, and a text amendment to the Land Development Regulations (LDRs) that would amend their Resort Master Plan. Land Development Regulations state that the Town Council does not have a “voting participation” in the review of a Resort Master Plan amendment, thus no motion is intended. However, the Town Council may provide recommendations and comments as appropriate, which staff will then forward to Teton County for consideration. Brendon Schulte representing Grand Targhee Resort made comment. The Council did not take action on this item.

Intersection Turn Lanes at Maple Way and Buffalo Way. Johnny Ziem, Larry Pardee, and Robert Johnson made staff comment.

A motion was made by Hailey Morton Levinson and seconded by Bob Lenz to the redesign of the north side of the Maple Way and Buffalo Way intersection which includes the addition of a right and left-hand turn lane and the removal of curbside parking and extend the red zone a little bit on Maple Way. Mayor Muldoon called for the vote. The vote showed 4-1 in favor with Sanford opposed. The motion carried.

Ordinances. A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to read ordinances by short title. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

ORDINANCE N

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 993, 937 AND 868, SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 754 AND 746, SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 685, SECTION 2 (PART) OF TOWN OF JACKSON ORDINANCE NO. 374 AND SECTION 13.12.020 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING PROCUREMENT OF WATER METERS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

A motion was made by Hailey Morton Levinson and seconded by DF to approve Ordinance N on second reading. Mayor Muldoon called for the vote. The vote showed 4-0-1 in favor with Stanford absent for the vote. The motion carried.

ORDINANCE O

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 428, 289 AND 160 AND SECTION 1.12.010 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING PENALTIES FOR MUNICIPAL CODE VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

Matters from Mayor and Council. Related to the Simpson+Glenwood item heard earlier, Jim Stanford asked staff to look at providing a pedestrian crosswalk to the Center for the Arts.

Town Manager’s Report. A motion was made by Don Frank and seconded by Hailey Morton Levinson to accept the Town Manager’s Report. The Town Manager’s Report contained an update on sales and Lodging Tax and a referendum petition against Ordinance 1197 received and found insufficient for certification. 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 8:10 p.m.

TOWN OF JACKSON

ATTEST:

Pete Muldoon, Mayor

Sandra P. Birdyshaw, Town Clerk

minutes: spb
Published JH News & Guide: August 29, 2018

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
2	JACKSON CURBSIDE INC.	00025892	RECYCLING COLLECTION @ H	08/08/2018	645.00	.00	
2	JACKSON CURBSIDE INC.	00025906	RECYCLING COLLECTION @ P	08/08/2018	165.00	.00	
2	JACKSON CURBSIDE INC.	00025921	RECYCLING COLLECTION @ D	08/08/2018	1,335.00	.00	
2	JACKSON CURBSIDE INC.	00025960	RECYCLING COLLECTION @ T	08/20/2018	500.00	.00	
Total 2:					2,645.00	.00	
5	CARQUEST AUTO PARTS INC.	6090-400195	BRK PAD PLAT CERAMIC	08/07/2018	44.49	.00	
5	CARQUEST AUTO PARTS INC.	6090-400205	CAP GAS	08/07/2018	13.18	.00	
5	CARQUEST AUTO PARTS INC.	6090-401164	BRK PAD SET CERAMIC	08/14/2018	173.26	.00	
5	CARQUEST AUTO PARTS INC.	6090-401387	GATORBACK POLY V-BELT	08/15/2018	140.32	.00	
5	CARQUEST AUTO PARTS INC.	6090-401395	PAINTED ROTOR	08/15/2018	99.16	.00	
5	CARQUEST AUTO PARTS INC.	6090-402560	BRK PAD PLAT CERAMIC	08/24/2018	41.96	.00	
Total 5:					512.37	.00	
13	SAFETY SUPPLY & SIGN CO., I	164953	REG CHURCH SYMBOL, FRT	07/12/2018	200.10	.00	
Total 13:					200.10	.00	
21	ADVANCED INDUSTRIAL SUPP	5149285	COTTON TERRY SWEAT BAND	08/16/2018	60.29	.00	
21	ADVANCED INDUSTRIAL SUPP	5149286	SAFETY GLASSES SMTIH & WE	08/16/2018	83.88	.00	
21	ADVANCED INDUSTRIAL SUPP	5150045	SAFETY GLASSES GRAY LENS	08/28/2018	89.65	.00	
21	ADVANCED INDUSTRIAL SUPP	5150046	GLOVE MECHANIX	08/28/2018	154.96	.00	
21	ADVANCED INDUSTRIAL SUPP	5150047	GLOVE MECHANIX	08/28/2018	149.96	.00	
Total 21:					538.74	.00	
51	ACE HARDWARE	614385	CLAMP 5" - 7" SS, CLAMP 4.5" -	07/16/2018	11.96	.00	
51	ACE HARDWARE	616371	PATCHMASTER SUN & SHD4.75	07/31/2018	32.98	.00	
51	ACE HARDWARE	616723	HEATGUN DUAL TEMP ACE	08/02/2018	26.99	.00	
51	ACE HARDWARE	616866	PROPANE TANK EXCHANGE	08/03/2018	39.98	.00	
51	ACE HARDWARE	616895	ALKALINE AA12Pk, cm knifelock	08/03/2018	58.93	.00	
51	ACE HARDWARE	617122	BATTERY ALKLN RAYO D PK12	08/05/2018	14.99	.00	
51	ACE HARDWARE	617157	TOOL MULTIPURP PROSCOUT	08/06/2018	64.99	.00	
51	ACE HARDWARE	617373	ANT&ROACH KLLR	08/07/2018	3.99	.00	
51	ACE HARDWARE	617525	TAPE DUCK PRO	08/08/2018	26.97	.00	
51	ACE HARDWARE	617542	TAPE ELECT, HAMMER MASON	08/08/2018	112.36	.00	
51	ACE HARDWARE	617682	GLOVE BLK NITRIL, STIHL-HEL	08/09/2018	47.97	.00	
51	ACE HARDWARE	617738	10-32 HEX NUTS SS, 10-32 X3 P	08/09/2018	1.38	.00	
51	ACE HARDWARE	617851	TRIMMER LINE	08/10/2018	24.99	.00	
51	ACE HARDWARE	618527	BROOM	08/15/2018	23.98	.00	
51	ACE HARDWARE	618797	BIT DRILL 1-1/4" SPEEDBOR	08/17/2018	8.99	.00	
51	ACE HARDWARE	619034	TAPE RULE 1X25 SELFCESTR	08/20/2018	8.99	.00	
51	ACE HARDWARE	619090	COM ELBW 90, COUPLE BRS A	08/20/2018	25.95	.00	
51	ACE HARDWARE	619258	ELBOW 90PVC DWV 4", PIPE P	08/21/2018	20.18	.00	
51	ACE HARDWARE	619435	RUBBER STOPPER	08/22/2018	1.42	.00	
51	ACE HARDWARE	619460	TUBE ROUND, ROD THREAD B	08/22/2018	27.97	.00	
51	ACE HARDWARE	619628	TAPE TEFLON 1/2X260", NIPLLE	08/24/2018	2.19	.00	
51	ACE HARDWARE	619942	TIE-DOWN 16' GRN	08/27/2018	43.98	.00	
51	ACE HARDWARE	620218	hoe garden fiber ace	08/29/2018	21.99	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 51:					654.12	.00	
65	DELCON INC	18246	PROJ: 69 STEVE- LINE CUT- SN	07/31/2018	180.00	.00	
Total 65:					180.00	.00	
81	EVANS CONSTRUCTION INC	17-21#4A	correct voided invoice	07/11/2018	4,475.77-	.00	
81	EVANS CONSTRUCTION INC	17-21#4A	correct voided invoice	07/11/2018	4,475.77	.00	
81	EVANS CONSTRUCTION INC	189735	TICKET #: 70179642- 575 N CAC	08/14/2018	1,105.00	.00	
81	EVANS CONSTRUCTION INC	5803	2018 GARAMOM TRL FLOOD P	08/08/2018	23,040.00	.00	
Total 81:					24,145.00	.00	
96	HIGH COUNTRY LINEN	0070135	BUILDING MAINT @ TOJ HOME	06/04/2018	17.81	.00	
96	HIGH COUNTRY LINEN	0072815	BUILDING MAINT @ TOJ HOME	06/18/2018	17.81	.00	
96	HIGH COUNTRY LINEN	0075599	BUILDING MAINT @ TOJ HOME	07/02/2018	17.81	.00	
96	HIGH COUNTRY LINEN	0078350	BUILDING MAINT @ TOJ HOME	07/16/2018	17.81	.00	
96	HIGH COUNTRY LINEN	0081243	BUILDING MAINT @ TOJ HOME	07/30/2018	17.81	.00	
96	HIGH COUNTRY LINEN	0084445	MATS @ SHELTER	08/15/2018	61.93	.00	
96	HIGH COUNTRY LINEN	0084450	BUILDING MAINT @ WWTP	08/15/2018	83.37	.00	
96	HIGH COUNTRY LINEN	0084560	MATS @ START	08/15/2018	241.80	.00	
96	HIGH COUNTRY LINEN	0084731	BUILDING MAINT @ PW YARD/	08/16/2018	59.05	.00	
96	HIGH COUNTRY LINEN	0084731	UNIFORMS: ADMIN	08/16/2018	9.70	.00	
96	HIGH COUNTRY LINEN	0084731	UNIFORMS: SEWER	08/16/2018	19.40	.00	
96	HIGH COUNTRY LINEN	0084731	UNIFORMS: WATER	08/16/2018	36.37	.00	
96	HIGH COUNTRY LINEN	0084731	UNIFORMS: STREET	08/16/2018	65.48	.00	
96	HIGH COUNTRY LINEN	0084731	UNIFORMS: FLEET	08/16/2018	38.80	.00	
96	HIGH COUNTRY LINEN	0084731	UNIFORMS: WWTP	08/16/2018	24.25	.00	
96	HIGH COUNTRY LINEN	0086141	UNIFORMS: STREET	08/23/2018	65.48	.00	
96	HIGH COUNTRY LINEN	0086141	UNIFORMS: FLEET	08/23/2018	38.80	.00	
96	HIGH COUNTRY LINEN	0086141	UNIFORMS: WWTP	08/23/2018	24.25	.00	
96	HIGH COUNTRY LINEN	0086141	BUILDING MAINT @ PW YARD	08/23/2018	26.00	.00	
96	HIGH COUNTRY LINEN	0086141	UNIFORMS: ADMIN	08/23/2018	9.70	.00	
96	HIGH COUNTRY LINEN	0086141	UNIFORMS: SEWER	08/23/2018	19.40	.00	
96	HIGH COUNTRY LINEN	0086141	UNIFORMS: WATER	08/23/2018	36.37	.00	
96	HIGH COUNTRY LINEN	0087027	MATS @ TOWN HALL	08/28/2018	215.50	.00	
96	HIGH COUNTRY LINEN	S0067688	BUILDING MAINT @ TOJ RESTR	05/21/2018	393.75	.00	
96	HIGH COUNTRY LINEN	S0069183	BUILDING MAINT @ TOJ RESTR	05/29/2018	175.50	.00	
96	HIGH COUNTRY LINEN	S0069391	BUILDING MAINT @ TOJ RESTR	05/30/2018	318.00	.00	
96	HIGH COUNTRY LINEN	S0070659	BUILDING MAINT @ TOJ RESTR	06/06/2018	146.25	.00	
96	HIGH COUNTRY LINEN	S0071218	BUILDING MAINT @ TOJ RESTR	06/08/2018	295.10	.00	
96	HIGH COUNTRY LINEN	S0072558	BUILDING MAINT @ TOJ RESTR	06/15/2018	965.00	.00	
96	HIGH COUNTRY LINEN	S0073919	BUILDING MAINT @ TOJ RESTR	06/22/2018	146.25	.00	
96	HIGH COUNTRY LINEN	S0075375	BUILDING MAINT @ TOJ RESTR	06/29/2018	438.75	.00	
96	HIGH COUNTRY LINEN	S0077218	BUILDING MAINT @ TOJ RESTR	07/10/2018	394.75	.00	
96	HIGH COUNTRY LINEN	S0078111	BUILDING MAINT @ TOJ RESTR	07/13/2018	146.25	.00	
96	HIGH COUNTRY LINEN	S0079551	BUILDING MAINT @ TOJ RESTR	07/20/2018	318.00	.00	
96	HIGH COUNTRY LINEN	S0081006	BUILDING MAINT @ PW YARD	07/27/2018	191.25	.00	
96	HIGH COUNTRY LINEN	S0081513	BUILDING MAINT @ TOWN HAL	07/31/2018	331.33	.00	
96	HIGH COUNTRY LINEN	S0083539	NOG SHIRTS	08/09/2018	6.50	.00	
96	HIGH COUNTRY LINEN	S0084402	FLOOR CLEANER	08/14/2018	109.70	.00	
96	HIGH COUNTRY LINEN	S0084886	TOWELS & SOAP	08/16/2018	296.10	.00	
96	HIGH COUNTRY LINEN	S0084887	LINERS & SOAP	08/16/2018	151.58	.00	
Total 96:					5,988.76	.00	
106	INTERSTATE BATTERY	22240513	(2) SRM-24	07/30/2018	173.90	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
106	INTERSTATE BATTERY	22240606	(1) MTP-48/H6, (1) SRM-24	08/06/2018	208.90	.00	
106	INTERSTATE BATTERY	22240771	(1) 8D-MHD, (1) MTP-48/H6, (1) S	08/20/2018	410.85	.00	
106	INTERSTATE BATTERY	22240865	(1) 8D-MHD, (1) MT-78	08/27/2018	361.90	.00	
Total 106:					1,155.55	.00	
114	JACKSON LUMBER INC	00376858-001	3/8X5" STUD ANCHOR	08/22/2018	70.50	.00	
114	JACKSON LUMBER INC	00378083-001	1/2"x20'rebar grade #60	08/24/2018	309.00	.00	
114	JACKSON LUMBER INC	00379197-001	CREDIT: RETURN 3/8X5" STUD	08/29/2018	70.50-	.00	
Total 114:					309.00	.00	
131	JACKSON HOLE NEWS & GUID	282305	AD#350128	07/25/2018	930.92	.00	
131	JACKSON HOLE NEWS & GUID	282306	AD#350570	07/25/2018	32.60	.00	
131	JACKSON HOLE NEWS & GUID	282307	AD#350571	07/25/2018	28.53	.00	
131	JACKSON HOLE NEWS & GUID	282972	AD#351009	08/03/2018	930.92	.00	
131	JACKSON HOLE NEWS & GUID	282973	AD#350883	08/03/2018	24.45	.00	
131	JACKSON HOLE NEWS & GUID	283160	AD#351092	08/08/2018	148.24	.00	
131	JACKSON HOLE NEWS & GUID	283652	AD#351968	08/22/2018	243.20	.00	
131	JACKSON HOLE NEWS & GUID	283653	AD#351950	08/22/2018	460.80	.00	
131	JACKSON HOLE NEWS & GUID	283772	AD#3515933	08/22/2018	148.24	.00	
131	JACKSON HOLE NEWS & GUID	283773	AD#352005	08/22/2018	876.13	.00	
131	JACKSON HOLE NEWS & GUID	283856	AD#351793 OLD BILLS	08/22/2018	120.00	.00	
131	JACKSON HOLE NEWS & GUID	284047	AD#352325	08/29/2018	150.78	.00	
131	JACKSON HOLE NEWS & GUID	284048	AD#352326	08/29/2018	546.05	.00	
131	JACKSON HOLE NEWS & GUID	284049	AD#350128	08/29/2018	65.20	.00	
131	JACKSON HOLE NEWS & GUID	284050	AD#352332	08/29/2018	61.13	.00	
Total 131:					4,767.19	.00	
139	JORGENSEN ASSOCIATES, PC	41255	PROJ: 18063- TOJ/CACHE CRE	07/17/2018	13,508.11	.00	
139	JORGENSEN ASSOCIATES, PC	41398	PROJ: 08013 JACKSON HOLE AI	08/14/2018	525.00	.00	
139	JORGENSEN ASSOCIATES, PC	41433	PROJ: 17413 TOJ/SNOW KING E	08/23/2018	863.18	.00	
Total 139:					14,896.29	.00	
148	DELL	10256158446	CREATIVE CLOUD	07/24/2018	2,762.10	.00	
Total 148:					2,762.10	.00	
156	LOWER VALLEY ENERGY INC	18164	92050- BUDGE DR LIGHT SERVI	08/13/2018	206.15	.00	
156	LOWER VALLEY ENERGY INC	92050-355- 07/	92050-355: S CACHE LIGHTING	08/10/2018	50.70	.00	
156	LOWER VALLEY ENERGY INC	92050-356- 07/	92050-356: KARNs MEADOWS	08/20/2018	171.87	.00	
156	LOWER VALLEY ENERGY INC	92050-359- 07/	92050-359: MILLER PARK PARKI	08/10/2018	56.31	.00	
156	LOWER VALLEY ENERGY INC	92050-360- 07/	92050-360: 1035 W BROADWAY	08/20/2018	16.24	.00	
156	LOWER VALLEY ENERGY INC	92050-361- 07/	92050-361: 625 W BROADWAY	08/10/2018	20.94	.00	
156	LOWER VALLEY ENERGY INC	92050-362- 07/	92050-362: STELLARIA LN/ S H	08/20/2018	19.21	.00	
156	LOWER VALLEY ENERGY INC	92050-369- 07/	92050-369: 1195 S HWY 89 S/O	08/10/2018	9.38	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-054: CITY WELL ELK REF	08/10/2018	8.74	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-055: CITY WELL ELK REF	08/10/2018	6.49	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-056: CITY WELL ELK REF	08/10/2018	6.44	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-059: POLICE GARAGE	08/10/2018	6.49	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-060: SOUTH GARAGE	08/10/2018	17.39	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-061: PUBLIC WORKS	08/10/2018	99.99	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-082: EAST STORAGE BL	08/10/2018	31.17	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-092: 3150 ADAMS CANYO	08/10/2018	31.70	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-094: SNOW KING AVE W	08/10/2018	6.44	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-111: PEARL/ WILLOW ST	08/10/2018	17.73	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-115: 55 KARNS MEADOW	08/10/2018	14.52	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-128: SKA MAINTANCE AR	08/10/2018	14.52	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-332: N GLENWOOD MCC	08/10/2018	30.25	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-335: N CACHE & N GLEN	08/10/2018	9.48	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-342: 25 S REDMOND ST L	08/10/2018	30.29	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-353: W DELONEY ST FO	08/10/2018	70.19	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-358: 650 W BWDY PATH	08/10/2018	62.21	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-091: 665 FLAT CREEK CR	08/10/2018	16.61	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-002: ANIMAL SHELTER	08/10/2018	214.66	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-003: ASPEN HIGHLAND P	08/10/2018	296.19	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-008: CEMETARY	08/10/2018	19.88	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-014: HEAT TAPE	08/10/2018	96.37	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-018: JBP SEWER LIFT PU	08/10/2018	20.19	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-019: LIFT PUMP COTTON	08/10/2018	52.72	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-023: RANGEVIEW ST LT	08/10/2018	18.65	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-024: SEWER LIFT PUMP	08/10/2018	18.78	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-026: 450 SNOW KING AV	08/10/2018	82.21	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-027: ST LIGH LOTS 20, 21	08/10/2018	18.65	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-028: ST LIGH LOTS 26, 27	08/10/2018	18.31	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-030: ST LIGH LOTS 95, 96	08/10/2018	18.25	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-031: ST LIGH LOTS 38, 39	08/10/2018	18.31	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-032: ST LIGH LOTS 88, 89	08/10/2018	36.89	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-034: ST LIGH LOTS 80, 81	08/10/2018	17.67	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-035: ST LT COTTONWOO	08/10/2018	18.83	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-036: ST LT LOTS 12, 13	08/10/2018	16.48	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-039: ST LT LOTS 86, 87	08/10/2018	18.57	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-040: ST LT LOTS 90, 91	08/10/2018	20.15	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-041: ST LT LOTS 99, 101	08/10/2018	16.48	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-043: ST LT LOTS 68, 69	08/10/2018	16.48	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-044: SNOW KING ESTAT	08/10/2018	314.44	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-052: WELLS TOWN OF JA	08/10/2018	2,342.45	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-053: WELLS #2 & #3	08/10/2018	3,252.58	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:89	92050-GRP:8952: MULTIPLE ST	08/10/2018	2,244.32	.00	
Total 156:					10,239.96	.00	
215	RED'S AUTO GLASS, INC.	I035116	LABOR: INSTALL GLASS DOOR	07/30/2018	127.50	.00	
215	RED'S AUTO GLASS, INC.	I035135	INSTALL GLASS IN BUS DOOR#	08/01/2018	85.00	.00	
Total 215:					212.50	.00	
236	SMITH POWER PRODUCTS,INC	3049852	PC SERVICE DOWNLOAD	06/22/2018	3,600.00	.00	
236	SMITH POWER PRODUCTS,INC	3055137	UNIVERSAL ALLISON DOC	08/15/2018	1,800.00	.00	
Total 236:					5,400.00	.00	
239	JH20 WATER CONDITIONING &	18853	SALT, LABOR START-UP WATE	08/27/2018	314.00	.00	
Total 239:					314.00	.00	
257	NAPA AUTO PARTS INC.	793627	BRAKE PADS- REAR	08/01/2018	75.39	.00	
257	NAPA AUTO PARTS INC.	793647	BRAKE ROTOR, BRAKE PADS,	08/01/2018	195.74	.00	
257	NAPA AUTO PARTS INC.	793814	FILLER NECK HOSE	08/01/2018	41.97	.00	
257	NAPA AUTO PARTS INC.	794799	NAPAGOLD AIR FILTER	08/06/2018	40.27	.00	
257	NAPA AUTO PARTS INC.	794934	AIR FILTER	08/07/2018	4.96	.00	
257	NAPA AUTO PARTS INC.	794951	ATFS PLUS 4	08/07/2018	14.79	.00	
257	NAPA AUTO PARTS INC.	794961	DISTRIBUTOR CAP & ROTOR, S	08/07/2018	83.76	.00	
257	NAPA AUTO PARTS INC.	795281	NAPAGOLD OIL FILTER	08/08/2018	23.87	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
257	NAPA AUTO PARTS INC.	795323	OIL FILTER, AND MOBIL OIL	08/08/2018	15.40	.00	
257	NAPA AUTO PARTS INC.	795429	NAPAGOLD OIL FILTER	08/08/2018	7.56	.00	
257	NAPA AUTO PARTS INC.	795434	AIR FILTER	08/08/2018	12.80	.00	
257	NAPA AUTO PARTS INC.	795772	BIT SKT	08/09/2018	5.02	.00	
257	NAPA AUTO PARTS INC.	796277	NAPAGOLD OIL FILTER	08/13/2018	23.16	.00	
257	NAPA AUTO PARTS INC.	796278	VACUUM CAP KIT	08/13/2018	3.04	.00	
257	NAPA AUTO PARTS INC.	796526	NAPAGOLD AIR FILTER, NAPA	08/13/2018	706.35	.00	
257	NAPA AUTO PARTS INC.	796527	NAPAGOLD OIL FILTER	08/13/2018	23.16	.00	
257	NAPA AUTO PARTS INC.	796984	MACS BATTERY CLEAN	08/15/2018	10.58	.00	
257	NAPA AUTO PARTS INC.	797982	FLEX TUBING	08/20/2018	35.28	.00	
257	NAPA AUTO PARTS INC.	798114	BRAKE PADS- FRONT	08/20/2018	43.88	.00	
257	NAPA AUTO PARTS INC.	798117	BRAKE SHOE	08/20/2018	88.56	.00	
257	NAPA AUTO PARTS INC.	798341	BRAKE PADS- FRONT	08/21/2018	67.75	.00	
257	NAPA AUTO PARTS INC.	798390	BRAKE ROTOR- FRONT	08/21/2018	124.08	.00	
257	NAPA AUTO PARTS INC.	798556	HEADLIGHT LENS	08/22/2018	10.88	.00	
257	NAPA AUTO PARTS INC.	799107	MOBIL 1 0W30A, EDGE WSYN	08/24/2018	16.22	.00	
257	NAPA AUTO PARTS INC.	799696	41RS COMB	08/27/2018	999.99	.00	
257	NAPA AUTO PARTS INC.	799962	COMB WRENCH	08/28/2018	11.99	.00	
Total 257:					2,686.45	.00	
262	PRAZMA PAINT & AUTO BODY	17104	2015 FORD TAURUS POLICE IN	07/23/2018	2,702.37	.00	
Total 262:					2,702.37	.00	
268	TETON MOTORS INC	5086718	BELT KIT	07/27/2018	172.20	.00	
268	TETON MOTORS INC	5086760	FILTER KIT	08/01/2018	39.71	.00	
268	TETON MOTORS INC	5086920	MODULE KIT, CONNECTOR	08/14/2018	124.18	.00	
268	TETON MOTORS INC	5086953	CAP	08/15/2018	18.17	.00	
268	TETON MOTORS INC	5086960	SENSOR	08/16/2018	73.36	.00	
268	TETON MOTORS INC	5087007	SWITCH	08/21/2018	50.33	.00	
268	TETON MOTORS INC	5087029	CABLE	08/22/2018	49.73	.00	
268	TETON MOTORS INC	5087114	MAT PKG	08/28/2018	85.00	.00	
268	TETON MOTORS INC	6135154	ALIGN	08/17/2018	97.15	.00	
Total 268:					709.83	.00	
270	TETON RENTAL CENTER	55358	SAND BLASTER CLEMCO	08/24/2018	190.00	.00	
Total 270:					190.00	.00	
277	JENSEN, ALAN E	082018	K-9 TRAINING	08/20/2018	1,200.00	.00	
Total 277:					1,200.00	.00	
328	842-NCBERS GROUP WYOMIN	842918	PAYROLL DEDUCTIONS	08/23/2018	64.00	64.00	08/29/2018
Total 328:					64.00	64.00	
401	POST REGISTER	108945 0818	TRANSIT SUPERVISOR AD	08/19/2018	563.60	.00	
Total 401:					563.60	.00	
425	ACE EQUIPMENT & SUPPLY	167012	GUTTER BROOM ELGIN, 5-SEC	08/20/2018	2,536.00	.00	
Total 425:					2,536.00	.00	
463	ANIMAL CARE CLINIC OF JACK	625924585	THOR NEUTER	08/14/2018	40.00	.00	

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Total 463:					40.00	.00	
472	WHITE GLOVE CLEANING, INC.	35146	CLEAN SHELTERS AUGUST	08/21/2018	1,202.00	.00	
472	WHITE GLOVE CLEANING, INC.	35146	CLEAN START TRASH CANS	08/21/2018	131.13	.00	
Total 472:					1,333.13	.00	
502	ELECTRICAL WHSLE SUPPLY C	S4487309.001	correct voided check	06/25/2018	18.45-	.00	
502	ELECTRICAL WHSLE SUPPLY C	S4487309.001	correct voided check	06/25/2018	18.45	.00	
502	ELECTRICAL WHSLE SUPPLY C	S4512365.001	VOLT ALERT POCKET SIZE WIR	08/08/2018	29.65	.00	
502	ELECTRICAL WHSLE SUPPLY C	S4516592.001	600V IND FUSE	08/15/2018	289.22	.00	
502	ELECTRICAL WHSLE SUPPLY C	S4516592.002	600V IND FUSE	08/15/2018	144.61	.00	
Total 502:					463.48	.00	
544	CENTURYLINK	1445649917	307-734-4419	07/15/2018	15.57	.00	
544	CENTURYLINK	1446036568	307-733-3932	07/19/2018	262.88	.00	
544	CENTURYLINK	307-111-5050	307-111-5050	07/07/2018	1,878.68	.00	
544	CENTURYLINK	307-111-5050	307-111-5050	08/07/2018	1,886.25	.00	
544	CENTURYLINK	307-733-3106	307-733-3106	07/13/2018	36.44	.00	
Total 544:					4,079.82	.00	
552	RENDEZVOUS ENGINEERING,	20646	JOB #: 18-010- TOJ PUBLIC WO	06/18/2018	97.50	.00	
Total 552:					97.50	.00	
611	CUMMINS ROCKY MOUNTAIN L	024-65235	2-CYL WAC HEAD KIT	07/24/2018	2,009.83	.00	
611	CUMMINS ROCKY MOUNTAIN L	024-65493	CPR WATER OUTLET TUBE, FU	08/03/2018	112.56	.00	
Total 611:					2,122.39	.00	
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	30.10	30.10	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	171.15	171.15	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	115.02	115.02	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	69.60	69.60	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	186.86	186.86	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	169.65	169.65	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	44.45	44.45	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	44.45	44.45	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	390.47	390.47	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	52.43	52.43	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	168.09	168.09	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	181.52	181.52	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	91.75	91.75	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	452.67	452.67	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	113.96	113.96	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	1,343.79	1,343.79	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	130.93	130.93	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	88.70	88.70	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	186.80	186.80	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	301.36	301.36	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	245.28	245.28	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	218.30	218.30	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	224.52	224.52	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	165.20	165.20	08/22/2018
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	198.63	198.63	08/22/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
671	LINCOLN NATIONAL LIFE	107747 0918	SEPTEMBER PREMIUM	08/17/2018	154.97	154.97	08/22/2018
671	LINCOLN NATIONAL LIFE	3733919087	107391 SEPTEMBER PREMIM	08/20/2018	1,089.69	1,089.69	08/22/2018
Total 671:					6,630.34	6,630.34	
677	MACY'S SERVICES	29182	WASH BAY TRENCH CLEANING	08/17/2018	1,056.00	.00	
677	MACY'S SERVICES	72993	CLEANING @ REC CENTER	07/31/2018	208.30	.00	
Total 677:					1,264.30	.00	
708	DELTA DENTAL PLAN OF WYO	081518	SEPTEMBER PREMIUM	08/15/2018	577.20	577.20	08/22/2018
Total 708:					577.20	577.20	
831	RST SAND & GRAVEL	16503	TICKET #: 23612- ROCK OVERS	08/01/2018	162.98	.00	
Total 831:					162.98	.00	
911	KMART 7139	110317	20 INCH	11/03/2017	123.28	.00	
Total 911:					123.28	.00	
1022	GALLS INC.	010393143	UNIFORMS	07/26/2018	301.00	.00	
1022	GALLS INC.	010458864	UNIFORM SHORTS	08/03/2018	51.77	.00	
Total 1022:					352.77	.00	
1054	SUNRISE ENVIRONMENTAL	89480	ENHANCE, KRYSTAL ICE, FOU	08/02/2018	452.53	.00	
Total 1054:					452.53	.00	
1081	JACK'S TIRE & OIL	642173-37	12R22.5/16 MICHELIN XDN2	08/01/2018	2,197.96	.00	
1081	JACK'S TIRE & OIL	644178-37	12R22.5/16 MICHELIN XDN2, 22.	08/08/2018	2,417.96	.00	
Total 1081:					4,615.92	.00	
1134	ENERGY LABORATORIES INC.	174727	INFLUENT, EFFLUENT	08/07/2018	106.00	.00	
1134	ENERGY LABORATORIES INC.	176329	INFLUENT, EFFLUENT	08/15/2018	106.00	.00	
1134	ENERGY LABORATORIES INC.	176772	WELL #5	08/17/2018	189.00	.00	
1134	ENERGY LABORATORIES INC.	178313	INFLUENT, EFFLUENT	08/22/2018	106.00	.00	
1134	ENERGY LABORATORIES INC.	179854	INFLUENT, EFFLUENT	08/28/2018	104.00	.00	
Total 1134:					611.00	.00	
1355	TETON COUNTY TRANSFER ST	381428	DIM/LUMBER	08/08/2018	107.00	.00	
1355	TETON COUNTY TRANSFER ST	381814	DIM/LUMBER	08/10/2018	134.00	.00	
1355	TETON COUNTY TRANSFER ST	382471	DIM/LUMBER	08/15/2018	90.00	.00	
1355	TETON COUNTY TRANSFER ST	382512	CONST/DEMO	08/15/2018	59.00	.00	
Total 1355:					390.00	.00	
1764	WYOMING.COM INC	1820731	DOMAIN HOSTING	07/05/2018	5.00	.00	
Total 1764:					5.00	.00	
1783	AT&T	07162018	WIRELESS	06/09/2018	591.81	.00	
1783	AT&T	287259163099	MONTHLY CHARGES	08/08/2018	591.81	.00	
1783	AT&T	287272169264	START CELL PHONES	07/20/2018	274.46	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
1783	AT&T	287272169264	PROJECT PHONE	07/20/2018	100.04	.00	
1783	AT&T	287272169264	START IPADS	07/20/2018	89.70	.00	
1783	AT&T	287272169264	START CELL PHONES	07/20/2018	154.84-	.00	
1783	AT&T	287279795460	MONTHLY CHARGES	07/19/2018	251.94	.00	
1783	AT&T	287279795460	MONTHLY CHARGES	08/19/2018	251.88	.00	
Total 1783:					1,996.80	.00	
1949	VERIZON WIRELESS	9810123912	MONTHLY SERVICES	07/24/2018	5,117.04	.00	
1949	VERIZON WIRELESS	9811983990	MONTHLY SERVICES	08/01/2018	5,119.27	.00	
1949	VERIZON WIRELESS	9811983991	MONTHLY SERVICES	08/01/2018	2,090.67	.00	
1949	VERIZON WIRELESS	9812878593	690-4676	08/15/2018	36.14	.00	
1949	VERIZON WIRELESS	9812878593	690-7868	08/15/2018	36.14	.00	
1949	VERIZON WIRELESS	9812878593	690-4676	08/15/2018	36.14-	.00	
1949	VERIZON WIRELESS	9812878593	699-2277	08/15/2018	46.21	.00	
Total 1949:					12,409.33	.00	
2173	LIQUID ENGINEERING	16173	CLEANING/INSPECTION & ON-S	08/24/2018	5,300.00	.00	
Total 2173:					5,300.00	.00	
2179	XEROX CORPORATION	093749580	CONTRACT COPIER	07/01/2018	115.14	.00	
2179	XEROX CORPORATION	093749582	CONTRACT COPIER	07/01/2018	337.86	.00	
2179	XEROX CORPORATION	093749584	CONTRACT COPIER	07/01/2018	218.62	.00	
2179	XEROX CORPORATION	093749586	CONTRACT COPIER	07/01/2018	32.87	.00	
2179	XEROX CORPORATION	093749609	CONTRACT COPIER	07/01/2018	31.32	.00	
2179	XEROX CORPORATION	094121547	CONTRACT COPIER	08/02/2018	91.99	.00	
2179	XEROX CORPORATION	094121548	CONTRACT COPIER	08/02/2018	359.82	.00	
2179	XEROX CORPORATION	094121549	CONTRACT COPIER	08/02/2018	189.79	.00	
2179	XEROX CORPORATION	094121550	CONTRACT COPIER	08/02/2018	28.15	.00	
2179	XEROX CORPORATION	094121564	CONTRACT COPIER	08/02/2018	40.61	.00	
Total 2179:					1,446.17	.00	
2269	AFLAC	040900	ACCOUNT #y9599	08/25/2018	3,574.61	3,574.61	08/22/2018
Total 2269:					3,574.61	3,574.61	
2485	KENWORTH SALES COMPANY	IDFIN2939134	SEAL-OIL BATH NATIONAL, SE	08/06/2018	670.36	.00	
2485	KENWORTH SALES COMPANY	IDFIN2973594	55 GAL IXL W/ANTI GEL	08/24/2018	3,385.00	.00	
Total 2485:					4,055.36	.00	
2798	DPC INDUSTRIES, INC.	72700005-18	CHLORINE, 150# CYL, HAZARD	08/06/2018	3,115.91	.00	
Total 2798:					3,115.91	.00	
2842	YELLOW IRON EXCAVATION, L	29739	TRASH REMOVAL AT START	07/31/2018	160.00	.00	
Total 2842:					160.00	.00	
2934	DLT SOLUTIONS, INC.	4684353A	Architectre Engineering Construc	06/25/2018	2,169.48	.00	
Total 2934:					2,169.48	.00	
3162	TETON TRASH REMOVAL, INC.	1206	void check into proper year	05/31/2018	601.00-	.00	
3162	TETON TRASH REMOVAL, INC.	1206	void check into proper year	05/31/2018	601.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 3162:					.00	.00	
3237	MCI FLEET SUPPORT, INC.	3671128	SPRING-GAS	08/07/2018	311.08	.00	
Total 3237:					311.08	.00	
3303	BRISTOL, JAMES	6215	letterhead	06/26/2018	220.00	.00	
Total 3303:					220.00	.00	
3340	BARNHILL LANDSCAPING INC	9719	PROJ: 2018 SIDEWALK/LANDSC	08/08/2018	2,564.10	.00	
Total 3340:					2,564.10	.00	
3407	INTERMOUNTAIN SWEEPER C	106406	LATCH-DST SERV. DOOR , FRE	08/13/2018	123.00	.00	
Total 3407:					123.00	.00	
3408	E.R. OFFICE EXPRESS	09894	NAME INSERT	07/25/2018	69.95	.00	
3408	E.R. OFFICE EXPRESS	10110	CUSTOM STAMP	08/22/2018	105.98	.00	
3408	E.R. OFFICE EXPRESS	10149	CALCULATOR TAPE	08/22/2018	6.42	.00	
3408	E.R. OFFICE EXPRESS	10190	CALCULATOR TAPE	08/27/2018	37.86	.00	
Total 3408:					220.21	.00	
3420	VISA	1016 0818	SHELL	07/24/2018	4.33	4.33	08/17/2018
3420	VISA	1016 0818	SHELL	07/24/2018	38.26	38.26	08/17/2018
3420	VISA	1016 0818	SAPPORO	07/24/2018	32.64	32.64	08/17/2018
3420	VISA	1065 0818	USPS	07/24/2018	3.95	3.95	08/17/2018
3420	VISA	1065 0818	WYOMING STATE BAR	07/24/2018	450.00	450.00	08/17/2018
3420	VISA	1065 0818	STAPLES	07/24/2018	26.49	26.49	08/17/2018
3420	VISA	1065 0818	AMERICAN BAR ASSOC	07/24/2018	334.00	334.00	08/17/2018
3420	VISA	1065 0818	PINKY G'S	07/24/2018	68.25	68.25	08/17/2018
3420	VISA	1065 0818	NATIONAL MUSEUM WILDLIFE	07/24/2018	100.00	100.00	08/17/2018
3420	VISA	1065 0818	E. LEAVEN	07/24/2018	85.65	85.65	08/17/2018
3420	VISA	1073 0818	ALBERTSON	07/24/2018	169.70	169.70	08/17/2018
3420	VISA	1073 0818	MANDALAY BAY HOTEL	07/24/2018	1,859.43	1,859.43	08/17/2018
3420	VISA	1073 0818	RAINFOC WARE CONFERENCE	07/24/2018	1,795.00	1,795.00	08/17/2018
3420	VISA	1123 0818	CONOCO	07/24/2018	34.54	34.54	08/17/2018
3420	VISA	1123 0818	FIREROCK STEAKHOUSE	07/24/2018	32.18	32.18	08/17/2018
3420	VISA	1123 0818	PIT STOP	07/24/2018	41.42	41.42	08/17/2018
3420	VISA	1123 0818	ALBERTSON	07/24/2018	170.75	170.75	08/17/2018
3420	VISA	1123 0818	HIGH COUNTRY OUTFITTERS	07/24/2018	180.15	180.15	08/17/2018
3420	VISA	1123 0818	GALLS	07/24/2018	215.94	215.94	08/17/2018
3420	VISA	1255 0818	PILOT	07/24/2018	64.70	64.70	08/17/2018
3420	VISA	1255 0818	QDOBA	07/24/2018	10.57	10.57	08/17/2018
3420	VISA	1255 0818	JIMMY JOHNS	07/24/2018	10.15	10.15	08/17/2018
3420	VISA	2030 0818	DIY LETTERING	07/24/2018	107.49	107.49	08/17/2018
3420	VISA	2030 0818	BLAUR MANUFACTURING	07/24/2018	439.92	439.92	08/17/2018
3420	VISA	2030 0818	DETAIL DRIVEN	07/24/2018	100.00	100.00	08/17/2018
3420	VISA	5207 0818	EXXOMN	07/24/2018	10.95	10.95	08/17/2018
3420	VISA	5207 0818	EXXOMN	07/24/2018	40.66	40.66	08/17/2018
3420	VISA	5207 0818	ACE HARDWARE	07/24/2018	17.97	17.97	08/17/2018
3420	VISA	5207 0818	ACE HARDWARE	07/24/2018	16.97	16.97	08/17/2018
3420	VISA	5207 0818	AMAZON MENS BOOTS	07/24/2018	91.13	91.13	08/17/2018
3420	VISA	5207 0818	FEDEX	07/24/2018	93.05	93.05	08/17/2018
3420	VISA	5215 0818	LITTLE AMERICA	07/24/2018	326.70	326.70	08/17/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3420 VISA		5215 0818	LITTLE AMERICA	07/24/2018	20.23	20.23	08/17/2018
3420 VISA		5215 0818	ONLINE WEB SERVICES	07/24/2018	359.00	359.00	08/17/2018
3420 VISA		5215 0818	COCA COLA	07/24/2018	17.15	17.15	08/17/2018
3420 VISA		5215 0818	DOMINOS	07/24/2018	35.87	35.87	08/17/2018
3420 VISA		5215 0818	PILOT	07/24/2018	27.49	27.49	08/17/2018
3420 VISA		5215 0818	AMAZON POP UPS	07/24/2018	14.27	14.27	08/17/2018
3420 VISA		5215 0818	AMAZON air freshner	07/24/2018	13.95	13.95	08/17/2018
3420 VISA		5215 0818	AMAZON FIRST AID CABINET	07/24/2018	116.59	116.59	08/17/2018
3420 VISA		5215 0818	AMAZON OFFICE SUPPLIES	07/24/2018	79.40	79.40	08/17/2018
3420 VISA		5215 0818	SUNMART	07/24/2018	37.40	37.40	08/17/2018
3420 VISA		5215 0818	PILOT	07/24/2018	27.49-	27.49-	08/17/2018
3420 VISA		5215 0818	AMAZON POP UPS	07/24/2018	14.27-	14.27-	08/17/2018
3420 VISA		5215 0818	AMAZON air freshner	07/24/2018	13.95-	13.95-	08/17/2018
3420 VISA		5215 0818	AMAZON FIRST AID CABINET	07/24/2018	116.59-	116.59-	08/17/2018
3420 VISA		5215 0818	AMAZON OFFICE SUPPLIES	07/24/2018	79.40-	79.40-	08/17/2018
3420 VISA		5215 0818	SUNMART	07/24/2018	37.40-	37.40-	08/17/2018
3420 VISA		5215 0818	PILOT	07/24/2018	27.49	27.49	08/17/2018
3420 VISA		5215 0818	AMAZON POP UPS	07/24/2018	14.27	14.27	08/17/2018
3420 VISA		5215 0818	AMAZON air freshner	07/24/2018	13.95	13.95	08/17/2018
3420 VISA		5215 0818	AMAZON FIRST AID CABINET	07/24/2018	116.59	116.59	08/17/2018
3420 VISA		5215 0818	AMAZON OFFICE SUPPLIES	07/24/2018	79.40	79.40	08/17/2018
3420 VISA		5215 0818	SUNMART	07/24/2018	37.40	37.40	08/17/2018
3420 VISA		5397 0818	STAPLES	07/24/2018	79.99	79.99	08/17/2018
3420 VISA		5397 0818	KMART	07/24/2018	121.81	121.81	08/17/2018
3420 VISA		5397 0818	LEISURE SPORTS	07/24/2018	89.50	89.50	08/17/2018
3420 VISA		5397 0818	LEINZ DELEGATION EXPENSES	07/24/2018	3,675.58	3,675.58	08/17/2018
3420 VISA		5397 0818	LEINZ DELEGATION EXPENSES	07/24/2018	1,768.39	1,768.39	08/17/2018
3420 VISA		5397 0818	ATOMIC	07/24/2018	662.50	662.50	08/17/2018
3420 VISA		6106 0818	FED EX	07/24/2018	37.45	37.45	08/17/2018
3420 VISA		6106 0818	FED EX	07/24/2018	37.45	37.45	08/17/2018
3420 VISA		6106 0818	FED EX	07/24/2018	25.95	25.95	08/17/2018
3420 VISA		6593 0818	ICMA REGISTRATION	07/24/2018	1,349.00	1,349.00	08/17/2018
3420 VISA		6593 0818	ICMA REGISTRATION	07/24/2018	1,250.00	1,250.00	08/17/2018
3420 VISA		6593 0818	BOXWOOD TECH	07/24/2018	495.00	495.00	08/17/2018
3420 VISA		6593 0818	CREDIT	07/24/2018	195.00-	195.00-	08/17/2018
3420 VISA		6593 0818	CREDIT	07/24/2018	195.00-	195.00-	08/17/2018
3420 VISA		6593 0818	DLT SOLUTIONS	07/24/2018	2,169.48	2,169.48	08/17/2018
3420 VISA		6817 0818	CONOCO	07/24/2018	59.56	59.56	08/17/2018
3420 VISA		6817 0818	MAVERICK	07/24/2018	59.89	59.89	08/17/2018
3420 VISA		6817 0818	MAVERICK	07/24/2018	22.40	22.40	08/17/2018
3420 VISA		6817 0818	ARBY'S	07/24/2018	18.13	18.13	08/17/2018
3420 VISA		6817 0818	CONOCO	07/24/2018	32.81	32.81	08/17/2018
3420 VISA		6817 0818	CONOCO	07/24/2018	78.63	78.63	08/17/2018
3420 VISA		6817 0818	CONOCO	07/24/2018	15.24	15.24	08/17/2018
3420 VISA		6817 0818	MAVERICK	07/24/2018	68.72	68.72	08/17/2018
3420 VISA		6817 0818	POPEYE'S	07/24/2018	20.04	20.04	08/17/2018
3420 VISA		6817 0818	CONOCO	07/24/2018	61.72	61.72	08/17/2018
3420 VISA		6825 0818	ACE HARDWARE	07/24/2018	21.43	21.43	08/17/2018
3420 VISA		6825 0818	ALICE TRAINING	07/24/2018	995.00	995.00	08/17/2018
3420 VISA		6825 0818	COMFORT INN	07/24/2018	535.14	535.14	08/17/2018
3420 VISA		6825 0818	STAPLES	07/24/2018	50.86	50.86	08/17/2018
3420 VISA		6825 0818	CITINTERNATIONAL	07/24/2018	500.00	500.00	08/17/2018
3420 VISA		6825 0818	UNTIED AIRLINES	07/24/2018	571.60	571.60	08/17/2018
3420 VISA		6825 0818	EXPEDIA	07/24/2018	41.00	41.00	08/17/2018
3420 VISA		6908 0818	AWS 14254570	07/24/2018	78.99	78.99	08/17/2018
3420 VISA		6908 0818	GO DADDY	07/24/2018	19.96	19.96	08/17/2018
3420 VISA		6908 0818	STAPLES	07/24/2018	144.98	144.98	08/17/2018
3420 VISA		6908 0818	DISH NETWORK	07/24/2018	119.99	119.99	08/17/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3420	VISA	6908 0818	METROFAX	07/24/2018	7.95	7.95	08/17/2018
3420	VISA	6908 0818	CONCRETE 5	07/24/2018	90.00	90.00	08/17/2018
3420	VISA	6908 0818	ALLEGIAN AIRLINES	07/24/2018	167.00	167.00	08/17/2018
3420	VISA	6908 0818	MANDALAY BAY HOTEL	07/24/2018	295.92	295.92	08/17/2018
3420	VISA	6908 0818	PRIMARY CHILDRENS	07/24/2018	57.80	57.80	08/17/2018
3420	VISA	6908 0818	PRIMARY CHILDRENS	07/24/2018	12.13	12.13	08/17/2018
3420	VISA	6908 0818	MAVERICK	07/24/2018	48.67	48.67	08/17/2018
3420	VISA	6908 0818	GO DADDY	07/24/2018	89.99	89.99	08/17/2018
3420	VISA	6908 0818	PIRIFORM SOFTWARE	07/24/2018	400.00	400.00	08/17/2018
3420	VISA	6908 0818	ITUNS	07/24/2018	42.32	42.32	08/17/2018
3420	VISA	6908 0818	DISH NETWORK	07/24/2018	112.50	112.50	08/17/2018
3420	VISA	6908 0818	MANDALAY BAY HOTEL	07/24/2018	117.92	117.92	08/17/2018
3420	VISA	6908 0818	MANDALAY BAY HOTEL	07/24/2018	2,020.44	2,020.44	08/17/2018
3420	VISA	6908 0818	IPHONE PAYMENT	07/24/2018	112.32	112.32	08/17/2018
3420	VISA	6908 0818	GO DADDY	07/24/2018	181.99	181.99	08/17/2018
3420	VISA	7294 0818	ANIMAL SHELTER SUPPLIES	07/24/2018	76.96	76.96	08/17/2018
3420	VISA	7294 0818	ANIMAL SHELTER SUPPLIES	07/24/2018	308.85	308.85	08/17/2018
3420	VISA	8144 0818	WYO ASSOC OF RURAL WATE	07/24/2018	85.00	85.00	08/17/2018
3420	VISA	8144 0818	AMAZON SANDBLAST GUN	07/24/2018	54.95	54.95	08/17/2018
3420	VISA	8144 0818	UPS	07/24/2018	31.98	31.98	08/17/2018
3420	VISA	8144 0818	JH MARKPLACE	07/24/2018	2.50	2.50	08/17/2018
3420	VISA	8144 0818	AMAZON PRIME MEMBERSHIP	07/24/2018	126.14	126.14	08/17/2018
3420	VISA	8144 0818	NATIONAL PARK ENTRY	07/24/2018	35.00	35.00	08/17/2018
3420	VISA	8144 0818	STAPLES	07/24/2018	23.31	23.31	08/17/2018
3420	VISA	8144 0818	STAPLES	07/24/2018	63.58	63.58	08/17/2018
3420	VISA	8144 0818	SIRIUS	07/24/2018	228.53	228.53	08/17/2018
3420	VISA	8144 0818	ALLRED RADIO	07/24/2018	74.50	74.50	08/17/2018
3420	VISA	8144 0818	SMITH	07/24/2018	22.09	22.09	08/17/2018
3420	VISA	8144 0818	SMITH	07/24/2018	10.89	10.89	08/17/2018
3420	VISA	8144 0818	SAFETYSIGN	07/24/2018	343.92	343.92	08/17/2018
3420	VISA	8144 0818	JACKSON HOLE CYCLE	07/24/2018	5.99	5.99	08/17/2018
3420	VISA	8185 0818	PEARL STREET BAGEKS	07/24/2018	24.00	24.00	08/17/2018
3420	VISA	8185 0818	AMAZON GIFT CARD	07/24/2018	200.00	200.00	08/17/2018
3420	VISA	8185 0818	STAPLES	07/24/2018	5.41	5.41	08/17/2018
3420	VISA	8185 0818	STAPLES	07/24/2018	66.96	66.96	08/17/2018
3420	VISA	8185 0818	TRUCK STOP	07/24/2018	7.68	7.68	08/17/2018
3420	VISA	8185 0818	TRUCK STOP	07/24/2018	25.00	25.00	08/17/2018
3420	VISA	8185 0818	RED IGUANA	07/24/2018	30.86	30.86	08/17/2018
3420	VISA	8185 0818	CREEKSIDE	07/24/2018	80.00	80.00	08/17/2018
3420	VISA	8185 0818	SMITHS	07/24/2018	20.26	20.26	08/17/2018
3420	VISA	8185 0818	HOLIDAY INN	07/24/2018	159.00	159.00	08/17/2018
3420	VISA	8185 0818	BIG HOLE BBQ	07/24/2018	159.03	159.03	08/17/2018
3420	VISA	8185 0818	ALBERTSONS	07/24/2018	13.67	13.67	08/17/2018
3420	VISA	8581 0818	UNTIED AIRLINES	07/24/2018	1,154.10	1,154.10	08/17/2018
3420	VISA	8581 0818	LEISURE SPORTS	07/24/2018	283.32	283.32	08/17/2018
3420	VISA	8581 0818	EMBASSY ROW	07/24/2018	505.46	505.46	08/17/2018
3420	VISA	8581 0818	EMBASSY ROW	07/24/2018	505.46	505.46	08/17/2018
3420	VISA	8581 0818	UNTIED AIRLINES	07/24/2018	1,154.10	1,154.10	08/17/2018
Total 3420:					32,227.93	32,227.93	
3453	CLARK WIRELESS	18-0020	RADIOS	03/30/2018	8,688.85	.00	
3453	CLARK WIRELESS	18-0020	RADIOS	03/30/2018	20,000.00	.00	
Total 3453:					28,688.85	.00	
3500	BISON LUMBER	1808-686560	9X3 STAINLESS STEEL SCREW	08/06/2018	59.86	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 3500:					59.86	.00	
3527	UPS	0000129VW43	SHIPPING CHARGE-POLICE	08/11/2018	40.57	.00	
Total 3527:					40.57	.00	
3596	ADVANCED GLASS TRIM, LLC	25404	WINDSHIELD #594- 2016 CHEV	08/14/2018	320.00	.00	
Total 3596:					320.00	.00	
3619	WY CHILD SUPPORT ENFORCE	082918	case #209790 GALLEGHER	08/29/2018	146.76	146.76	08/29/2018
Total 3619:					146.76	146.76	
3727	TREFREN, TRACEY	081718	TRAVEL EXPENSES	08/17/2018	112.70	.00	
Total 3727:					112.70	.00	
3761	RAE, JOSHUA	35	MATERIALS FROM MONTANA-	08/14/2018	9,300.00	.00	
3761	RAE, JOSHUA	36-08.14.2018	LABOR- TEAR OFF AND DECKI	08/14/2018	600.00	.00	
3761	RAE, JOSHUA	39- 08.21.18	MATERIALS, LABOR FOR FLAT	08/21/2018	6,800.00	.00	
Total 3761:					16,700.00	.00	
3794	FISH CREEK VET CLINIC, LLC	55503	RABIES	07/10/2018	15.00	.00	
Total 3794:					15.00	.00	
3824	SALT RIVER AUTO BODY, INC	1732	BUS #2010- PARTS, LABOR, PAI	08/15/2018	2,522.50	.00	
3824	SALT RIVER AUTO BODY, INC	1733	REFN 2 SIDE PANALS: LABOR	08/15/2018	441.00	.00	
Total 3824:					2,963.50	.00	
3876	FITZGERALD, TODD	1213	SPRUCE TREE REMOVAL GLE	08/16/2018	1,062.50	.00	
Total 3876:					1,062.50	.00	
3932	MILLER SANITATION	12180	CITY CANS 74/DAY EXTRA 1 DA	08/16/2018	7,770.00	.00	
3932	MILLER SANITATION	12181	START BUS ROUTE SEPTEMBE	08/16/2018	420.00	.00	
Total 3932:					8,190.00	.00	
3955	THOMSON WEST	838640764	INFORMATION CHARGES	08/01/2018	350.45	.00	
3955	THOMSON WEST	838640764	INFORMATION CHARGES	08/01/2018	700.90	.00	
3955	THOMSON WEST	838728334	LIBRARY PLAN CHANGES	08/04/2018	42.06	.00	
Total 3955:					1,093.41	.00	
3961	CHARTER	002091806281	150 E PEARL july18	06/28/2018	1,612.26	.00	
3961	CHARTER	002091807281	MONTHLY SERVICES	07/28/2018	1,617.03	.00	
3961	CHARTER	030285207171	BUSINESS INTERNET	07/17/2018	59.99	.00	
Total 3961:					3,289.28	.00	
4046	TIMBERLINE CONCRETE	3038	3000 PSI, SHORT LOAD, TRUCK	08/10/2018	176.25	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4046:					176.25	.00	
4078	AQUASHIELD, INC	00297-3	13 4" PERLITE REPLACEMENT	08/09/2018	465.00	.00	
Total 4078:					465.00	.00	
4198	RESPOND FIRST AID SYSTEMS	193229	FIRST AID KIT SUPPLIES @ PU	08/14/2018	805.54	.00	
4198	RESPOND FIRST AID SYSTEMS	193234	FIRST AID KIT SUPPLIES	08/15/2018	56.10	.00	
4198	RESPOND FIRST AID SYSTEMS	193255	FIRST AID KIT SUPPLIES	08/22/2018	108.04	.00	
Total 4198:					969.68	.00	
4212	GILLIG LLC	40483128	AIR SLIDE CYLINDER, SLIDERS	07/31/2018	114.50	.00	
4212	GILLIG LLC	40484027	ROAD SIDE W/TINT WINDSHIEL	08/02/2018	408.20	.00	
4212	GILLIG LLC	40484028	ROAD SIDE W/TINT WINDSHIEL	08/02/2018	816.40	.00	
4212	GILLIG LLC	40484458	SLIDE RELEASE HANDLE	08/03/2018	29.65	.00	
4212	GILLIG LLC	40484918	LOW COOLANT WARNING SWI	08/06/2018	196.74	.00	
4212	GILLIG LLC	40485494	TRANSMISSION COOLER	08/07/2018	1,724.90	.00	
4212	GILLIG LLC	40485495	LH DRAGLINK TIERRO END	08/07/2018	79.44	.00	
4212	GILLIG LLC	40487244	HYD PUMP FOR ISL W/SAE GA	08/13/2018	26.52	.00	
4212	GILLIG LLC	40488264	BRACKET AND SOLENOID ASM	08/15/2018	535.44	.00	
4212	GILLIG LLC	40488265	PIPE EXH TURBO OUTLET SST,	08/15/2018	416.58	.00	
4212	GILLIG LLC	40489870	MOTOR ASM SSLF, RH WIPER	08/21/2018	295.78	.00	
4212	GILLIG LLC	40489871	VOLTAGE REGULATOR, BULKH	08/21/2018	295.83	.00	
4212	GILLIG LLC	40490769	AIR COOLED ALTERNATOR	08/23/2018	2,576.98	.00	
4212	GILLIG LLC	40490770	AIR FILTER ASM	08/23/2018	586.32	.00	
4212	GILLIG LLC	40491153	HUB PILOT DURABRITE FLG W	08/24/2018	583.08	.00	
4212	GILLIG LLC	40491574	EQUALIZER- BATTERY VOLTAG	08/27/2018	827.09	.00	
Total 4212:					9,513.45	.00	
4292	Commercial Tire-ID Falls	111648	265/70R17 FALKEN WILDPEAK	07/19/2018	649.40	.00	
4292	Commercial Tire-ID Falls	111913	235/75R15 FS DEST OWL	07/30/2018	419.76	.00	
4292	Commercial Tire-ID Falls	112161	LT265/70R17 FALKEN	08/08/2018	857.68	.00	
4292	Commercial Tire-ID Falls	112508	265/70R17 DISC AT3	08/22/2018	1,521.92	.00	
Total 4292:					3,448.76	.00	
4320	WARNER TRUCK CENTER	X101200499:0	SEAL KIT	08/08/2018	43.46	.00	
4320	WARNER TRUCK CENTER	X101200629:0	HEX FLANGE HEAD CAP SCRE	08/08/2018	51.96	.00	
4320	WARNER TRUCK CENTER	X101200629:0	HEX FLANGE HEAD CAP SCRE	08/21/2018	17.32	.00	
4320	WARNER TRUCK CENTER	X101201869:0	HYD PUMP GASKET	08/13/2018	20.60	.00	
Total 4320:					133.34	.00	
4359	SHERWIN-WILLIAMS CO.	3746-2	QP INLETS TRNR, SF REED CH	08/14/2018	132.41	.00	
4359	SHERWIN-WILLIAMS CO.	4961-7	QT SW PLAS RATIO CON, LAC	07/26/2018	119.14	.00	
4359	SHERWIN-WILLIAMS CO.	5777-6	SF RED CH RB ZMP- 5 GAL	08/13/2018	121.10	.00	
4359	SHERWIN-WILLIAMS CO.	6075-4	CHL RBR WHT TRAFFIC- 5 GAL	08/20/2018	356.60	.00	
Total 4359:					729.25	.00	
4380	LONG BUILDING TECHNOLOGI	SRVCE009188	LABOR CHARGE- ADMIN DOOR	07/31/2018	220.00	.00	
Total 4380:					220.00	.00	
4389	APPLE INC	6746480931	VPP CREDIT VAR	07/20/2018	100.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4389:					100.00	.00	
4412	TOTALFUNDS BY HASLER	7900 9029 081	POSTAGE	08/12/2018	1,000.00	.00	
Total 4412:					1,000.00	.00	
4485	BLISS CARGO	12175	DELIVERY OF PACKAGE FORM	08/01/2018	25.75	.00	
Total 4485:					25.75	.00	
4514	TEAM LABORATORY CHEMICA	INV0012450	FINE ROAD PATCH (50 BAGS)	07/31/2018	847.50	.00	
Total 4514:					847.50	.00	
4614	C & A PROFESSIONAL CLEANI	082818- PPG	CLEANING SERVICE AUGUST 2	08/31/2018	356.44	.00	
4614	C & A PROFESSIONAL CLEANI	082818- TH	CLEANING SERVICE AUGUST 2	08/28/2018	3,983.56	.00	
4614	C & A PROFESSIONAL CLEANI	082818-GYM	CLEANING SERVICE AUGUST 2	08/28/2018	951.62	.00	
4614	C & A PROFESSIONAL CLEANI	082818-PW	CLEANING SERVICE AUGUST 2	08/28/2018	2,227.96	.00	
4614	C & A PROFESSIONAL CLEANI	082818-TH	CLEANING SERVICE AUGUST 2	08/31/2018	70.00	.00	
Total 4614:					7,589.58	.00	
4623	MSC INDUSTRIAL SUPPLY CO	2302310001	SORBENT UNIVERSAL PAD, CU	07/27/2018	286.39	.00	
4623	MSC INDUSTRIAL SUPPLY CO	2336357001	BRAKE CLEANER, FLT WAHER,	08/10/2018	127.54	.00	
4623	MSC INDUSTRIAL SUPPLY CO	2336375001	TERM-BOWMA CRIMP, VELCR	08/10/2018	91.78	.00	
Total 4623:					505.71	.00	
4699	SNAKE RIVER ROASTING	601894	COFFEE	08/09/2018	48.45	.00	
4699	SNAKE RIVER ROASTING	602075	COFFEE- FOR PW	08/14/2018	96.90	.00	
4699	SNAKE RIVER ROASTING	602083	COFFEE	08/16/2018	101.75	.00	
4699	SNAKE RIVER ROASTING	602262	COFFEE	08/23/2018	48.45	.00	
Total 4699:					295.55	.00	
4709	FLEETPRIDE	8050946	FAB-HOSE-IND	07/19/2018	84.10	.00	
4709	FLEETPRIDE	8052145	U-JOINT LIT	07/19/2018	67.85	.00	
4709	FLEETPRIDE	8053660	REUSABLE COUPLING	07/19/2018	24.36	.00	
4709	FLEETPRIDE	8065197	MACHINE CHARGE	07/19/2018	107.28	.00	
4709	FLEETPRIDE	84371382	CREDIT: TRABSNISSION REPAI	06/16/2017	2,329.80-	.00	
4709	FLEETPRIDE	85036973	YOKE SHAFT, SLIP YOKE ASSY	05/19/2017	822.79	.00	
4709	FLEETPRIDE	85168662	1" LONG DROP 90 HYD FITTING	05/25/2017	217.95	.00	
4709	FLEETPRIDE	8602680	DIXON 3/4" WING COUPLER, IN-	08/13/2018	53.92	.00	
4709	FLEETPRIDE	88318256	5"X48" ID CHROME CURVED ST	10/19/2017	95.58	.00	
4709	FLEETPRIDE	92302884	C10-C12 STERLING TENSIONE	02/15/2018	158.21	.00	
4709	FLEETPRIDE	94079536	TYPE 24 SERVICE CHAMBER L	05/04/2018	70.42	.00	
4709	FLEETPRIDE	96394220	GATE AIR DUTE HOSE, FRT	06/20/2018	426.20	.00	
Total 4709:					201.14-	.00	
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	2060262	MONTHLY SERVICES	08/01/2018	35.41	.00	
4720	SILVERSTAR	2060262	INTERNET SERVICES	08/01/2018	2,273.31	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4720:					2,308.72	.00	
4732	ERIKS NORTH AMERICA, INC	IF108439	1" FULL PORT SS BALL VALVUE	08/16/2018	240.24	.00	
Total 4732:					240.24	.00	
4736	IDAHO CHILD SUPPORT RECEI	082918	case#236965 christensen	08/29/2018	350.50	350.50	08/29/2018
Total 4736:					350.50	350.50	
4768	GLOBAL EQUIPMENT COMPAN	113090356	GLOBAL INDUSTRAIL BOTTLES	08/21/2018	363.27	.00	
Total 4768:					363.27	.00	
4774	BIG R RANCH & HOME	1337154	NUT BOLT WASHERS	08/02/2018	2.38	.00	
4774	BIG R RANCH & HOME	1338271	JEANS	08/08/2018	49.99	.00	
Total 4774:					52.37	.00	
4887	CONTROL SYSTEM TECHNOLO	9064	SOFTWARE @ WWTP	08/20/2018	1,574.00	.00	
Total 4887:					1,574.00	.00	
4931	SNOW KING HOTEL	081618	DEPOSIT	08/16/2018	945.00	.00	
4931	SNOW KING HOTEL	082918	DEPOSIT	08/29/2018	530.00	.00	
Total 4931:					1,475.00	.00	
4988	HD FOWLER COMPANY	14923023	BILLABLE FRT	08/14/2018	15.00	.00	
Total 4988:					15.00	.00	
4990	Swagit Productions, LLC	11174	Video Streaming service for june1	06/30/2018	1,775.00	.00	
4990	Swagit Productions, LLC	11362	STREAM SERVICES JULY	07/31/2018	1,775.00	.00	
Total 4990:					3,550.00	.00	
5020	SCARLETT, SEAN	082118	RELEASE BOND 674/675 E HAL	08/21/2018	8,000.00	8,000.00	08/21/2018
Total 5020:					8,000.00	8,000.00	
5022	VISION SERVICE PLAN - (WY)	9537354205	SEPTEMBER PREMIUM	08/17/2018	1,681.14	1,681.14	08/22/2018
Total 5022:					1,681.14	1,681.14	
5026	PELLETIER, CARL	082318	REIMBURSE LIENZ WELCOME	08/23/2018	785.96	.00	
Total 5026:					785.96	.00	
5037	OLDCASTLE PRECAST INC	230198108	GRATE ONLY	07/30/2018	1,050.00	.00	
Total 5037:					1,050.00	.00	
5085	CORNFORTH CONSULTANTS, I	11142	WEST BROADWAY SLIDE CON	08/07/2018	10,616.48	.00	
Total 5085:					10,616.48	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
5111	SCHMILLEN, SCOTT	01703	FIXTURE CLEANING @ PARKIN	07/25/2018	237.50	.00	
5111	SCHMILLEN, SCOTT	01704	FIXTURE CLEANING @ DELON	07/25/2018	237.50	.00	
5111	SCHMILLEN, SCOTT	01705	FIXTURE CLEANING @ HOME R	07/25/2018	522.50	.00	
5111	SCHMILLEN, SCOTT	01706	FIXTURE CLEANING @ MILLER	07/25/2018	190.00	.00	
Total 5111:					1,187.50	.00	
5155	JELLY DONUT, LLC	12000	WINDSHIELD REPAIRS 202 207	08/14/2018	360.00	.00	
Total 5155:					360.00	.00	
5174	HORIZON LANDSCAPE SERVIC	1851	PROJ: 2018 SIDEWALK-LANDS	08/16/2018	2,899.10	.00	
5174	HORIZON LANDSCAPE SERVIC	1851	PROJ: 2018 SIDEWALK-LANDS	08/16/2018	2,899.10	.00	
5174	HORIZON LANDSCAPE SERVIC	1851	PROJ: 2018 SIDEWALK-LANDS	08/16/2018	2,899.10	.00	
5174	HORIZON LANDSCAPE SERVIC	1851	PROJ: 2018 SIDEWALK-LANDS	08/16/2018	5,798.20	.00	
Total 5174:					14,495.50	.00	
5244	ISC, INC	SIN025670	CISCO SUPPORT	07/25/2018	12,241.42	.00	
Total 5244:					12,241.42	.00	
5280	ROUTEMATCH SOFTWARE, INC	36250	RM PAY CONTRACT	07/27/2018	1,875.00	.00	
Total 5280:					1,875.00	.00	
5302	PARTSMASTER	23319604	Z-DISK II DIE GRINDER DISK, E	08/15/2018	426.14	.00	
Total 5302:					426.14	.00	
5379	SALTUS TECHNOLOGIES, LLC	1808-02	digiticket support & maintenance	08/01/2018	6,050.00	.00	
Total 5379:					6,050.00	.00	
5473	KELLERSTRASS ENTERPRISES	970462	DRUM DEPOSIT, DRUM RETUR	08/01/2018	1,036.00	.00	
5473	KELLERSTRASS ENTERPRISES	971228	DF#2 DYED ULTRA LOW SULFU	08/07/2018	28,471.16	.00	
5473	KELLERSTRASS ENTERPRISES	973602	DF#2 DYED ULTRA LOW SULFU	08/20/2018	11,183.39	.00	
5473	KELLERSTRASS ENTERPRISES	973602-1	MIDGRADE 87 E-10	08/20/2018	17,916.16	.00	
Total 5473:					58,606.71	.00	
5607	LINCOLN COUNTY SHERIFF	100 0818	CONTRACT LAW ENFORCEME	08/14/2018	11,440.00	.00	
Total 5607:					11,440.00	.00	
5632	SNAKE RIVER MEP COMPLETE,	1461	VAV SERVICE @ START BUSS	08/06/2018	135.00	.00	
Total 5632:					135.00	.00	
5637	TIGHE, JOHN	15682	STRETH FIT	08/02/2018	63.90	.00	
5637	TIGHE, JOHN	15797	9-PC 3/8"	08/09/2018	164.10	.00	
5637	TIGHE, JOHN	15921	CHASSIS EAR, 29PC HYPER	08/16/2018	495.90	.00	
5637	TIGHE, JOHN	16053	RECHARGEABLE HR7	08/23/2018	144.00	.00	
Total 5637:					867.90	.00	
5666	TRANSIT TALENT LLC	2021808	TRANSIT SUPERVISOR AD	08/28/2018	110.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 5666:					110.00	.00	
5726	AMAZON	161Y-4JPP-7L	BATTERIES	08/08/2018	1,118.99	.00	
5726	AMAZON	1FQR-WWFK-	DRONE ACCSSORY	08/08/2018	409.22	.00	
Total 5726:					1,528.21	.00	
5734	GREENWAY PAINTING LLC	000344	OFFICE WINDOW @ TOWN HAL	08/13/2018	300.00	.00	
Total 5734:					300.00	.00	
5738	CASPER STAR TRIBUNE	44655-1	CLASSIFIED AD BUILDING OFFI	08/15/2018	697.00	.00	
Total 5738:					697.00	.00	
5808	AMERICAN FILTRATION	5162150-2	PERFECT PLEAT FILERS, CUST	08/23/2018	2,342.74	.00	
Total 5808:					2,342.74	.00	
5812	RUI INC. DBA VILLAGE GARDN	1315005	PRUNE TREES AND SHRUBS, T	07/31/2018	139.00	.00	
Total 5812:					139.00	.00	
5846	TETON TOOLS LLC	08071812352	ADAPTOR	08/07/2018	50.75	.00	
5846	TETON TOOLS LLC	08071812354	IMPACT WRENCH	08/07/2018	109.00	.00	
5846	TETON TOOLS LLC	08071812357	STRION PB RED	08/07/2018	267.00	.00	
Total 5846:					426.75	.00	
5895	TETON MOUNTAIN RANCH	4281	CONCRETE/ASPHALT, BRUSH/	07/14/2018	700.00	.00	
5895	TETON MOUNTAIN RANCH	4321	STEET SWEEPING FILL (9 LOA	08/04/2018	650.00	.00	
Total 5895:					1,350.00	.00	
5938	SINGH, JOHN	080718	CDL ENDORSMENT	08/07/2018	145.00	.00	
Total 5938:					145.00	.00	
5941	PETHEALTH SERVICES INC	SIUN12091232	ADOPTION REGISTRATION	07/31/2018	4.85	.00	
Total 5941:					4.85	.00	
5943	GREEN, JIM	082018	PLAN REVIEWS POSTAGE	08/20/2018	296.55	.00	
Total 5943:					296.55	.00	
6001	CIVICPLUS	174649	ANNUAL FEE STANDARD	07/19/2018	5,425.00	.00	
Total 6001:					5,425.00	.00	
6013	International Municipal Lawyers A	19935280	RENEWALS	07/31/2018	480.00	.00	
Total 6013:					480.00	.00	
6068	POWER ENGINEERING CO, INC	0211200-IN	CLOSED SYSTEM TRT (5 GAL/4	08/10/2018	683.10	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6068:					683.10	.00	
6156	BUCKRAIL, LLC	1356	MEMBERSHIP SUBSCRIPTION	08/30/2018	375.00	.00	
Total 6156:					375.00	.00	
6165	STEPHENS, SAM	082018	Return Sam Stephens Deposit for	08/20/2018	500.00	500.00	08/20/2018
Total 6165:					500.00	500.00	
6226	WEST COAST CODE CONSULT	UT18-579-004	PLAN REVIEW SERVICES	08/13/2018	1,995.00	.00	
Total 6226:					1,995.00	.00	
6238	HEDGES, THOMAS	082118	RELEASE BOND 674-675 E HAL	08/21/2018	4,000.00	4,000.00	08/21/2018
Total 6238:					4,000.00	4,000.00	
6239	SIMIC, BRETT	082118	RELEASE BOND B17-0096 670	08/21/2018	12,000.00	12,000.00	08/21/2018
Total 6239:					12,000.00	12,000.00	
6240	GOLIGHTLY, AMY	082118	RELEASE BOND B16-0428 855	08/21/2018	1,000.00	1,000.00	08/21/2018
Total 6240:					1,000.00	1,000.00	
6241	Ada County Sheriff's Office	082818	Court Documents	08/28/2018	55.00	55.00	08/28/2018
Total 6241:					55.00	55.00	
6242	WYOMING LAW ENFORCEMEN	073118	OET FEE FOR JULY18	07/31/2018	295.00	.00	
Total 6242:					295.00	.00	
6243	DAY WIRELESS SYSTEMS	2557	RADIO REPAIR	07/31/2018	280.00	.00	
Total 6243:					280.00	.00	
6244	BLUE360 MEDIA, LLC	INV-27656	WY CRIMINAL & TRAFFIC LAW	07/26/2018	74.25	.00	
6244	BLUE360 MEDIA, LLC	INV-27975	WY CRIMINAL & TRAFFIC LAW	08/03/2018	492.66	.00	
Total 6244:					566.91	.00	
Grand Totals:					444,132.62	72,907.48	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: August 29, 2018
MEETING DATE: September 4, 2018

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

SUBJECT: Special Event- September 11th Memorial

BACKGROUND/ALTERNATIVES:

The Jackson Hole Fire / EMS Department requests approval to host a September 11th Memorial in George Washington Memorial Park on Tuesday, September 11th from 8:00 A.M. to 9:00 A.M. The event will include a short speaking program. The applicant requests the use of parking spaces along the east side of Cache (between Deloney and Broadway) in order to park Fire Department vehicles. The applicant expects that approximately 100 spectators will attend the memorial and requests the following in association with the event:

- Council permission to use George Washington Memorial Park as described above for the memorial.
- Council permission for amplified sound associated with the memorial.
- Access to electricity.
- Access to the flag pole.
- Temporary parking closure along the east side of Cache between Deloney and Broadway. The temporary parking closure is requested from 7:00 A.M. until 10:00 A.M.
- Permission to park a Fire Department apparatus overnight in a parking space on Cache on the evening of September 10. This will be coordinated between the Fire Department and the Police Department.

The applicant is also requesting approval of the use of the Phil Baux ballfield parking lot to park several emergency responder vehicles for the annual 9/11 memorial Snow King hill climb. For the past 2 years local emergency responders have gathered at the base of Snow King to climb to the top in remembrance of the emergency responders that climbed the stairs of the World Trade Center on September 11, 2001. The applicant expects that approximately 50 participants will climb Snow King and requests the following in association with the event:

- Temporary parking closure of up to approximately 20 parking spaces in the Snow King ballfield parking lot along the north side of the parking lot (closest to center field). The temporary parking closure is requested for September 11th from 5:00 P.M. until 8:00 P.M. The applicant plans to stage approximately 3 fire trucks and up to 6 law enforcement vehicles.

The request for reserved parking at the base of Snow King is a new request for this year. The applicant has spoken with the General Manager of Snow King Mountain Resort about this request. No other formal special events are taking place in the Snow King ballfield that evening.

This event application has been distributed to all of the departments for review.

ATTACHMENTS:

Application

FISCAL IMPACT:

None

STAFF IMPACT:

Minimal

LEGAL REVIEW:

N/A

RECOMMENDATION:

Staff recommends approval of the application, subject to the following conditions and restrictions:

1. The applicant shall coordinate all set up and access to electricity with the Parks and Recreation Department at least one week prior to the event. No alterations of park amenities are permitted without the prior permission of the Parks & Recreation Department, and no items may be secured to any live forestry.
2. The applicant shall provide and be responsible for their own sound system.
3. The applicant shall clean up immediately after the event.
4. Any power or sound cords that cross walkways shall be taped and secured to prevent a tripping hazard.
5. Sidewalks and boardwalks shall not be obstructed.
6. Any other conditions or restrictions staff wishes to add upon further review of the application.
7. The applicant will coordinate any closure of the Snow King ball field parking lot with Snow King Mountain Resort.
8. The applicant will be responsible for the procurement, posting and removal of all “No Parking” signs used to close parking spaces for this event.
9. The applicant will work with the Jackson Police Department in order to follow the procedure for posting and enforcing “No Parking” signs.

SUGGESTED MOTION:

I move to approve special event application made by the Jackson Hole Fire / EMS Department to host the September 11th Memorial in the Town Square, subject to the conditions and restrictions listed in the staff report.

Special Event Application

Submit Completed Document To:

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

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



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

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

APPLICANT INFORMATION

Name of Event: 9/11 Memorial

Name of Organization: Jackson Hole Fire/EMS

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

Mailing Address: PO Box 901

City: Jackson State: WY Zip Code: 83001

Name of Person Completing Application: Brian Coe

Email Address: bcoe@tetoncountywy.gov

Work Phone: 307-690-4216 Cell Phone: _____

EVENT INFORMATION

Type of Event: ☐ Run / Walk ☐ Concert ☐ Filming ☐ Assembly
☐ Parade ☐ Festival ☐ Biking ☐ Education
☒ Other: Memorial

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

9/11 Memorial on Town Square and 9/11 Snow King Hill Climb

Location of Event: Town Square; Phil Baux Alternative Location: _____

Date(s) of Event: 9-11-18 Event Operating Hours: Town Square

Event Set Up Begins Date: September 11, 2018 Time: 07:00 am

Event Clean Up Ends Date: September 11, 2018 Time: 10:00 am

Special Event Application

EVENT INFORMATION (Continued)

Estimated Event Attendance (Spectators and Participants) Per Day: 50 Total Event: 50

Special Considerations (check all that apply):

- | | | |
|--|---|---|
| <input type="checkbox"/> Alcoholic Beverages | <input type="checkbox"/> Cooking/Grilling | <input checked="" type="checkbox"/> Electricity Requested |
| <input type="checkbox"/> Food Sales | <input type="checkbox"/> Merchandise Sales | <input type="checkbox"/> Recurring Event |
| <input type="checkbox"/> Ticketed Admission | <input checked="" type="checkbox"/> Sound Amplification | <input type="checkbox"/> Pets or Animals |
| <input type="checkbox"/> Tents | <input type="checkbox"/> Street Closure | <input type="checkbox"/> Sidewalk Closure |
| <input type="checkbox"/> Overnight Parking | <input type="checkbox"/> Overnight RV Camping | <input checked="" type="checkbox"/> Use of Town Square |

Event Co-Sponsor (s): _____

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

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

Alternative Contact Information During the Event (someone besides applicant who will be on site and available for Town personnel or Police to contact during the event):

Name: Matt Redwine Cell Phone: 307-203-7074

EVENT SITE PLAN

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

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

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

Special Event Application

STREET / SIDEWALK / PUBLIC PARKING LOT - CLOSURE REQUESTS

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

Area of Closure Request	Date(s)	Start Time	End Time
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Parking on Cache side of Town Square	9/11/2018	07:00	10:00
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Parking Lot at Phil Baux Park (base of Snow King	9/11/2018	17:00	20:00
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The applicant will be responsible for production, posting and removal of "No Parking" and "Handicap Parking" signs along Town streets where public parking spaces exist within the event site. If the event involves a closure this will be need to be coordinated with the Jackson Police Department at least 2 weeks prior to the requested closure date. Jackson Police Department: (307) 733-1430. All parking signs, road signs, cones and barricades must be taken down immediately following the event's ending time.

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

If "Yes", how many parking spaces will be unavailable due to the event: 20 parking spaces

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

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

Route Description: _____ START Bus contacted? ☐ Yes ☐ No

RESIDENT AND/OR BUSINESS NOTIFICATION

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

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

☐ Yes ☒ No

Special Event Application

TOWN EQUIPMENT REQUESTS

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

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

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

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

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

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

TOWN SERVICES REQUESTS

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

POLICE DEPARTMENT

(307) 733-1430

<input type="checkbox"/> Event Security	<input type="checkbox"/> Mounted Horse Patrol	<input type="checkbox"/> Traffic Control
<input type="checkbox"/> Race Lead Vehicle	<input type="checkbox"/> Parade Lead Vehicle	<input type="checkbox"/> General Presence
<input type="checkbox"/> Towing / Ticketing	<input checked="" type="checkbox"/> Assistance with Parking Closures	<input type="checkbox"/> Assistance with Street Closures

Please describe in detail your request: _____

Parking on the West side of Town Square will be reserved for Emergency Vehicles during _____

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

Special Event Application

TOWN SERVICES REQUESTS (Continued)

PUBLIC WORKS DEPARTMENT (307) 733-3079

☐ Street Sweeping

☐ Snow Removal

☐ Street Marking

Please describe in detail your request

PARKS AND RECREATION DEPARTMENT (307) 732-5753

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

☒ Electricity Access

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

☐ Additional Public Restroom Cleaning

Please describe in detail your request: Electrical access for 9/11 memorial on Town Square.

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

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

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

FIRE / EMS DEPARTMENT (307) 733-4732

☐ Foot Patrol

☐ Ambulance

☐ Fire Engine

☐ Rescue Truck

☐ Bicycle Patrol

☐ Event Site Inspection

Please describe in detail your request: We are organizing and will be participating in the

Special Event Application

TOWN SERVICES REQUESTS (Continued)

START BUS

(307) 732-8651

☐ Event Specific Shuttle(s)

Please describe in detail your request: _____

VOICE / MUSIC AMPLIFICATION REQUESTS

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

If "Yes", please indicate times: Start Time: 08:00 am Finish Time: 10:00 am

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

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

SIGN or BANNER REQUESTS

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

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

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

INSURANCE REQUIREMENTS

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

A certificate of insurance is attached: ☒ Yes ☐ No

Special Event Application

PORTABLE RESTROOMS AND SINKS

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

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

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

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

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

If "No", please explain: _____

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

Restroom Company: _____

Restroom Drop off / Pick Up Date for Drop Off: _____ Time for Drop Off: _____

Date for Pick Up: _____ Time for Pick Up: _____

ALCOHOL

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

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

If "Yes", what will be offered in addition to beer? _____

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

Special Event Application

VENDORS / MERCHANTS / SALES

Will anything be sold at your event?

☐ Yes

☒ No

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

Please describe any sales activity at your event:

Will any food or beverages be sold at your event?

☐ Yes

☒ No

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

TRASH REMOVAL PLAN

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

Will you be using a waste company for your waste removal plan?

☐ Yes

☒ No

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

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

When will the trash receptacles be delivered? _____

When will the trash receptacles be picked up and removed from site? _____

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

No waste should be generated.

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

Special Event Application

SUSTAINABLE EVENT PLANNING

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

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

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

RECYCLING PLAN

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

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

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

How many recycling receptacles will they (or you) supply for your event? _____

When will these recycling receptacles be delivered? _____

When will recycling receptacles be picked up and removed from site? _____

Describe your plan for collection and removal of recyclable materials during your special event:
No recycling should be generated.

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

Special Event Application

SIGNIFICANT EVENT CHANGES

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

☒ Yes

☐ No

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

No changes to the 9/11 Memorial on the Town Square. The change is the request to reserve parking at Phil Baux park for the 9/11 Hill Climb. This will allow emergency vehicles and attendees a place to park during the event.

STANDARD CONDITIONS OF APPROVAL

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

GENERAL

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

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

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

Initials: BC

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TRASH / CLEAN UP

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

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

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

STREETS

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

SIDEWALKS

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

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

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

POWER / ELECTRICAL

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

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

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

ADDITIONAL PERMIT & LICENSE FEES

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

Initials: BC

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TOWN EQUIPMENT

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

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

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

PORTABLE RESTROOMS

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

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

INSURANCE

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

FOOD / VENDING

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

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

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

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

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

Initials: BC

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

ALCOHOL

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

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

No alcohol shall be served in bottles or glass containers.

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

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

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

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

TOWN PARKS

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

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

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

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

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

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

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

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

Initials: BC

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TENTS

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

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

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

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

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

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

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

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

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

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

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

FAIR GROUNDS / RODEO GROUNDS

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

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

Initials: BC

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

ROAD CLOSURES / PUBLIC PARKING CLOSURES

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

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

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

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

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

Emergency vehicle access lanes shall be maintained during the event.

FIREWORKS

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

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

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

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

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

APPLICANT: _____

Signature

APPLICANT: Brian Coe

Printed Name

DATE: 08/21/2018

TITLE: Battalion Chief



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: August 29, 2018
MEETING DATE: September 4, 2018

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

SUBJECT: Special Event- Jackson Hole WILD Festival at the Center for the Arts

STATEMENT/PURPOSE

The Town Council approval of special events requesting public parking closures and use of Town equipment.

BACKGROUND/ALTERNATIVES

The applicant, Jackson Hole WILD (a local non-profit), requests Council permission to host the Jackson Hole WILD Wildlife Film Festival event on October 5th and 6th, 2018 at the Center for the Arts. The applicant expects approximately 3000 spectators to attend the event over the course of a two day period and requests the following in association with the event:

- Permission to close approximately 4 to 5 parking spaces on the west side of Cache Street (the parking spaces closest to the Center for the Arts Lawn). The closures are requested for Saturday, October 6th from 9:00 A.M. until 7:00 P.M. The parking spaces would be utilized by 2 local food truck vendors.
- Use of cones, barricades and signs for the closure of the parking spaces.
- An expo business license from Town staff for the street food vendors.

This special event has been approved by the Town Council in previous years with no significant changes requested. Other Special Events: Staff does not anticipate a conflict with any other special events.

The Jackson Hole WILD Wildlife Film Festival is working with the Center for the Arts for a vast majority of planning and preparations. This event meets the conditions of the lease regarding ending time of special events on the CFA Lawn (9:00 P.M.). The primary approvals that the event seeks is closure of parking spaces, and use of town cones or barriers.

This application has been submitted to all Town departments for review.

ATTACHMENTS

Special Event Application

FISCAL IMPACT

Direct income includes fees associated with the expo license. There is a minimal fiscal impact associated with staff time to process the expo application and to check out and check in barricades and road signs.

STAFF IMPACT

Minimal but includes processing the expo permit applications and checking out and checking in barricades and road signs.

LEGAL REVIEW

N/A

RECOMMENDATION

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

1. Any additional conditions or restrictions staff or Town Council wishes to add upon further review of the application.
2. The applicant must dispose of all trash generated by the event.
3. The applicant shall clean up immediately following the event.
4. All food service shall be coordinated with Teton County Environmental Health.
5. Insurance: An insurance certificate that names the "Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers" and must also state that coverage is primary and non-contributory is required. Insurance limits must be at least \$1,000,000/occurrence and \$1,000,000 aggregate. The additional insured language on the certificate may not include any limitations or exclusions. Insurance certificates are subject to the review and approval of the Town attorney.
6. All power and sound cords that cross walkways shall be taped and secured to avoid a tripping hazard.
7. All walkways and boardwalks must be kept unobstructed at all times.
8. All tents having an area in excess of 200 square feet shall require advance permitting through the Fire Department unless open on all sides (IFC 105.6.43).
9. Tents which can hold over 50 or more occupants must provide the Fire Department with a detailed site and floor plan detailing means of egress, seating capacity, location and type of heating and electrical equipment (IFC 3103.6).
10. Tents, canopies or membrane structures shall not be located within 20 feet of lot lines, buildings, other tents, canopies or membrane structures, parked vehicles or internal combustion engines (IFC 3103.8.2)
11. Tents must meet the flame propagation performance criteria of NFPA 701 (IFC 3104.2).
12. Combustible materials shall not be located within any tent, canopy or membrane structure in use for public assembly (IFC 3104.5).
13. Smoking shall not be permitted in tents, canopies or membrane structures. Approved "No Smoking" signs shall be conspicuously posted (IFC 3104.6).
14. All open flame devices are strictly prohibited within tents unless approved by the fire code official (IFC 3104.7)
15. Portable 2A:10B-C fire extinguishers shall be provided, one minimum, for tents requiring permits with a 75 foot travel distance (IFC 3104.12).
16. Any cooking performed within tents shall require advance approval by the Fire Department (IFC 3104.15.3 – 3104.15.7).
17. Generators and other internal combustion power sources shall be separated from tents, canopies or membrane structures by a minimum of 20 feet and shall be isolated from contact with the public by fencing, enclosure or other approved means (IFC 3104.19).
18. All electrical/temporary power shall be in accordance with the 2011 National Electric Code and subject to inspection from this Department (IFC 605.9).
19. Fire department access roads shall have and maintain a clear and unobstructed width of 20 feet to allow for emergency vehicle traffic along ALL areas of open and closed streets (IFC 503.2.1). Booths and tents may be erected on either side of street, however, a 20 foot straight path must be provided.
20. Review and follow all of the guidelines listed on the Jackson Hole Fire/EMS website regarding Special Event Rules, based on the 2012 International Fire Code. These rules can be obtained from the Town of Jackson website.
21. The applicant shall be responsible for the closure of requested parking spaces and the procuring, posting and removal of any signage including but not limited no parking and handicapped parking signs associated with the event.
22. An adequate number of designated handicapped parking spaces shall be established in the vicinity of the event.

23. The applicant shall be responsible for the check out, pick up, set up and return of all barricades and road signs from the Public Works Department. The applicant will be responsible for any deposit required for this equipment.
24. The applicant is expected to monitor the noise levels of the event to ensure that it is conducted in a manner that reduces the likelihood that it will disturb the residents of the surrounding area or neighborhood. In the event that complaints from residents are received, the person to whom this permit is issued shall be responsible for taking reasonable steps to see that the noise is abated in a timely manner.

SUGGESTED MOTION

I move to approve the special event application made by the Jackson Hole WILD Wildlife Film Festival subject to the conditions and restrictions listed in the staff report.

Special Event Application

Submit Completed Document To:

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



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

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

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

APPLICANT INFORMATION

Name of Event: WILD FEST

Name of Organization: JACKSON HOLE WILD

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

Mailing Address: PO Box 3940

City: Jackson State: WY Zip Code: 83001

Name of Person Completing Application: Carly McKay

Email Address: info@JHWILD.ORG

Work Phone: 307-200-3286 Cell Phone: _____

EVENT INFORMATION

Type of Event: ☐ Run / Walk ☐ Concert ☐ Filming ☐ Assembly
☐ Parade ☒ Festival ☐ Biking ☐ Education
☐ Other: _____

Description & Purpose of Event (Attach additional sheets if necessary): Wyoming's

Only Science festival where science, nature & film collide

Location of Event: 2105 S. Cache St Alternative Location: ✓
Jackson, WY 83001 Center for the Arts

Date(s) of Event: October 5 & 6 Event Operating Hours: 9-4

Event Set Up Begins Date: October 4th Time: 9 AM

Event Clean Up Ends Date: October 6th Time: 5 PM

Special Event Application

EVENT INFORMATION (Continued)

Estimated Event Attendance
(Spectators and Participants)

Per Day: 1,500+

Total Event: 3,000+

Special Considerations (check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Alcoholic Beverages | <input checked="" type="checkbox"/> Cooking/Grilling | <input type="checkbox"/> Electricity Requested |
| <input checked="" type="checkbox"/> Food Sales | <input type="checkbox"/> Merchandise Sales | <input type="checkbox"/> Recurring Event |
| <input type="checkbox"/> Ticketed Admission | <input type="checkbox"/> Sound Amplification | <input type="checkbox"/> Pets or Animals |
| <input type="checkbox"/> Tents | <input checked="" type="checkbox"/> Street Closure
(Parking) | <input type="checkbox"/> Sidewalk Closure |
| <input type="checkbox"/> Overnight Parking | <input type="checkbox"/> Overnight RV Camping | <input type="checkbox"/> Use of Town Square |

Event Co-Sponsor (s): _____

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

Will you be charging admission or a fee for your event?

☐ Yes ☒ No

Alternative Contact Information During the Event (someone besides applicant who will be on site and available for Town personnel or Police to contact during the event):

Name: Marty Camino Cell Phone: (307) 433-4431

EVENT SITE PLAN

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

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

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

Special Event Application

STREET / SIDEWALK / PUBLIC PARKING LOT - CLOSURE REQUESTS

Will the event close any street, sidewalk, alley or public parking lot?

☐ Yes

☐ No

Area of Closure Request

Date(s)

Start Time

End Time

S. cache st, next to center for the Arts
Lawn/Park Oct 16th 9AM - 7PM

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

Will the event restrict / close access to any public parking spaces?

☒ Yes

☐ No

If "Yes", how many parking spaces will be unavailable due to the event: 4 parking spaces

Will the event closure requests impact any START Bus routes?

☐ Yes

☒ No

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

Route Description: START Bus contacted?

☐ Yes

☐ No

RESIDENT AND/OR BUSINESS NOTIFICATION

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

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

☐ Yes

☒ No

In communication with Center for the Arts

Special Event Application

TOWN EQUIPMENT REQUESTS

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

_____ Large Street Barricades

_____ "Road Closed" Street Signs

_____ Small Sidewalk Barricades

_____ "Local Traffic Only" Street Signs

_____ 28 Inch Street Cones

_____ "Detour" Street Signs

_____ Candlestick Cones

_____ 32-Gallon Recycling Bins

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

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

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

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

TOWN SERVICES REQUESTS

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

POLICE DEPARTMENT

(307) 733-1430

☐ Event Security

☐ Mounted Horse Patrol

☐ Traffic Control

☐ Race Lead Vehicle

☐ Parade Lead Vehicle

☐ General Presence

☐ Towing / Ticketing

☒ Assistance with
Parking Closures

☐ Assistance with
Street Closures

Please describe in detail your request:

TBD

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

Special Event Application

TOWN SERVICES REQUESTS (Continued)

PUBLIC WORKS DEPARTMENT (307) 733-3079

☐ Street Sweeping

☐ Snow Removal

☐ Street Marking

Please describe in detail your request:

N/A

PARKS AND RECREATION DEPARTMENT (307) 732-5753

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

☐ Electricity Access

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

☐ Additional Public Restroom Cleaning

Please describe in detail your request:

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

Is the requested event site a public park or ball field?

☐ Yes

☒ No

If "Yes", has the site been reserved with Parks and Recreation?

☐ Yes

☒ No

FIRE / EMS DEPARTMENT (307) 733-4732

☐ Foot Patrol

☐ Ambulance

☐ Fire Engine

☐ Rescue Truck

☐ Bicycle Patrol

☐ Event Site Inspection

Please describe in detail your request:

N/A

Special Event Application

TOWN SERVICES REQUESTS (Continued)

START BUS

(307) 732-8651

☐ Event Specific Shuttle(s)

Please describe in detail your request: _____

VOICE / MUSIC AMPLIFICATION REQUESTS

Will your event have any amplified sound?

☐ Yes

☒ No

If "Yes", please indicate times:

Start Time: _____

Finish Time: _____

Will your event feature any musical entertainment?

☐ Yes

☒ No

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

SIGN or BANNER REQUESTS

Are you requesting to hang signs or banners?

☐ Yes

☒ No

If "Yes", have you completed a sign permit application?

☐ Yes

☒ No

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

INSURANCE REQUIREMENTS

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

A certificate of insurance is attached:

☐ Yes

☒ No

To be supplied prior to event

Special Event Application

PORTABLE RESTROOMS AND SINKS

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

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

Do you plan to provide portable restroom facilities?

☐ Yes

☒ No

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

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

If "No", please explain: restroom facilities at venue /
center for the Arts

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

Restroom Company: _____

Restroom Drop off / Pick Up

Date for Drop Off: _____ Time for Drop Off: _____

Date for Pick Up: _____ Time for Pick Up: _____

ALCOHOL

Will there be alcoholic beverages at the event?

☐ Yes

☒ No

Will you be offering any alcoholic beverages besides beer?

☐ Yes

☒ No

If "Yes", what will be offered in addition to beer? _____

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

Special Event Application

VENDORS / MERCHANTS / SALES

Will anything be sold at your event?

☒ Yes

☒ No

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

Please describe any sales activity at your event: Food vendors

Will any food or beverages be sold at your event?

☒ Yes

☐ No

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

TRASH REMOVAL PLAN

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

Will you be using a waste company for your waste removal plan?

☒ Yes

☐ No

If "Yes", which company will you be using? VIA center for the arts

How many trash receptacles will be supplied for your event? N/A

When will the trash receptacles be delivered? N/A

When will the trash receptacles be picked up and removed from site? N/A

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

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

Special Event Application

SUSTAINABLE EVENT PLANNING

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

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

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

RECYCLING PLAN

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

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

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

How many recycling receptacles will they (or you) supply for your event? per center for the Arts

When will these recycling receptacles be delivered? N/A

When will recycling receptacles be picked up and removed from site? N/A

Describe your plan for collection and removal of recyclable materials during your special event: _____

per center for the Arts

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

Special Event Application

SIGNIFICANT EVENT CHANGES

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

☒ Yes

☐ No

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

NONE

STANDARD CONDITIONS OF APPROVAL

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

GENERAL

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

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

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

Initials:

CRM

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TRASH / CLEAN UP

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

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

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

STREETS

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

SIDEWALKS

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

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

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

POWER / ELECTRICAL

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

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

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

ADDITIONAL PERMIT & LICENSE FEES

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

Initials: CRM

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TOWN EQUIPMENT

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

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

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

PORTABLE RESTROOMS

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

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

INSURANCE

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

FOOD / VENDING

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

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

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

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

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

Initials: CRM

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

ALCOHOL

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

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

No alcohol shall be served in bottles or glass containers.

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

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

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

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

TOWN PARKS

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

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

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

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

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

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

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

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

Initials: CRM

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TENTS

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

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

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

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

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

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

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

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

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

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

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

FAIR GROUNDS / RODEO GROUNDS

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

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

Initials: CEM

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

ROAD CLOSURES / PUBLIC PARKING CLOSURES

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

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

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

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

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

Emergency vehicle access lanes shall be maintained during the event.

FIREWORKS

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

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

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

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

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

APPLICANT: Carly McKay
Signature

APPLICANT: CARLY MCKAY
Printed Name

DATE: 7/27/2018

TITLE: Event Coordinator



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: AUGUST 30 2018
MEETING DATE: SEPTEMBER 4, 2018

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

APPLICANT: SHERVINS

SUBJECT: TEMPORARY SIGN PERMIT – SHERVINS FALL TIRE SALE

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 two temporary banners to be located at Shervins (400 S. Highway 89) during:

September 4, 2018 – September 22, 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 Council's 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 Shervins (400 S. Highway 89), subject to the following conditions:

1. The use of the site shall be granted by the property owner.
2. The sign shall not be located on the sidewalks or in the public right of way.
3. The sign for Shervins may be installed during: September 4, 2018 – September 22, 2018

SUGGESTED MOTION

I move to **approve** the temporary banners in conjunction with Shervins, subject to three (3) conditions of approval.

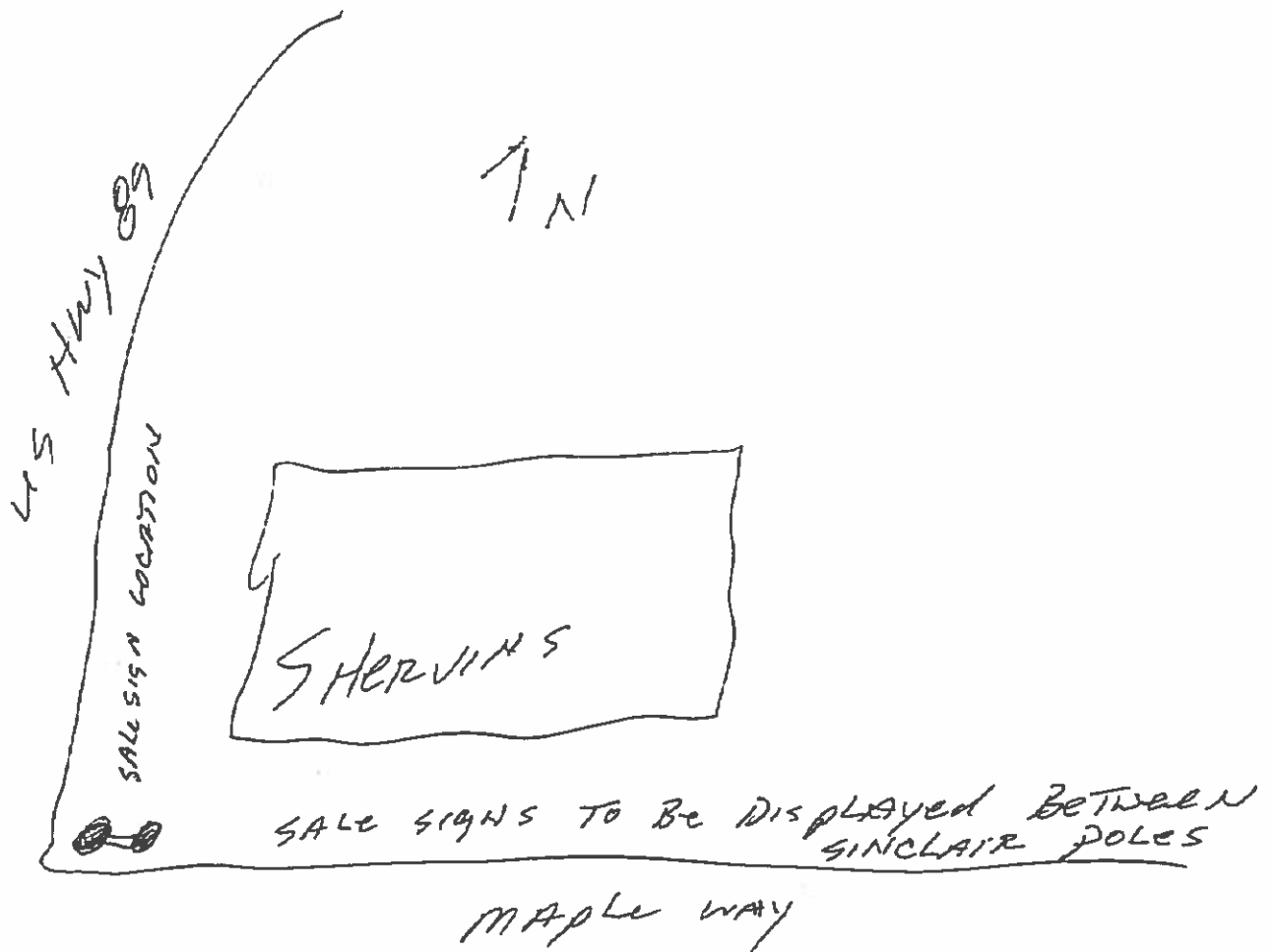
(Although Staff is not making a recommendation of the application, the motion is made in the affirmative.)



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

Title

2 SIGNS 2.5' x 10' MADE OF
VINYL SIGN SAYS "TIRE SALE"





TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: August 29th, 2018
MEETING DATE: September 4th, 2018

SUBMITTING DEPARTMENT: Public Works
DEPARTMENT DIRECTOR: Floren Poliseo
PRESENTER: Johnny Ziem

SUBJECT: To Award Bid # 19-03 for the purchase of an All-Wheel Drive Wagon

STATEMENT/PURPOSE

The purpose of this item is to accept and award Bid # 19-03 for the purchase of an All-Wheel Drive Wagon for the Town Administrator position.

BACKGROUND/ALTERNATIVES

The Public Works Department administers the bidding and purchasing of all new vehicles for the Town of Jackson. When tasked with the purchase of any new vehicle, Public Works will work directly with each submitting department to consider current and future vehicular needs, potential vehicle types, and how each vehicle will be used. This information is important because each department has been challenged to look for efficiency gains when making new vehicle purchases (when possible).

This vehicle will be purchased for and assigned to the Town Administrator position. The current vehicle being used by any position is usually traded upon final purchase of the new vehicle. Staff feels that the current vehicle being used by this position (Chevy Sonic) would serve the need of a parking enforcement vehicle for the Police Department. As you may recall in the July 2nd, 2018, Town Mangers Report, the Police Department was looking for a replacement of the all-electric GEM currently being used for parking enforcement. Public Works and the Police Department both agree that the Chevy Sonic would serve the Town's parking enforcement needs, therefore not requiring the purchase of new gas-powered ATV (est. \$20,000).

The Public Works Department sent out advertisements for bids both locally and regionally. Staff received one bid on August 23rd, 2018 at 3 P.M.

ATTACHMENTS

Year	Type of Vehicle	Budgeted Amount	Capital Cost	City MPG	Average	Est. Annual	Annual \$	8yr life
					Annual Miles	Gallons Used	per/gal \$3.00	Cycle Cost
2019	Subaru Forester	\$44,540.00	\$31,550.00	26	5,231	210	\$630.00	\$63,256.00

FISCAL IMPACT

The one bid received is listed below. For FY19, we show a budget of \$44,540 for the All-Wheel Wagon vehicle.

<u>Vendor</u>	<u>Vehicle Type</u>	<u>Unit Cost</u>
Teton Motors, Jackson, WY	All-Wheel Drive Wagon	\$31,550.00

STAFF IMPACT

Staff impact will be minimal.

LEGAL REVIEW

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

RECOMMENDATION

Staff recommends Town Council accept and approve Bid #19-03 for the purchase of a new 2019 All-Wheel Drive Wagon and award to Teton Motors of Jackson, Wyoming, in the amount of \$31,550.00.

SUGGESTED MOTION

I move to accept and approve Bid #19-03 for the purchase of a new 2019 All-Wheel Drive Wagon and award to Teton Motors of Jackson, Wyoming, in the amount of \$31,550.00.



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: August 30, 2018
MEETING DATE: September 4, 2018

SUBMITTING DEPARTMENT: Public Works
DEPARTMENT DIRECTOR: Floren Poliseo
PRESENTER: Brian Lenz, Town Engineer

SUBJECT: Request for Council approval on additional connection to the Wilson Sewer District's system

STATEMENT/PURPOSE

The purpose of this item is to obtain approval from the Council for the connection of a new parcel to the existing Wilson Sewer District sewer system.

BACKGROUND/ALTERNATIVES

As a condition of the formation of the Wilson Sewer District in 2003, the Town Council must approve the addition of any new sewer connections from lots that were not in the District at the time of formation. As such, the Wilson Sewer District is officially requesting to add an additional parcel to the district. The attached map indicates the location of the existing District and the location of the proposed addition.

It should be noted that the owner of each parcel must sign an "Agreement for Connection and Use of the Wilson Sewer District's Facilities". This agreement binds the property owners to comply with the service requirements set by the Town as were stated within the 2003 agreement with the District.

ATTACHMENTS

A map showing the location of the district and the location of the parcels to be connected.

FISCAL IMPACT

Minor additional wastewater billing to the Wilson Sewer District.

STAFF IMPACT

A few hours review time by Town PW staff for each new connection.

LEGAL REVIEW

N/A.

RECOMMENDATION

That the Town Council approve the additional connections to the Wilson Sewer District.

SUGGESTED MOTION

I move to approve the connection of Lot 102, John Dodge Homestead to the Wilson Sewer District as presented.

WILSON SEWER DISTRICT

P.O. Box 1607
WILSON, WY 83014

August 17, 2018

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

RE: Wilson Sewer District/Town of Jackson Agreement

Dear Mayor and Town Council Members:

This letter is written on behalf of the owner of a property that does not currently lie within the boundaries of the Wilson Sewer District. The owner has petitioned the Wilson Sewer District Board of Directors for annexation and sewer service. The Wilson Sewer District has approved the annexation request and would like permission to execute the enclosed Connection and Use Agreement patterned after the agreement executed on June 19, 2003, between the Wilson Sewer District and the Town of Jackson. The aforementioned District/Town agreement requires Town approval for any service connection outside of the district boundaries. The Wilson Sewer District would like to allow properties outside of the District to connect to the sewer system, as it meets the District's primary objective of eliminating as many septic tank systems as possible which, in turn, protects the ground water.

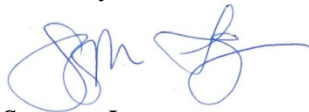
The parcel is described as: Lot 102, John Dodge Homestead 10th Filing, PIDN 22-41-17-12-2-10-004, Address 3560 N Cheney Lane, and the owners are Jeffrey A. and Lisa Z Martin.

Enclosed for your reference is a District Boundary Map indicating the location of the parcel and the current version of the Outside User Connection and Use Agreement (as mentioned above).

Amending the District boundaries is a time consuming and costly process requiring petitions, a vote of all registered voters in the District, and, of course, a revision to the District/Town Connection and Use Agreement. Therefore, we have, in the past, submitted a list of each property owner's connection request in writing to Town staff prior to issuing a connection license, on the condition that the District will amend the boundaries to include the property receiving service at such a time as the District determines that there are sufficient properties ready for annexation to justify the cost and expense of the annexation process. The last time we submitted such a request was in March of 2018 on behalf of three property owners.

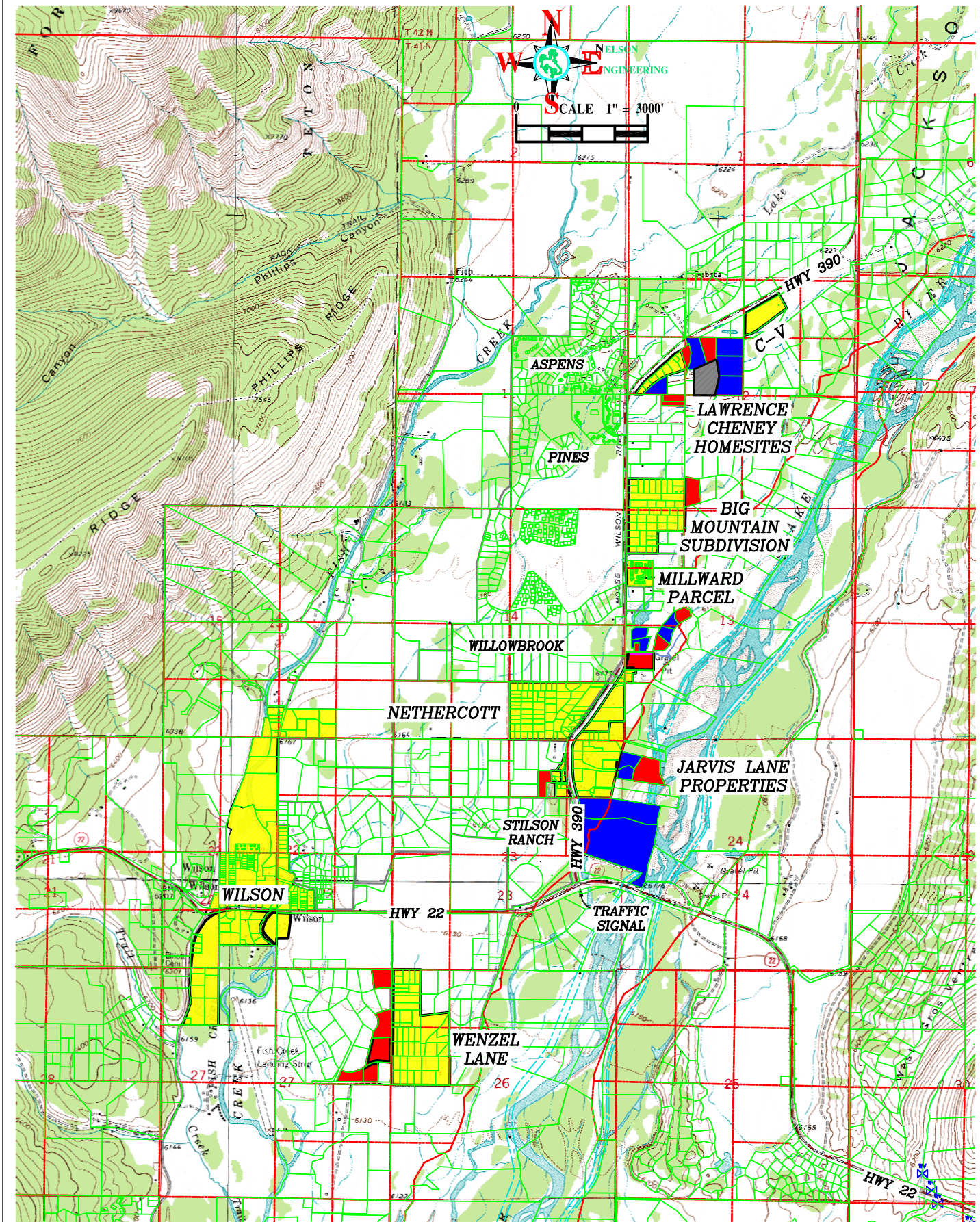
The members of the Wilson Sewer District Board of Directors thank you in advance for your time and consideration.

Sincerely,



Suzanne Lagerman
Assistant District Engineer

cc: Brian Lenz, Town Engineer



DRAWING NO
EXHIBIT
JOB NO

TITLE
 WILSON SEWER DISTRICT
 CONTRACTING FOR SEWER SERVICE
 PENDING SERVICE CONTRACTS
 PARCELS FOR CONSIDERATION

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

DATE	8/16/18	REV.
SURVEYED	-	
DRAWN	SLL	
CHECKED	SLL	
APPROVED	RRN	

AGREEMENT FOR CONNECTION TO AND USE OF WILSON SEWER DISTRICT FACILITIES

This Agreement is made and entered into effective the ____ day of _____, 201____, by and between the Wilson Sewer District, a Wyoming Sewer District organized pursuant to W.S. § 41-10-101 et seq., of P.O. Box 1607, Wilson, Wyoming 83014 (the "District") and _____, whose mailing address is _____, ("Outside User").

1. RECITALS. The District is a Wyoming Sewer District which owns and operates wastewater collection and transmission facilities within the boundaries of the District, which collect and transmit wastewater to treatment facilities operated by the Town of Jackson. The Outside User owns property outside the boundaries of the District, which property is described in Exhibit A attached hereto and made a part hereof (the "Outside User's Property") and desires to connect to and utilize the collection and transmission facilities operated by the District. The parties have agreed to the terms and conditions for the connection and use of the District's facilities and execute this Agreement to set forth the terms and conditions of their agreement in writing.

2. PERMISSION TO CONNECT TO DISTRICT SYSTEM. The District agrees that the Outside User shall be permitted to connect wastewater disposal facilities on the Outside User's Property to the District's system, and the District agrees to receive wastewater generated on the Outside User's Property, and to transmit such wastewater to the Town of Jackson treatment system, subject to and on the terms and conditions set forth hereafter.

3. PAYMENT OF CONNECTION FEE AND CONSTRUCTION OF LINES AND FACILITIES CONNECTING TO THE DISTRICT'S SYSTEM. The Outside User agrees to pay a connection fee of _____ Dollars (\$_____) for ____ Equivalent Residential Unit(s) (ERU) at the time of connection. Connection fee to be paid by current applicant ____ or paid in full by previous Outside User ____ (please check one). The Outside User agrees to construct and install, at the Outside User's sole expense, all lines and facilities necessary for connection to the District's system, in full compliance with all applicable District, Town of Jackson, Teton County and State of Wyoming rules and regulations. The District in its

sole discretion may require that lines and facilities be of a size to accommodate additional users. The Outside User shall obtain a building permit from Teton County, and shall provide a copy thereof to the District. The District shall be provided written documentation, certifying proper construction, promptly after the connection of the Outside User's property to the District's system.

4. PAYMENT OF USER FEES / RIGHT OF DISTRICT TO FILE AND FORECLOSE LIEN. The Outside User agrees to promptly pay user fees in accordance with the rules and regulations and fee schedules adopted by the District from time to time. The Outside User agrees to pay all costs incurred by the District in collecting user fees not paid within thirty (30) days of the date of billing, including reasonable attorney's fees, whether suit is brought or not. In addition, the District shall have the right to file and foreclose a lien against the Outside User's Property to collect delinquent user fees.

5. EASEMENTS REQUIRED FOR CONNECTION. The Outside User shall obtain all easements across third party property required for the connection of the Outside User's Property to the District's system. All easements required over third party property for sewer mains and manholes accepted by the District as provided in paragraph 8 shall be granted to the District and shall be in a form acceptable to the District.

6. MAINTENANCE AND REPAIR. The Outside User shall be responsible for the cost and expense of maintaining and repairing lines and facilities connecting the Outside User to the District's system, and all such maintenance and repair shall be in full compliance with applicable District rules and regulations.

7. COMPLIANCE WITH RULES AND REGULATIONS REGARDING WASTEWATER DISCHARGE. The Outside User shall comply with all applicable District, Town of Jackson, Teton County and State of Wyoming rules and regulations regarding wastewater discharged into the District's system.

8. MAINTENANCE OF MAIN LINES AND MANHOLES. The District may agree to assume ownership, operation and maintenance responsibilities for main lines and manholes that provide service to more than one property, if such facilities are constructed to

District standards and all applicable easements have been granted to the District. The District will only assume such responsibility by a separate written instrument executed by the District, and all Outside Users whose property utilizes the main lines and manholes.

9. AGREEMENT TO ANNEX PROPERTY INTO DISTRICT BOUNDARIES.

The Outside User agrees to the annexation of the Outside User's Property into the boundaries of the Wilson Sewer District, at such time as the District determines that sufficient properties are ready for annexation to justify the cost and expense of the annexation process.

10. INDEMNIFICATION. The Outside User agrees to indemnify and hold harmless the District from and against any and all loss, cost, liability, expense and/or cause of action arising out of or resulting from the Outside User's failure to maintain or repair its lines and facilities connecting to the District's system, or to comply with all applicable rules and regulations regarding wastewaters discharged into the District's system. This indemnification includes reasonable attorney's fees.

11. VOLUNTARY TERMINATION / DISCONNECTION. At any time prior to annexation of the Outside User's Property into the District, the Outside User shall have the right to terminate this Agreement and disconnect from the District's system upon not less than forty-five (45) days prior written notice to the District and proof of authorized alternative wastewater treatment and disposal permits. The Outside User shall be responsible for all costs and expenses associated with disconnection from the District's system.

12. ENFORCEMENT. This Agreement may be enforced by either party by an action at law or in equity, specifically including extraordinary remedies of specific performance and injunctive relief. In the event either party shall be required to bring an action to enforce its rights pursuant to this agreement, the substantially prevailing party in such controversy shall be entitled to recover, in addition to any and all other relief, all costs, including a reasonable sum for attorney's fees, incurred.

13. ENTIRE AGREEMENT/AMENDMENT. This Agreement constitutes the entire agreement between the parties and it may not be amended except by agreement in writing signed by the parties hereto.

14. BINDING/SEVERABILITY. This Agreement shall be binding upon the parties hereto and their successors and assigns in interest of the facilities set forth herein. In the event any portion of this agreement shall be deemed unenforceable for any reason, such determination shall not affect the enforceability of any of the remainder of the provisions of this agreement, which shall remain in full force and effect.

15. RIGHTS AND OBLIGATIONS APPURTENANT TO OUTSIDE USER'S PROPERTY. The rights and obligations of the Outside User set forth herein shall be appurtenant to the Outside User's Property, and shall inure to the benefit of and shall be binding upon future owners of the Outside User's Property.

16. CONSTRUCTION. This Agreement shall be construed according to the laws of the State of Wyoming.

WITNESS my hand this _____ day of _____, 201__.

OUTSIDE USER:

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 201__ by _____.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____

WITNESS my hand this _____ day of _____, 201__.

WILSON SEWER DISTRICT,
A Wyoming Sewer District:

President

STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____
_____, 201__ by _____ as President of the Wilson Sewer District.

WITNESS my hand and official seal.

Notary Public
My Commission Expires: _____



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: August 14, 2018
MEETING DATE: September 4, 2018

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

SUBJECT: Malt Beverage Permit Request – Snake River Brewing Co.

PURPOSE STATEMENT

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

BACKGROUND/ALTERNATIVES

The Snake River Brewing Company (SRB) applied for two malt beverage permits to allow the service of malt beverages on their lawn at 265 S. Millward Street. They will be holding two community events; an End of Summer Yard Party on September 25 and an Annual Oktoberfest Party on October 2. If approved, these malt beverage permits would be for 11:00 A.M. to 11:00 P.M. on both dates.

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

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

The application has been reviewed and approved by the Police Department, subject to the conditions and restrictions listed in the recommendation section below.

In the August 20th regular Council meeting, this item was continued so staff could research an 11:00 PM limitation in this area.

The Chief of Police provided noise permits that had been issued for the past three years allowing relief from Jackson Municipal Code 9.44.050 until 11:00 PM. Upon review of the SRB liquor license file, there was reference to a 1994 Conditional Use Permit issued to SRB which allowed outdoor eating in the Core Commercial zone. The CUP was approved with a condition that deck activities would cease at 9:00 PM. This could be the basis of Council's memory on a 9:00 PM cease time.

The Planning Department's review provided further details and history. In July of 1994 the Town Council approved a Conditional Use Permit (CUP P94-50) for SRB to allow outdoor seating (50 seats) on the existing ground level deck adjacent to the current entrance. At that time, the Land Development Regulations (LDRs) required a CUP for outdoor seating. As part of the approval a condition was added limiting outdoor deck activities to no later than 9:00 PM.

Later in 2007, The Town Council approved a Final Intermediate Development Plan (FDP Intermediate P07-144) approving an expansion of the restaurant and a new second story deck for outdoor seating. The report further clarified that an amendment to the original CUP was not required for the new second story deck because the LDRs no longer required a CUP for outdoor seating after the adoption of the 1994 LDRs. Thus the 1994 CUP was no longer applicable.

Finally, in 2016 the Planning Director approved a Basic Use Permit (BUP) to remove the SRB parking and replace it with a landscaping green space. It was clear in the applicant's submittal that "The SRB green space will not have any food or beverage service, nor will alcohol be permitted in this location and appropriate signage and customer education will be provided". In conclusion, based on the past approval Planning does not find that the hours of operation for approved outdoor dining locations are enforceable.

Thus, SRB has applied for two malt beverage permits allowing malt beverage service on their lawn during two community events until 11:00 PM.

ALIGNMENT WITH COUNCIL'S STRATEGIC INTENT

The events would support the Town is Heart attracting locals and guests to the perimeter of the downtown area.

ATTACHMENTS

Malt Beverage Permit Applications.

FISCAL IMPACT

A malt beverage permit fee of \$100.00 per 24-hour period (in this case, \$200.00) will be deposited to the general fund.

STAFF IMPACT

Minimal.

LEGAL REVIEW

N/A

RECOMMENDATION

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

1. The applicant shall take all measures necessary to comply with all applicable alcohol dispensing laws and regulations, including the prevention of sales to minors and the prohibition of consumption off of the authorized premises.
2. Every sale will include an age verification by checking IDs.
3. Beer may only be sold in plastic cups, no more than 16 oz.
4. No more than 2 beers may be sold to any one person in a transaction.
5. There will be no serving of alcohol to obviously intoxicated people.
6. Permit holder shall be responsible to be alert and report any instances of underage drinking to the Jackson Police by calling 733-2331.
7. Beer sales will cease at the end of the event, or at 11:00 p.m., whichever occurs first.

SUGGESTED MOTION

I move to approve the issuance of malt beverage permits to Snake River Brewing Co. for their events on September 25 and October 2 from 11:00 A.M. to 11:00 P.M., subject to the conditions and restrictions listed in the staff report.



Town of Jackson

MALT BEVERAGE PERMIT APPLICATION

Permit # _____

Fee (\$100.00 Per Day) \$100

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

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

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

Name of Organization Requesting Permit: Snake River Brewing Co.

Event Contact Person and Phone Number: Ariel Koerber 307-739-2337

Date(s) of Permit: September 25, 2018 Tuesday

Hours of Permitted Service and Consumption: 11am to 11pm

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

Snake River Brewing Co. Lawn at 265 S. Millward St Jackson, WY 83001

Purpose of Event: End of Summer Yard Party

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

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

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

Ariel@snakeriverbrewing.com



Town of Jackson

MALT BEVERAGE PERMIT APPLICATION

Permit # _____

Fee (\$100.00 Per Day) \$100

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

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

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

Name of Organization Requesting Permit: Snake River Brewing Co.

Event Contact Person and Phone Number: Ariel Koerber 307-739-2337

Date(s) of Permit: October 2, 2018 Tuesday

Hours of Permitted Service and Consumption: 11am to 11pm

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

Snake River Brewing Co. Lawn at 265 S. Millward St Jackson, WY 83001

Purpose of Event: Annual Oktoberfest party

I will not serve to any Minors under 21 (Sign Here) *Ariel Koerber*

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

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



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: August 31, 2018
MEETING DATE: September 4, 2018

SUBMITTING DEPARTMENT: START
DEPARTMENT DIRECTOR: Darren Brugmann
PRESENTER: Darren Brugmann

SUBJECT: Agreement with RPMC for Temporary Storage at Karns Meadow Drive Facility

STATEMENT/PURPOSE

Agreement allowing for the storage and access of Rolls Royce Motor Cars North America (RPMC) in the facility at 55 Karns Meadow Drive currently utilized by START for a period of September 21 through October 1, 2018.

BACKGROUND/ALTERNATIVES

RPMC has decided to locate the worldwide launch of our all-new Rolls-Royce Cullinan SUV in Jackson.

RPMC will need a secure and clean location to park the vehicles during this time and have approached START for the facility at 55 Karns Meadow Drive. The Town will be compensated for this storage.

RPMC has contracted with the Amangani Hotel to host the event from 30th September to 19th October 2018, during which time they will be bringing about 250 of the very top global publications to Jackson. These media comprise automotive, lifestyle, travel, design, business and many other sectors and come from as far afield as the UK, EU, South East Asia, the Middle East, Japan, Australia and China. There will, of course, also be a large contingent of US media attending. Digital influencers, social media, bloggers, vloggers and numerous online journalists will also be their guests.

RPMC have designed an event that provides Rolls-Royce and our guests with the best possible opportunities to drive and experience the Cullinan. In addition, they have offered to their guests a range of local activities and experiences including dining around the town, fly fishing, museum and art gallery tours, wild life photography, scenic flights, winery visits and horseback riding. All these activities are in support of your local community. All-in-all we will be spending several million Dollars in Jackson. They will also be using the Hotel Jackson for a number of their activities.

STAKEHOLDER ANALYSIS

START staff has met with RPMC in order to determine the feasibility and logistics of allowing up to 18 SUV mid-size vehicles to be stored inside the facility. A location has been determined that will have little to no impact on the daily START operations during this time period. This time period is the start of our Fall season which is START's off-season and least amount of employees and vehicles used during the fall mud season.

ATTACHMENTS

Vehicle Storage Agreement

FISCAL IMPACT

RRMC NA agrees to compensate the Town of Jackson for the use of the START Bus facility at the following rate.

- 1.1.1 A fee of Ten Dollars (\$10.00) per vehicle per day will be paid to the Town of Jackson
- 1.1.2 A fee of Twenty-five Dollars (\$25.00) per vehicle will also be paid to the Town of Jackson to compensate for the setup of the space for the vehicles to be stored and the Rolls-Royce technical team to work.

Approximate revenue of \$2430 would be applied to the START Contract Revenue.

STAFF IMPACT

START Staff: one (1) to two (2) hours total to facility oversight of RRMC accessing facility during the period of September 21 to October 1, 2018

IT Staff: under one (1) hour to initiate temporary access “FOB” for access to the facility.

LEGAL REVIEW

Town legal staff has reviewed the contract agreement.

RECOMMENDATION

Staff recommends Council approve this temporary usage of the facility at 55 Karns Meadow Drive.

SUGGESTED MOTION

I move to approve the Vehicle Storage Agreement with Rolls Royce Motor Cars North America allowing for storage and access of up to 18 vehicles at 55 Karns Meadow Drive during the period of September 21 through October 1, 2018.

VEHICLE STORAGE AGREEMENT

THIS VEHICLE STORAGE AGREEMENT ("Agreement") is made and entered into as of the 30th day of August, 2018, by and between Town of Jackson, Wyoming ("Town of Jackson") and Rolls-Royce Motor Cars North America, LLC ("RRMC NA") (collectively the "Parties") regarding the Global Launch of Rolls-Royce Cullinan ("Event") and the rights, benefits, and responsibilities of the Parties with respect to Event. The Parties agree as follows:

1. **Recitals.** The Parties wish to enter into an agreement for storage of RRMC NA vehicles on the premise of STARTBus Facility at 55 Karns Meadow Drive, Jackson, WY 83001 which is owned by the Town of Jackson.
2. **Term.** The term of this Agreement ("Term") shall commence September 21, 2018 and shall conclude October 1, 2018, unless sooner terminated or extended as provided herein.
3. **Affirmative Covenants.**
 - a) Town of Jackson agrees to grant access for RRMC NA and its team to park Eighteen (18) Rolls-Royce vehicles on the property. Access to the STARTBus Facility will be given to the technical team for Rolls-Royce on September 21st to allow them to access the vehicles at any time throughout the date range in order to check over the vehicles prior to the launch.
 - b) RRMC NA agrees to compensate the Town of Jackson for the use of the STARTBus facility at the following rate.
 - 3.2.1 A fee of Ten Dollars (\$10.00) per vehicle per day will be paid to the Town of Jackson
 - 3.2.2 A fee of Twenty-five Dollars (\$25.00) per vehicle will also be paid to the Town of Jackson to compensate for the setup of the space for the vehicles to be stored and the Rolls-Royce technical team to work.
4. **Option to Terminate.** Either party shall have the right, but not the obligation, to terminate this Agreement if (a) the other party commits a material breach of this Agreement that is not cured by the other party within twenty-four (24) hours of receipt of written notice from the non-breaching party, (b) as provided in Section 8.8 (Force Majeure) or Section 8.9 (Event Cancellation), or (c) the other party becomes insolvent or the subject of any bankruptcy or other insolvency proceedings.
5. **Indemnity.** RRMC NA agrees to indemnify, defend and hold harmless Town of Jackson and its subsidiaries, affiliates, successors, permitted assigns, officers, directors, agents, and employees from and against any and all third-party expenses, liabilities, damages, claims, suits, legal proceedings, actions, judgments and costs including reasonable attorney's fees ("Claims") arising out of RRMC NA's breach of this Agreement, the negligent or reckless acts or omissions of RRMC NA, its employees, or agents, and/or any infringement of the intellectual property rights of a third party by RRMC NA, except to the extent that

any such Claim is caused by Town of Jackson.

Town of Jackson agrees to indemnify, defend and hold harmless RPMC NA and its subsidiaries, affiliates, successors, permitted assigns, officers, directors, agents, and employees from and against any and all Claims arising out of Town of Jackson's breach of this Agreement, the negligent or reckless acts or omissions of Town of Jackson, its employees, or agents, and/or any infringement of the intellectual property rights of a third party, except to the extent that any such Claim is caused by RPMC NA.

Any party seeking indemnification hereunder (an "Indemnified Party") shall give the party from whom indemnification is sought (the "Indemnifying Party"): (i) reasonably prompt notice of the relevant Actions; provided, however, that failure to provide such notice shall not relieve the Indemnifying Party from its liability or obligation hereunder except to the extent of any material prejudice directly resulting from such failure, (ii) reasonable cooperation, at the Indemnifying Party's expense, in the defense of such Actions; and (iii) the right to participate in the defense and settlement of any such Actions; provided, however, that the Indemnifying Party shall not, without the prior written approval of the Indemnified Party (which shall not be unreasonably withheld or delayed), settle or dispose of any Actions of which it has agreed to accept the defense. This provision shall survive the termination or expiration of this Agreement.

6. **Insurance.** Each party agrees to secure and maintain the following insurance in

full force and effect throughout the Term of this Agreement: (i) commercial general liability insurance in an amount not less than one million dollars (\$1,000,000) per occurrence and two million dollars (\$2,000,000) general aggregate to cover bodily injury/and or property damage to third parties (including liquor liability and contractual liability coverage), (ii) automobile liability insurance, including coverage for non-owned and hired vehicles, in the amount of one million dollars (\$1,000,000) combined single limit per accident, (iii) employer's liability insurance with limits of not less than one million dollars (\$1,000,000) and (iv) workers compensation coverage as required by law. Certificates evidencing proof of insurance shall be provided upon request. The insurance policies shall be written on an "occurrence" basis and shall provide for thirty (30) days notice of any cancellation or modification of the policy. All insurance shall be written by companies having an A.M. Best's rating of at least A VII. This provision shall survive the termination or expiration of this Agreement.

7. **Miscellaneous Provisions.**

7.1 **Relationship Between the Parties.** Both Parties shall be independent contractors unto each other. Nothing in this Agreement shall be construed as creating a partnership, employer/employee, principal/agent, nor joint venture relationship between RPMC NA and Town of Jackson. Neither Party shall have the right to obligate or bind the other party in any manner whatsoever without prior written approval.

- 7.2 **Assignment.** The rights of either Party under this Agreement shall not be directly or indirectly assigned, sublicensed, or subcontracted, in whole or in part (whether by operation of law, in bankruptcy or otherwise) without the prior written consent of the other Party, which consent shall not be unreasonably withheld, provided, however, that RRMC may assign or transfer this Agreement without first obtaining such consent to any entity that it controls, is controlled by, or is under common control with, or in connection with a merger, consolidation, or sale of any of its assets, stock or other equity interests, and BMW may assign this Agreement to any of its affiliates, provided that the applicable affiliate assumes the rights and obligations hereunder in writing and Town of Jackson is notified in writing of such assignment. Notwithstanding the foregoing, any assignment in violation of this Agreement shall be null and void.
- 7.3 **Waiver/Breach.** Waiver of any breach of this Agreement shall not constitute a waiver of any other prior or subsequent breach of this Agreement. No waiver shall be effective unless made in writing and signed by an authorized representative of the non-breaching Party. The failure of any Party hereto to insist upon strict compliance with this Agreement, or any of the terms and conditions hereof, shall not be deemed a waiver of any rights or remedies that such Party may have.
- 7.4 **Severability.** In the event that any provision of this Agreement shall be held invalid or unenforceable, such provision shall be severed and the remainder of the Agreement shall continue in full force and effect.
- 7.5 **Entire Agreement.** This Agreement constitutes the entire agreement between Town of Jackson and RRMC NA with respect to the subject matter of this Agreement and supersedes all prior oral or written agreements. No amendment of this Agreement shall be effective unless agreed to in writing by both Parties.
- 7.6 **Governing Law.** This Agreement shall be governed by and construed under the laws of the State of Wyoming. Each party irrevocably consents to jurisdiction in Teton County, Wyoming, and agrees to waive any claim they may have that jurisdiction or venue is not proper.
- 7.7 **Headings/Exhibit.** Section headings in this Agreement are included merely for ease of reference only and shall not be given any substantive effect. To the extent that there is any conflict between this Agreement and any attachments, the terms and conditions of this Agreement shall govern.
- 7.8 **Force Majeure.** Neither Party shall be considered in default in the performance of its obligations under this Agreement to the extent that performance of its obligations is prevented or delayed by any cause beyond its reasonable control, including, without limitation, acts of God;

acts or omissions of governmental authorities; strikes, lockouts, or other industrial disturbances; acts of public enemy; weather; wars; acts or threats of terrorism; blockades; riots; civil disturbances; epidemics; floods; hurricanes; tornadoes; fire; storms; explosions; and any other similar events, acts, or omissions beyond the control of the Parties (a Force Majeure Event); provided, however, if Town of Jackson is unable to obtain all of the benefits set forth, within six (6) months of the scheduled Event date due to a force majeure event, then either Party shall have the right, but not the obligation, to terminate this Agreement.

8.9 **Event Cancellation.** If any of the Events is cancelled, in whole or in part, for any reason (including but not limited to a Force Majeure Event), and cannot be rescheduled during the Term of this Agreement, then this Agreement may be terminated with respect to any Events that are so cancelled.

8.10 **Notices.** All notices or submissions to be made or delivered by either party hereto shall be in writing and sent by United States first class mail, postage prepaid, overnight delivery service, facsimile transmission or personally delivered to the following address:

If to Town of Jackson: Town of Jackson
Attn: Darren Brugmann
Email: dbruggmanna@jacksonwy.gov
Telephone No.: 307-733-4512 x. 1650

If to RPMC NA:
ATTN: Martin Fritches
President
Rolls-Royce Motor Cars Americas, LLC.
300 Chestnut Ridge Road
Woodcliff Lake, NJ 07677
cc: Corporate Counsel

Notices sent by courier, express mail or certified mail shall be effective upon receipt. Notices sent by fax shall be effective upon receipt of written confirmation of delivery of transmission.

8.11 **Authority.** Each Party represents that it has full authority to enter into this Agreement, grant the rights and benefits herein described, and satisfy the obligations hereunder, without violating the rights of any third parties.

8.12 **Counterparts.** The Agreement may be executed in any number of counterparts, each of which shall constitute an original. Facsimile copies shall be deemed originals.

AGREED TO AND ACCEPTED BY:

Town of Jackson

Rolls-Royce Motor Cars Americas, LLC
a Delaware limited liability company

By: _____

Title: _____

Date: _____

By: Martin Fritsches

—  _____

Title: President
Rolls-Royce Motor Cars NA LLC

Date: August 31,
2018



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: AUGUST 30, 2018
MEETING DATE: SEPTEMBER 4, 2018

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: BRENDAN CONBOY

SUBJECT: **ITEM P18-205 & 206:** MINOR AMENDMENTS TO THE HIDDEN HOLLOW PLANNED UNIT DEVELOPMENT MASTER PLAN AND A DEVELOPMENT PLAN FOR PHASE 2 OF THE HIDDEN HOLLOW PUD TO ALLOW TWELVE TOWNHOMES AND TWO MULTIFAMILY BUILDINGS CONTAINING 83 TOTAL UNITS

APPLICANT: HANSEN & HANSEN, LLP

REQUESTED ACTION

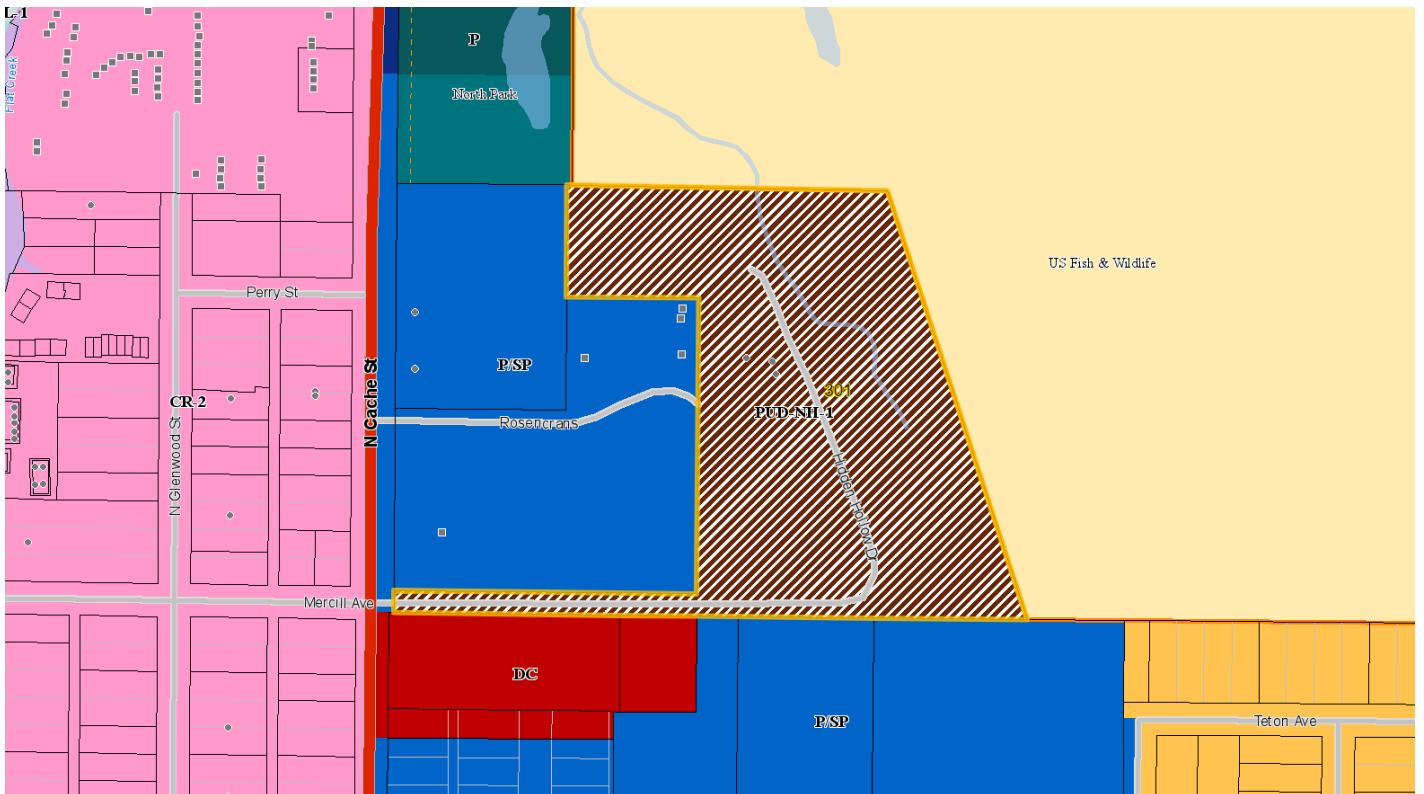
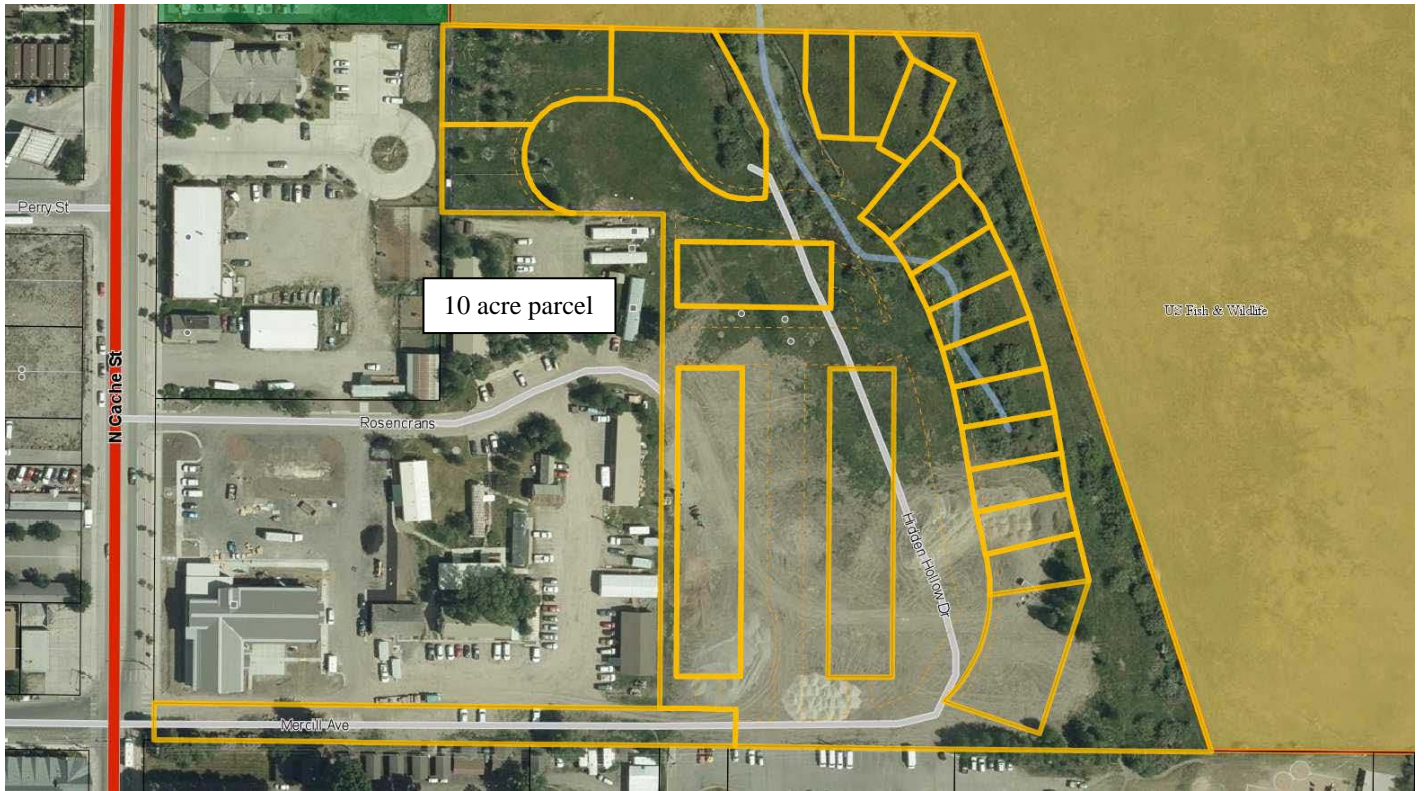
The applicant is requesting approval of two Minor Amendments to the Hidden Hollow Planned Unit Development Master Plan to consolidate and expedite the Phasing Plan and to amend the Housing Section to allow the multifamily housing units to be ownership or rental. In addition, the applicant is requesting approval of a Development Plan for physical development to allow the construction of twelve townhomes and two multifamily buildings containing 83 total units for the Hidden Hollow Planned Unit Development for the property located at 301 Hidden Hollow Drive, legally known as Hidden Hollow First Addition to the Town of Jackson.

APPLICABLE REGULATIONS

Section 2.3.4 Planned Unit Development
Section 7.4.2.D.13 Exemptions – Apartment Building (Deleted)
Section 1.5.B of HHPUD Master Plan Minor Amendments
Section 8.3.2 Development Plan

LOCATION

The property is located at 301 Hidden Hollow Drive, legally known as HIDDEN HOLLOW FIRST ADDITION to the Town of Jackson. An aerial photo and zoning map are shown below:



BACKGROUND

The subject property is 10 acres (approximately 435,600 square feet) previously owned by the United States Forest Service and sold to the current owner Hansen & Hansen LLP in 2015.

The Town of Jackson and Teton County approved a Comprehensive Plan amendment in July of 2014 to reclassify the 10-acre subject site from Character District 2 – Town Commercial Core, Subarea 2.4 – Public/Civic Campus to Character District 3 – Town Residential Core and Subarea 3.2 – Core Residential. Subarea 3.2 is a transitional subarea intended for high-density residential development, including multi-family development on larger lots.

In 2015, Town Council approved a rezone of the property from Public/Semi-Public (P/SP) to Rural (R) as required by the Land Development Regulations when land transfers from a Public to Private entity, then subsequently from Rural (R) to Urban Residential (UR). More recently, the parcel was zoned Neighborhood High Density – One (NH-1) as part of the Districts 3-6 zoning updates. Historically the site has been used for a variety of Forest Service uses including storage, employee housing and light industry, though the site is vacant now and construction of the Hidden Hollow development has commenced.

The subject property is currently zoned PUD-NH-1 (Neighborhood High Density - One - Planned Unit Development). On November 14th, 2016, Town Council voted to approve P16-079 & P16-080 Sketch Plan and PUD. In addition, on February 6th, 2017, Town Council approved required Ordinance 1167 and Ordinance 1168 for the associated Planned Unit Development establishing the Master Plan for the development. Future Development Plans shall be reviewed for compliance first with the approved Master Plan for Hidden Hollow and where the Master Plan is silent for compliance with the Town Land Development Regulations. The applicant's approved Sketch Plan and PUD consists of 13 detached single family units, 20 attached single family units (townhomes) and 135 attached single family units (condominiums) or apartments within 5 buildings.

On May 15th, 2017, Town Council voted to approve P17-036 Development Plan, for Phase 1A for infrastructure on the site, which contained the following horizontal infrastructure:

- Sewer
- Storm Sewer
- Public and Private Roadways
- Water
- Pathways and Sidewalks
- Wetland Mitigation
- Private Utilities, including gas, cable, etc.

On June 5, 2017, Town Council approved the Development Agreement for the Hidden Hollow Phase 1A Development Plan to allow for physical development and the construction of infrastructure for the Hidden Hollow PUD. Since that time the applicant has executed the Development Agreement and provided the necessary bonding to the Town. A Grading and Erosion Control Permit B17-0378 was approved on August 7, 2017, to begin infrastructure work on the site.

On July 17, 2017, Town Council voted to approve P17-093 Development Plan, for Phase 1B which contained the following:

- Eight Townhome Units (Units 1-3, Units 16-20)

- Multifamily Building 4/5

Although the thirteen detached single family lots were part of Phase 1B, they were not required to complete a Development Plan per the PUD Master Plan. The applicant was approved for Building Permit B17-0622 on May 11, 2018, to construct multifamily building 4/5. The eight townhomes and thirteen single family units were not part of that building permit approval and will require a separate building permit application.

On June 13, 2018, the applicant completed a Pre-Application Conference for this application for the Minor Amendments and Development Plan.

On June 18, 2018, Town Council voted to approve a Subdivision Plat P18-072, Hidden Hollow First Addition. The Plat was recorded on July 26, 2018.

PROJECT DESCRIPTION

The applicant's approved Sketch Plan and PUD consists of 13 detached single family units, 20 attached single family units (townhomes) and 135 attached single family units (condominiums) or apartments within 5 buildings, for a total of 168 units. Since Sketch Plan and PUD approval, the applicant has redesigned the multifamily buildings to join Building 2 and 3 and Building 4 and 5 which has resulted in 3 additional units located on the first and second floors where the buildings connect, for a total of 171 units in the entire development. The proposed application for Phase 2 as amended contains twelve townhomes (Units 4-15), and two multifamily buildings (Building 1 and Building 2/3) containing 83 total units.

A summary of the approved PUD Master Plan dimensional limitations are shown below:

	PUD: Allowed/Required	Sketch Plan Proposal	Phase 1B and Phase 2 as proposed	Complies?
FAR	65% or 283,140 SF	49% or 203,029 SF*	62% or 269,056 SF	Yes
LSR	30% or 123,754 SF	44% or 182,278 SF	TBD at Building Permit	Yes
Plant Units	1 per unit & 1 per 12 parking spaces.	176 units	178 units	Yes
Maximum Lot Coverage	50% or 206,257 SF	23% or 94,778 SF	TBD at Building Permit	Yes
Minimum Lot Size	15,000 SF	9.46 acres	9.46 acres	Yes
Height	35' & 48'	Up to 48'	Up to 48'	Yes
Density	No limit	16.8 units per acre	17.1 units per acre	Yes
Parking	Area A and B: 2/DU Area C: 1 bed = 1 space 2 & 3 bed = 2 spaces (309 spaces required)	390 spaces**	353 spaces	Yes
Front Yard Setback	Flexible	12'	12'	Yes
Rear Yard Setback	Flexible	10'	10'	Yes

Side Yard Setback	Flexible	5'	5'	Yes
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* The Sketch Plan FAR proposal had yet to determine what the floor area of the 4th floor bonus workforce housing units would be and were thus not included in the calculated FAR at that time.

**Sketch Plan anticipated a .25 guest parking space requirement per multi family unit which has since been done away with and replaced with a parking management plan. See parking section discussion in Staff Analysis below.

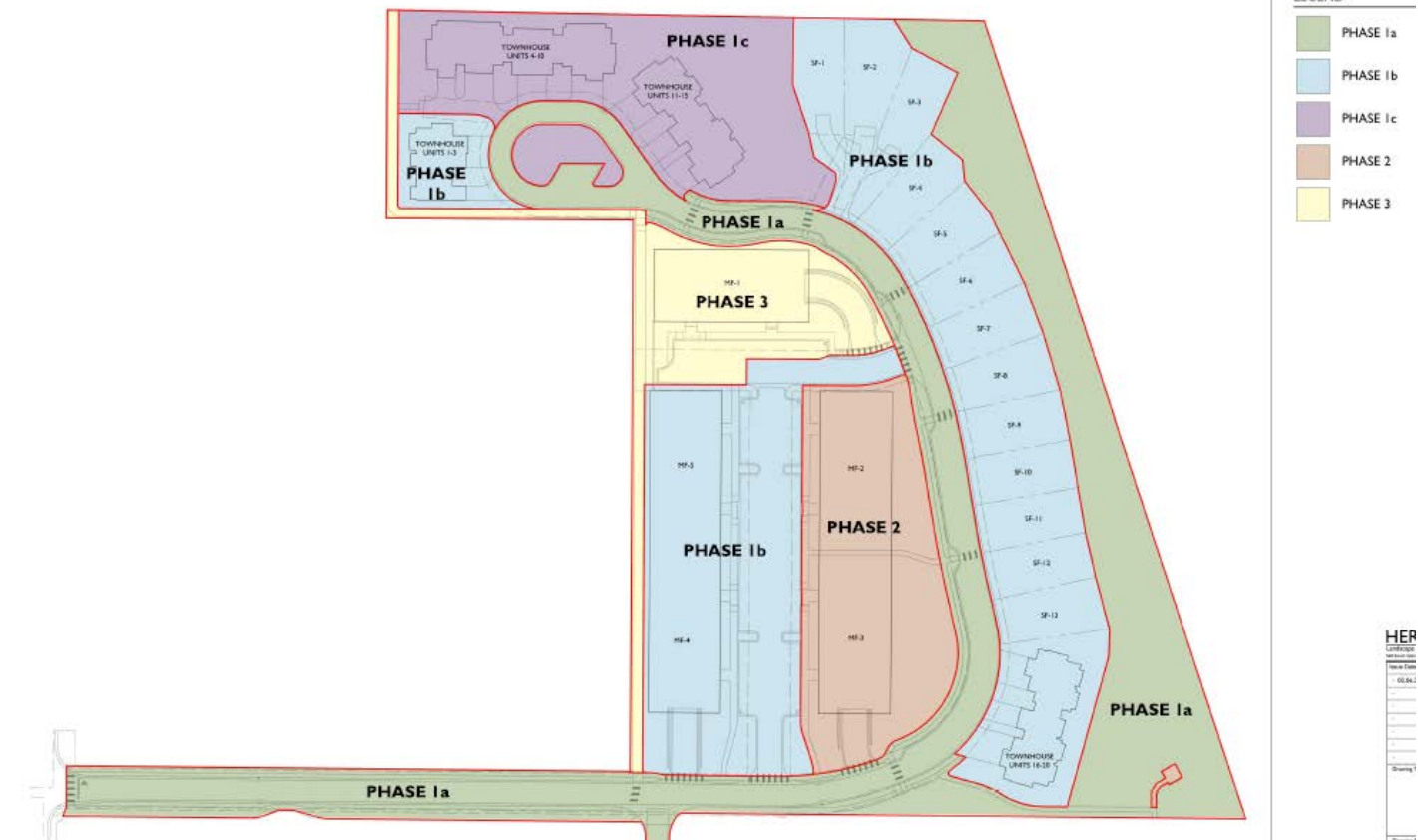
Minor Amendments to the HHPUD Master Plan

The means by which minor amendments are made to the Master Plan are spelled out in Section 1.5.B of the HHPUD Master Plan which contains a series of findings separate from the LDRs. Per the HHPUD Master Plan, Minor Amendments may be approved by the Planning Director pursuant to the procedures set forth in Section 8.5.2 Development Option Plan of the LDRs. The Planning Director has elected to elevate the threshold for review and approval of the Minor Amendments to the Master Plan to a public hearing before the Planning Commission and Town Council pursuant to Section 8.2.9. Planning Director and Town Engineer Decisions:

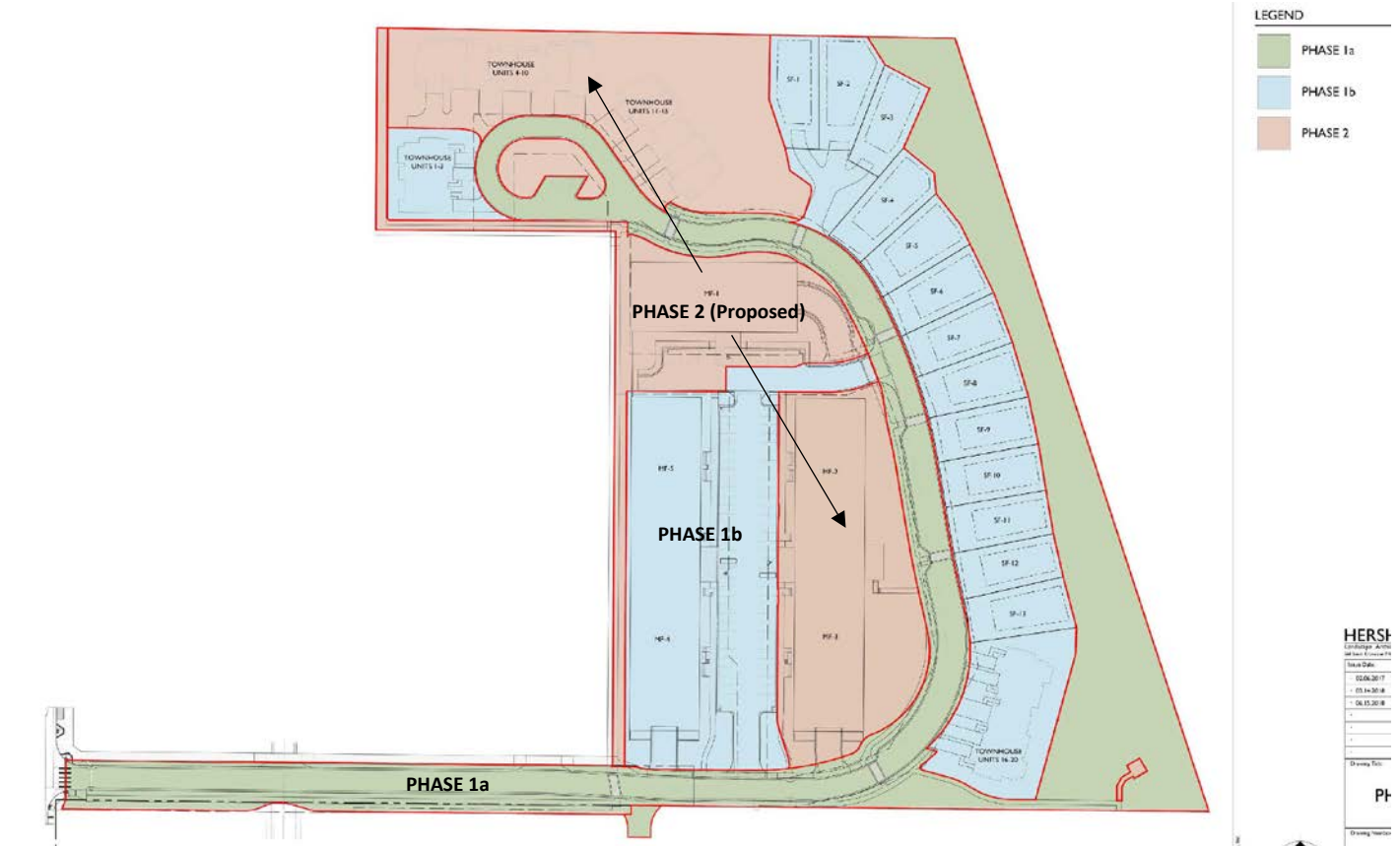
C. If an application that would generally be subject to a decision by a Town official will have significant local and community impacts that warrant public review, the Town official may require the application be reviewed by the appropriate advisory bodies and decided upon by the appropriate decision-making body.

Phasing Plan: The applicant is proposing to amend the Phasing Plan to combine the remaining phases: Phase 1C (Townhomes 4-15), Phase 2 (Multifamily Building 2/3), and Phase 3 (Multifamily Building 1) into one final phase, "Phase 2". The intention of accelerating the phasing plan is to respond to the community's needs by delivering more units faster than previously anticipated by consolidating all of the remaining phases of the development with the goal of completing them in five years or less where the development was previously expected to take 5-7 years. Per the Master Plan, "Any and all revisions, amendments, and updates to the Phasing Plan" is explicitly listed as a Minor Amendment under Section 1.5.B, and as such would typically be dealt with administratively with a decision by the Planning Director. However, given that the purpose of the HHPUD Phasing Plan is to ensure that when free market development occurs that generates affordable housing or other development standard requirements, adequate assurances are provided by the Developer to ensure that these requirements have been, or will be, met, and since the Development Plan as proposed relies on the change, Staff has determined that the proposed amendment should still be decided by Council.

The existing approved Phasing Plan is indicated on the exhibit on the following page followed by the proposed Phasing Plan for this application:



Existing phasing plan



Proposed phasing plan

Housing Section: The applicant has proposed amendments to the Master Plan to clarify that both ownership and rental is allowed for the multifamily units. The amendments clarify the differences in mitigation required for the affordable housing mitigation based on the type of use and by phase. Specifically, the amendments clarify that apartments (rentals) are exempt from an Affordable Housing requirement and that attached single family unit (condominiums) are not.

The applicant states that this change will better respond to the community's needs allowing the applicant to choose between rental or ownership at time of Development Plan. In addition, the applicant is proposing to amend the Housing section of the Master Plan to utilize Section 7.4.2.D.13 Exemption - Apartment Building, of the Land Development Regulations.

Division 7.4 Affordable Housing Standards was deleted from the LDRs and replaced by Division 6.3 Affordable Workforce Housing Standards with the adoption of the current LDRs on July 18, 2018. The apartment building exemption was removed from the LDRs as it was considered unnecessary given the now reduced mitigation rates for multi-family development under Division 6.3. However, the applicant submitted their application and was deemed sufficient on July 10, 2018, and therefore is subject to the LDRs in place at the time of sufficiency. In addition, Section 1.4.A. Relationship to Land Development Regulations of the HHPUD Master Plan states that:

“Unless otherwise noted in this document, when this Master Plan refers to the LDRs, or where it is silent and the LDRs govern the development or use of properties within the HHPUD, the Town of Jackson LDRs applicable at the time a determination or interpretation is requested shall apply.”

Development Plan – Phase 2

The applicant is proposing to construct the remaining three of the five multi-family buildings approved as part of the Sketch Plan. Building 1 remains as approved at Sketch Plan, while Building 2/3 has been joined into one building which mirrors what was approved for Building 4/5 at Development Plan for Phase 1B.

Building 2/3: This structure resembles Building 4/5 with a connected underground parking garage with 59 spaces (included with Sketch Plan) and is connected on the second and third levels. The fourth level remains unconnected. The total building will include 55 units and a total floor area of 67,101 SF. This includes 12 (1)-bedroom units at 642 SF each, 31 (2)-bedroom units at 979 SF each, and 12 (3)-bedroom units at 1,166 SF each.

Building 1: This structure is smaller than Buildings 2/3 and 4/5 as it remains a single building as was approved at Sketch Plan. Building 1 has 28 units, and a total floor area of 25,838 SF. This includes 8 (1)-bedroom units at 642 SF each, 14 (2)-bedroom units at 979 SF each, and 8 (3)-bedroom units at 1,166 SF each. The building will have 30 below grade parking spaces with ingress and egress at both sides of the parking garage structure.

Of the 83 units in both proposed buildings, 27 will be Workforce Housing Units required to meet the 4th Floor (48') height allowance, the remaining 56 units will be market units. Pursuant to the approved Housing Mitigation Plan the applicant will locate all of the required affordable housing units to mitigate for the townhomes and detached single-family units in building 4/5. Please see the Staff Analysis section below regarding the applicant's proposal to amend the Housing Mitigation Plan for the affordable housing mitigation requirements. Storage is provided in each unit, with an additional 27 SF per unit within the garage in front of each unit's parking space. Additional storage areas are built into the common and corridor areas within the buildings, and will be assigned to residents. The required 146 parking spaces will be provided in both the

underground parking area and the adjacent surface lot. The overall height of the structures will be 48'. Building materials include a mixture of vertical and horizontal wood siding, corten steel, and stone.

Area C (multi-family Buildings 1, 2/3, 4/5) exceeds the Floor Area Ratio for that Area by 6,641 SF. The maximum FAR in Area C is 160,000 SF and the applicant is proposing 166,641 SF. However, the dimensional limitations in the HHPUD Master Plan allow for limitations within each Area to shift to another Area as long as the limitations within the overall PUD are not exceeded. Under Sec 1.5.B. Minor Amendments:

3. Transfer of development rights from one Area of the HHPUD to another Area if such transfer does not include an increase in the overall density of the HHPUD.

The maximum FAR for the entire PUD is 283,140 SF and the total proposed FAR for the PUD is 269,056 SF which complies, therefore Staff is recommending as a condition of approval that the applicant submit an additional application for a Minor Amendment to transfer the additional 6,641 SF from Area B/Area D to Area C.

The applicant is proposing in the Housing Mitigation Plan for this phase that all proposed multifamily units be rentals and thus no Affordable housing requirements would apply. Staff notes that included in this request is an amendment to the Housing Mitigation Plan for Building 4/5 approved as Development Plan P17-093 to allow the switch from ownership to rentals.

Townhomes

The proposed remaining 12 townhomes (Units 4-15, formerly Phase 1C) are located in the northern portion of the site and are consistent with the approved Sketch Plan. The total floor area of the townhomes built for this phase is 9,707 SF. All townhomes will be market rate as approved with the Sketch Plan and range from 1,524 SF to 2,394 SF including both two and three bedroom units. Each unit will include a one car garage and one additional space on the adjacent driveway with on street parking in some areas. The proposed height of the structures range from 28' to 35'. Building materials include a mixture of vertical and horizontal wood siding, corten steel, and stone.

Detached Single-Family

The 13 detached single-family homes do not require Development Plan approval per the HHPUD Master Plan and thus were not included in Phase 1B or in this application. Building permit approval is required for the detached single-family homes, however.

All proposed building types will be able to be connected to the geo-thermal heating system being installed as part of Phase 1A of the development.

STAFF ANALYSIS

Staff's analysis of the proposed Amendments and Development Plan will be for compliance with the approved Hidden Hollow Planned Unit Development Master Plan and Sketch Plan. Where the Master Plan is silent the application shall be subject to the Land Development Regulations. The applicant's two requested minor amendments to the Hidden Hollow Planned Unit Development Master Plan have been elevated to Town Council by the Planning Director pursuant to Section 8.2.9 of the Land Development Regulations.

Minor Amendments

Phasing Plan: Staff finds that the proposed amendment to the Phasing Plan to accelerate development and get units built faster is an acceptable and welcome request to the Town of Jackson. The addition of 171 multifamily, townhome, and detached single family units to the housing stock is a net positive for the Town and the sooner the Hidden Hollow development can be built, the sooner the development will have an effect on the acute housing shortage in the region. Staff has reviewed the proposed Development Plan application against the proposed Phasing Plan shown above and found it to comply.

Housing Section: The applicant is requesting that Town Council approve a Minor Amendment to the HHPUD Master Plan in order to allow for all the multi-family units in Area C to be either attached single family units (condos) or rental apartment units. As a justification for the request the applicant notes that the change from ownership to rental will considerably benefit the community by increasing the supply of rentals available in the Downtown Core of the Town of Jackson. A change to all rental would provide an additional 66 units that could potentially be rented by members of the local workforce (though without workforce deed restrictions) that would otherwise be free market units that could be sold to second homeowners under the current ownership model. As a result of this change the previously approved Housing section of the Master Plan is proposed to be amended to include the Apartment exemption pursuant to Section 7.4.2.D.13 which will affect the Affordable Housing requirement but not the Workforce Housing requirement.

Affordable Housing Requirement

The two affordable housing requirements own for rentals and one for ownership is provided below:

	Approved	Proposed	Current Ownership Affordable Housing Requirement in persons	Proposed Rental Affordable Housing Requirement in persons
Single Family	13	13	7.8	7.8
Townhome	20	20	10.65	10.65
Multifamily				
- Condominiums - approved	138	0	42.55	0
- Apartments – proposed	0	138	0	0
Total	171	171	61	18.45

In either proposal the Affordable Housing requirement would be distributed evenly between Income Categories 1, 2, and 3. The applicant has not provided a breakout of Categories 1, 2, and 3 as part of this application.

The applicant has submitted a memo from the Wylie Baker Law firm which contends that the HHPUD Master Plan is silent as to the phasing and affordable housing mitigation requirements necessary if the multi-family buildings are utilized as Apartments as opposed to ownership Condominium Units (which the Master Plan is not silent on in regards to Section 2.3.C). The applicant states that because the HHPUD Master Plan is silent regarding the affordable housing mitigation requirements for Apartments, and because Section 1.4.A of the HHPUD Master Plan states that where the Master Plan is silent the LDRs applicable at the time a determination or interpretation is requested shall apply, that therefore the applicant may apply the apartment building exemption of Subsection 7.4.2.D.13 to exempt Apartments in Area C from affordable housing mitigation standards. Section 7.4.2.D.13 states:

D. Exemptions.

13. Apartment Building. An apartment building meeting the following standards is exempt from the standards of this Division.

- a. The apartment shall have 20 or more units.*
- b. No apartment shall exceed the maximum habitable floor area established below, except that a 10% adjustment may be approved.*
 - i. Studio: 450 SF*
 - ii. 1 bedroom: 675 SF*
 - iii. 2 bedroom: 975 SF*
 - iv. 3 bedroom: 1,175 SF*
 - v. Each additional bedroom: 200SF*
- c. By January 31 of each year following the issuance of a certificate of occupancy of the building, the owner of the apartment building shall provide the Housing Director with a report containing demographic information required by the Town that can be legally obtained and shared by the owner, including but not limited to:*
 - i. Average rent charged by unit type;*
 - ii. Average number of tenants by unit type; and*
 - iii. Percentage of tenants employed in Teton County*
- d. If any apartment in the building is approved for another use (e.g. condominiumization to attached single family use or approval of short-term rental use) this exemption shall be voided for the entire building. At the time of such approval, the standards of this Division shall be applied to all previously exempted units as though they were being newly developed.*
- e. This exemption shall expire May 15, 2022*

Staff notes that the applicant meets the requirements of Sec. 7.4.2.D.13 and the Planning Director approves of a slight adjustment (within the 10% range of *Subsection b.*) for the 2-Bedroom units which are just barely over the size requirement by 4 SF. In addition, staff notes that there is a potential complication for the applicant with *Subsection d.*, that if any apartment changes use to become a condominium, then the exemption is voided for the entire building. At such time that any attached single unit is converted to a condominium, which the applicant is proposing to have the flexibility to do, they would be required to provide the required affordable housing mitigation they are currently subject to under Div 7.4. The way the *Subsection d.* is worded it is on an individual building basis, however it is Staff's opinion that this requirement would apply to all of the multi-family buildings should any apartment change to an attached single family (condominium) unit. As a condition of approval, staff is recommending that a revision to the Housing Mitigation Plan shall be required to convert back to condos from rental and shall be decided by Town Council. In this sense, the housing mitigation requirement does not actually go away, instead its implementation is delayed based upon whether the multi-family buildings in Hidden Hollow are a rental or ownership product.

Staff notes that should the proposed Housing Section amendment be approved the applicant will be required to amend the Master Plan to reflect said changes including but not limited to Section 2.3.C Affordable and Workforce Housing Standards, Section 1.3.B.3 Phasing Requirements and Attachment 4 as described in the applicant's submission.

Town Council and the Planning Commission discussed and approved the Apartment Exemption Section 7.4.2.D.13 in 2017. As noted below, Planning Department staff was supportive of the exemption and Housing

Department staff was not. This differing perspective on the issue continues to be reflected in the review of the proposed application with planning staff supporting the use of the apartment exemption while housing staff does not. Staff has provided below portions of the Staff Reports from this amendment outlining staff's analysis of this topic for consideration. In addition staff has attached the three staff reports related to this issue from 2017.

Staff supports exempting apartment buildings from the deed restriction requirements of Section 7.4.2 as long as "apartment building" is better defined in the context of the exemption in order to support the applicant's assertion that apartments are inherently occupied by the workforce. Staff agrees with the applicant's assertion that units in apartment buildings are overwhelmingly occupied by the workforce and that a deed restriction is not required to ensure such occupancy. Removing the affordable deed restriction requirement will mean that the units in the apartment building are not necessarily affordable, but it will enable the apartment building to be built. Market-rate apartments are a unit type that is needed to meet community housing goals, and the proposed exemption is the type of "removal of barriers" that the Comprehensive Plan and Housing Action Plan envision will make development of workforce housing easier. Additionally, clearly stating this exemption will avoid the type of PUD by PUD discussion that has been a part of recent apartment building applications.

Do market-rate apartments provide workforce housing without a deed restriction?

The primary issue with this application is evaluation of the applicant's rationale: that apartments in an apartment building are inherently occupied by the workforce and therefore should be exempt from affordable deed restriction requirements.

The Housing Department provided the rental price information in the table to the right. Grove rental prices meet the LDR definition of affordable and are targeted primarily at households making 80% of median income or less. Blair Place and Jackson Hole Apartment rates represent two examples of market rental rates for units in apartment buildings. Market-rate rentals are not necessarily affordable, although the market rates at Blair and JH Apartments approximately equate to an affordable rent for a household making 120% of median income (Category III). If there were more, newer rental apartments on the market, rents might drop, but it cannot be assured that market apartments meet the definition of affordable.

	<i>Blair Place</i>	<i>JH Apartments</i>	<i>Grove</i>
<i>Studio</i>	\$ 1,489	\$ 1,475	-
<i>1 Bed</i>	-	\$ 1,700	\$ 1,125 – 1,175
<i>2 Bed</i>	\$ 1,878	-	\$ 1,225 – 1,275
<i>3 Bed</i>	\$ 2,400	\$ 2,850	\$ 1,375 – 1,425

Market-rate rentals are not necessarily affordable, although the market rates at Blair and JH Apartments approximately equate to an affordable rent for a household making 120% of median income (Category III). If there were more, newer rental apartments on the market, rents might drop, but it cannot be assured that market apartments meet the definition of affordable.

However, the applicant's contention is that apartments are inherently occupied by the workforce and that Section 7.4.2 includes exemptions for other unit types (Accessory Residential Units and Live/Work Units) because they are inherently occupied by the workforce, regardless of their market affordability.

The Housing Department challenges the applicant's assertion, stating in its comments:

The applicant is proposing a text amendment to exempt apartments and multi-family buildings from having a housing requirement. They indicate that apartments, "by their nature are workforce housing". This may or may not be true depending on the type, design, location, and size of the apartment. At the very least, a text amendment exempting apartments or multi-family buildings should include a definition of the type, design, location, and size of the units that are allowed an exemption.

However, without some type of recorded covenant, there is never a guarantee that apartments will always or forever be used as workforce housing. For instance, there could be cases where individuals from out of town wish to rent long term so that they have a place for their family to stay on weekend ski trips or for

non-local businesses to use for business trips. This has been seen in our community as well as other communities.

The Housing Department recommends that if an apartment or multi-family complex wishes to be exempt from a housing requirement, there should be a covenant recorded on the property requiring the tenants to be employed at least an average of 30 hours per week at a local business. This covenant will also serve to alert the public of the requirement in case the apartments are ever sold to a new owner.

Staff agrees with the Housing Department that the only way to ensure workforce occupancy is to require workforce occupancy, however staff does not recommend such a requirement in this case. Exempting one deed restriction but requiring another does not achieve the Comprehensive Plan and Housing Action Plan goal of “removing barriers” to the construction of workforce housing. Staff is confident that the vast majority of apartments in true apartment buildings are rented by the workforce. The Housing Action Plan also finds that there is a need for rental units at all income levels, and identifies “Rental Zoning” as an appropriate tool for the provision of higher income rental product. Removal of barriers is a theme of the Housing Action Plan. Mitigation requirements only produce units when projects are built; 20% of project that is not built equals 0 affordable units. While apartments do not necessarily meet the LDR definition of affordable, they are part of the workforce housing solution not a part of the workforce housing problem.

The Housing Department has recommended denial of the proposed Minor Amendment to allow for use of the Apartment exemption. The Housing Department has provided the following comments:

“If the amendment to the Master Plan is approved, the development will create 84 market rentals with only 9 restricted Affordable rental units to mitigate for the townhomes and single family lots. The amendment will not affect the 45 workforce housing units; they will remain the same because they are a requirement of the 48' height allowance.

Implications of this change are as follows:

- Current requirement: 45 Workforce ownership units, 9 Affordable ownership units in each of the following income ranges: <80%, 80-100%, and 100-120% for a total of 27 Affordable ownership units. Total of 72 restricted units.*
- Proposed requirement: 45 Workforce rental units, 3 Affordable rental units in each of the following income ranges: <80%, 80-100%, 100-120% for a total of 9 Affordable rental units*. Total of 54 restricted units.*

According to the Housing Department’s Intake Form data collected January-June 2018: 55% or 292 households seeking housing through Housing Department programs earn less than 80% of median income, 17% earn 80-100% of median income. 16% earn 100-120% of median income, and 12% earn more than 120% of median income.

The proposed change from ownership to rental will diminish the number of units guaranteed to serve households earning <120% of median income by 66% (27 Affordable units to 9 Affordable units). Twelve units guaranteed to serve households earning less than 100% of median income will be lost.

There is no requirement that the market rental units provide housing for the workforce and the rents charged will be market rates, which are generally affordable to households earning over 100% of median income.

52% of households in Teton County earn less than 80% of median income; 55% of all households seeking housing through the Housing Department programs earn less than 80% of median income.

The Housing Department recommends denial of this amendment to the Master Plan for Hidden Hollow.”

*Staff notes that the applicant’s Rental Housing Mitigation sheet proposes a total of 8 units, not 9 units as the Housing Department states in the above comments. However at the Planning Commission hearing the applicant stated that they would be providing 9 units under this proposal.

Workforce Housing Requirement

The applicant is required to meet two separate housing requirements. The first is the typical 25% affordable housing mitigation requirement discussed above in the proposed amendment, the second housing requirement is a result of the applicant choosing to take advantage of Section 2.3.4.E that allows the structural height to be increased to 48’ with no limitation on number of levels above grade if the following standards have been met:

E. Additional Zone-specific Standards

1. *PUD-ToJ Height. For a PUD-ToJ proposed in the UR zoning district, structure height may be 48 feet 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 Div. 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 Div. 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.*

Staff finds that the applicant has satisfied all of the above requirements in the same manner as in the previously approved Development Plan. The required Workforce Housing will be provided as follows:

Workforce Units

The applicant is proposing to build the following 9 Workforce Housing Units in Building 1:

- 2, 1-bedroom
- 5, 2-bedroom
- 2, 3-bedroom

The applicant is proposing to build the following 18 Workforce Housing Units in Building 2/3:

- 4, 1-bedroom
- 10, 2-bedroom

4, 3-bedroom

This is a total of 9 units consisting of 8,607 SF in Building 1 and 18 units consisting of 17,214 square feet in Building 2/3, which meets the requirement to mitigate for the fourth story.

The applicant has proposed two types of workforce housing restrictions: Workforce Rental and Workforce Ownership should the owner wish to revert back to ownership. All workforce restricted units require that at least one occupant of the unit maintain an average of 30 hours per week employment on an annual basis, from a local business, and the entire household must earn at least 75% of their income from a local business. There are no income or asset limits for owners or occupants.

- The rental units may not be owner-occupied and will include a rental rate appreciation cap of 2% per year compounded annually. Lease terms must be for at least 3 months and for no longer than 3 years. Occupants may not own property within Teton County.
- The ownership units may be owner-occupied and will not have an initial sales price restriction on them, but will have an appreciation cap of 2.5% per year of ownership compounded annually. Owners may not own property within Teton County and must reside in the unit at least 10 months/year.

The workforce housing units will be rented by the applicant. This is consistent with the workforce housing restriction, however, the Housing Department will be involved to the extent of qualifying the buyer and/or the occupants of the unit depending on whether it is an ownership unit or a rental unit. Furthermore, the Housing Department will monitor the units to ensure compliance with the deed restriction.

Development Plan

Site Design

Staff finds that the proposed roadways, site layout and building orientations are all consistent with the approved Sketch Plan for the project. All details of infrastructure design and roadway layout were reviewed and approved as part of the Development Plan for Phase 1A and the proposed plan incorporates all approved improvements.

Building Design

Multi-Family

The proposed buildings are in the exact location as approved in the approved Sketch Plan meeting all setback requirements. Like Building 4/5 in Phase 1B, the applicant is proposing connection of the two buildings above grade to make one building instead of two for Building 2/3. Although this will affect the overall bulk and scale of the building, staff finds the connection will bring efficiencies to the development including common elevators, parking access, common areas and interaction that is desirable. Staff finds that the openness of the elevation in the central lobby area of the structure is successful in breaking up the perceived bulk and scale. Overall staff, finds that the use of additive and subtractive massing and material selection has been successful in breaking up the overall bulk and scale of the building.

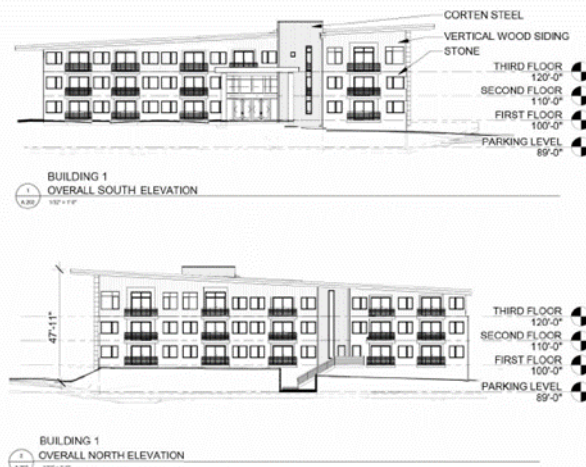


PERSPECTIVE LOOKING NORTHEAST

Perspective looking northeast



Building 2/3



MF Building 1

Townhomes

The proposed buildings are in the exact location as approved in the approved Sketch Plan meeting all setback requirements as well as not exceeding the allowable Floor Area Ratio. The proposed elevations are consistent with the elevations proposed in the Planned Unit Development (PUD) as amended.



Location of Restricted Units

The applicant is proposing to locate the 8 required Affordable Units to mitigate for the 13 Detached Single Family Homes and 20 Townhomes within Building 4/5 should their amended Housing Mitigation Plan be approved. The Housing Rules and Regulations require that the Affordable and Workforce Housing units be integrated among the market units. This protects social diversity and eliminates the potential of segregation of the unit types causing biased perceptions. A condition of approval for Phase 1B required that “Prior to the issuance of any building permits under the Development Plan the applicant shall revise the proposed location of Affordable and Workforce Housing units to be integrated among the 2nd and 3rd floor of the multifamily building.” Staff recommends that as a condition of approval the applicant submit an addendum to Building Permit B17-0622 that demonstrates the changed location and integration of Affordable and Workforce units in the building.

Housing Mitigation Plan

As part of this Development Plan application the applicant is requesting to solely rent the multi-family units and thus no Affordable Housing Mitigation would be required subject to the approval of the proposed Minor amendment to the Housing Section to include the Apartment Exemption. As noted above, an amendment to the Housing Mitigation Plan for Phase 1B is included in this application to allow all multi-family units to be solely rental thus requiring no Affordable Housing Mitigation. While the proposed amendments clarify in the Master Plan that either ownership or rental is an allowed use with quantified affordable housing mitigation requirements, staff has conditioned the request so that any conversion back to ownership will require an amendment to the housing mitigation plan to be decided by Council.

Livability

Design:

The applicant has addressed the interior finishes of the units in the application. Section 2-3 Livability Standards of the Housing Rules and Regulations requires that the Affordable and Workforce Units have design features comparable to the market units including but not limited to decks, patios, parking, fencing and landscaping. The proposed units meet this requirement.

Size:

The 1-bedroom units are 642 SF, 2-bedroom units are 979 SF, and the 3-bedroom units are 1,166 SF. All of these are within the Livability Standards in the newly adopted Housing Guidelines.

Storage:

The applicant is proposing 27 SF of storage space per unit located in front of each unit's parking space in the garage. Ten small storage closets are located in the corridors of Building 2/3 and five in Building 1 on each floor. Only thirty units in Building 2/3 and fifteen units in Building 1 will have use of these closets leaving thirty-eight without. It is not clear how these closets will be allocated. The applicant has indicated the closets will be managed by the property management company. The units themselves have little to no storage provided other than the bedroom closets. The 27 SF storage spaces will help, however, the Housing Department cannot stress enough how important storage is. Especially in a dense development such as Hidden Hollow.

In other dense developments such as The Grove where extra storage space was provided within the units along with an exterior 20 SF storage closet the Housing Department has seen problems. Many bikes, kayaks, paddle boards, other recreational and personal items are being stored outside on decks, patios and often sidewalks, which can cause it to look unsightly.

Access/ Circulation/Traffic

In review and as approved as part of Development Plan Phase 1A, all streets except the Merrell Avenue extension will be private. Upon completion of the Merrell Avenue extension it will be dedicated to the Town as a public street.

All pedestrian infrastructure including sidewalks and the public pathways approved as part of the Sketch Plan were reviewed and approved under the Grading and Erosion Control Permit.

Parking

Staff has reviewed the proposed parking requirements for compliance with the PUD master plan based upon the following parking schedule:

Unit Type	Unit Parking Ratio	Total HHPUD Requirement	Total HHPUD Proposed
AREA C 138 Attached Single Family (Condominiums) / Apartments	1 space per one bedroom 2 spaces per two/three bedroom	243 spaces	245 spaces
AREA B 20 Attached Single Family (Townhomes)	2 spaces per unit	40 spaces	56 spaces
AREA A 13 Detached Single Family	2 spaces per unit	26 spaces	52 spaces
Total	309 spaces	309 spaces	353 spaces

As proposed the applicant will be providing 245 spaces for Area C (all multi-family buildings) where 243 are required, resulting in a surplus of 2 spaces. Of these 245 spaces, 16 will be on-street spots on Hidden Hollow Road that are not part of the garage or surface parking for the multi-family buildings. In the Parking Management Plan provided with the application for Phase 2, the applicant states that unassigned spots from 2 and 3 bed multi-family units will enhance Area C guest parking. The applicant submitted a Parking Management Plan to the Town Council as part of Phase 1B with the following parking management strategies for the multi-family units in Area C:

Parking management will be provided by the sub-association created within the master HOA for the multi-family units. Occupants will have 24-hour contact information, and an onsite manager may be housed within the units. Warnings, violations, and towing of unauthorized vehicles will all be used to police and enforce parking.

- *As part of the sales process or lease of a unit, vehicles will be registered and issued a Hidden Hollow parking pass.*
- *Parking passes will not exceed the term of the lease.*
- *Maximum number of parking passes issued per unit will not exceed the parking requirement as provided in the Master Plan.*
- *Vehicle registration will be monitored and updated annually.*
- *Each unit will be assigned a covered parking space in the lower parking level. These spaces will be numbered. Parking pass will reflect this space number.*
- *“No Visitor Parking” signage will be clear and visible at each lower level entrance.*
- *A strict no warning towing policy will be adhered to for unauthorized vehicles in the lower parking levels.*
- *Each building will have two designated “visitor” spaces with signage near each front entrance.*
- *Remaining surface parking lot spaces will be open parking.*
- *If parking congestion occurs in surface parking lots, then surface parking spaces will be designated and assigned by parking pass.*
- *On street spaces may also be designated and assigned by parking pass if necessary.*

Bike Parking: The applicant has provided a site plan that includes a bike rack ratio of at least one per unit. However, the applicant has proposed using a “wave” style rack. The Pathways Director has provided detailed comments on the inadequacy of “wave” style racks and has specifically stated in this review and previously that “wave, ribbon, and toaster style racks shall not be used.” As a condition of approval, staff is recommending that the style for short-term bike parking shall be “single inverted-U” racks such as the Dero Hoop Rack, Saris Bike Dock, or equivalent.

Environmental Analysis and Wetlands

The required environmental analysis and wetland delineation and mitigation was reviewed and approved as part of the Development Plan for Phase 1A. One issue identified during Town Council review for Phase 1B of was how pets would be managed on the site to limit impacts to wildlife and specifically the adjacent National Elk Refuge. Staff reviewed the applicant’s proposed pet restrictions and found them acceptable.

Development Exactions

Specific requirements will be determined based upon the regulations in place at time of subdivision. The applicant has already paid exaction fees for the 13 detached single family homes at the time of Subdivision Plat. The required exactions for the remaining 20 townhomes are estimated at this time to be approximately \$40,000 for Schools and \$47,925 for Parks. Should the applicant condominiumize the multi-family units they

will be subject to Schools and Parks exactions at the time of plat approval. Apartments are not subject to park and school exactions.

Public Works

As stated above all horizontal infrastructure for the proposed development was reviewed and approved as part of the Development Plan for Phase 1A. The most significant change to preliminary designs included locating both the sewer and water lines in an easement from the United States Forest Service in the approximate location of the existing Rosencrans roadway. This change allowed for the elimination of the proposed sewer lift station desired by both the Town and the applicant.

Sketch Plan

Staff has reviewed the application for analysis with the 10 conditions of approval of the Sketch Plan and finds it complies or the condition has been discussed above or remains a condition or approval moving forward.

Planning Commission

The applicant appeared before the Planning Commission on August 15, 2018. Item A – Phasing Plan and Item B - Housing Section received unanimous approval, while Item C: Development Plan received approval by a vote of 4 to 2.

The Planning Commission discussed the nature of the change from an ownership model to a rental product and how that would affect the overall Hidden Hollow community in the future. Planning Commission Chair, David Vandenberg, and Commissioner Abigail Petri opposed the switch to all rental in the multifamily buildings on the basis that it would change the feeling that the community was comprised of permanent residents. Chair Vandenberg viewed the change to rental as changing the proposed development that he had reviewed over the past years. Commissioners Wilson and Schuler discussed the benefits of an influx of rental units that would be filled by the workforce and the opportunity for employers to rent units for their workers. Commissioner Smitts discussed his experience in the banking industry and the difficulty in obtaining financing for condominium units and the tendency for such units to be bought by cash buyers who are often second homeowners. In addition the Planning Commission discussed the required affordable housing mitigation and the proposed requirements under the amendments to the HHPUD and the apartment exemption.

PUBLIC COMMENT

On July 31, 2018, Staff received a phone call from Mr. Jeff Daugherty, Assistant Superintendent for the Teton County School District. Mr. Daugherty expressed interest in any proposed connections from the Hidden Hollow development to E Gill Avenue through the Rec Center or a future connector at King Street. Mr. Daugherty said that TCSD hopes to exclude non-students from the grounds during the school day for security reasons and is interested if any fencing was proposed at Sketch Plan to delineate the boundary between the school and the development on Hidden Hollow's southern border. If so he would like to see some sort of student access in such a fence for students that live in Hidden Hollow and who are walking to school. Staff responded to Mr. Daugherty's concerns by researching the fence issue. According to the Applicant's Sketch Plan application on Page 24, "Southern Fence – Currently there is a dilapidated fence that separates the 10 acre parcel from the Rec Center and the School. The applicant will work with School District and the Town of Jackson to remove this fence. There are no plans to rebuild it."

LEGAL REVIEW

Complete.

STAFF FINDINGS

Item A: Minor Amendment - Phasing Plan. HHPUD Master Plan Section 1.5.B

A Minor Amendment shall only be approved upon meeting the following Findings:

1. It is consistent with the purposes and organization of the HHPUD;

Complies. The purpose of the HHPUD Phasing Plan is to ensure that when free market development occurs that generates affordable housing or other development standard requirements, adequate assurances are provided by the Developer to ensure that these requirements have been, or will be, met. The amended Phasing Plan is consistent with this purpose.

2. It improves the consistency of the HHPUD Master Plan with other provisions of the HHPUD or subsequent development approvals within the HHPUD;

Complies. The proposed amendment improves the consistency of the HHPUD Master Plan by consolidating the remaining Phases 1C, 2, and 3 into one final phase. In addition, the amendment is consistent with previous approved development plans for Phases 1A and 1B.

3. It provides flexibility for landowners within standards defined within Master Plan Section 1.2.C. Vision and Intent of the HHPUD Master Plan;

Complies. The proposed amendment provides flexibility for the applicant to respond to market forces and expedite development and reduce construction costs. The amendment is consistent with the Vision and Intent of the HHPUD Master Plan.

4. It is necessary to address changing conditions (e.g. market, sales or constructability), public necessity, and/or state or federal legislation;

Complies. The applicant is requesting the amendment in order to respond to changing market conditions. An accelerated phasing plan allows the applicant to expedite construction and deliver units faster.

5. It improves implementation of the Comprehensive Plan; and

Complies. The amendment to expedite construction conforms to the goal of achieving a dense variety of residential unit types in in Subarea 3.2, Core Residential Zone.

6. It is consistent with other adopted Town Ordinances.

Complies. The approval of this amendment is consistent with all Town Ordinances.

Item B: Minor Amendment - Occupancy Status. HHPUD Master Plan Section 1.5.B

A Minor Amendment shall only be approved upon meeting the following Findings:

1. It is consistent with the purposes and organization of the HHPUD;

Complies. The proposed amendment is consistent with the purposes of the HHPUD.

2. It improves the consistency of the HHPUD Master Plan with other provisions of the HHPUD or subsequent development approvals within the HHPUD;

Complies. The proposed amendment to change from ownership to rental improves consistency of the HHPUD by clearly specifying the affordable housing requirements if the multifamily units are all rental or all ownership.

3. It provides flexibility for landowners within standards defined within Master Plan Section 1.2.C. Vision and Intent of the HHPUD Master Plan;

Complies. The proposed amendment provides flexibility for landowners. The conversion from ownership to rental will create an abundance of rental units. If the owner decides to convert back to ownership the required affordable housing mitigation required for condominiums will still be required. The Vision and Intent of the HHPUD is for dense, residential development that provides market, workforce, and affordable housing in close proximity to Town commercial services and public amenities, which is compatible with surrounding commercial, public, and open space units. Both ownership and rental products achieve this vision.

4. It is necessary to address changing conditions (e.g. market, sales or constructability), public necessity, and/or state or federal legislation;

Complies. There is an equally high demand for rental units as there is for ownership units.

5. It improves implementation of the Comprehensive Plan; and

Complies. Both ownership and rental multifamily residential uses are encouraged in this area.

6. It is consistent with other adopted Town Ordinances.

Complies. The amendment is compatible with Town Ordinances and Sec. 7.4.2.D.13

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

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

The proposed application is located in Character District #3 Town Residential Core, specifically Subarea 3.2 Core Residential of the 2012 Comprehensive Plan. The following is the desired future character for Subarea 3.2:

This residential, TRANSITIONAL Subarea is currently made up of a variety of single family and multifamily residential types, with some existing larger residential developments and non-conforming commercial uses. Redevelopment, revitalization and reinvestment are highly desired in this subarea. Due to its central location in the core of Town near employment and Complete Neighborhood amenities, the future character of this subarea will include some increased density and larger buildings than in East Jackson (Subarea 3.1). In addition, to the development pattern described for East Jackson (Subarea

3.1), multifamily residential uses will be encouraged in order to replace existing commercial uses and to blend the borders of the Town Commercial Core (District 2) with the Town Residential Core (District 3). Multifamily structures will be predominantly found on larger residential lots and along mixed use corridors. The size and scale of multifamily structures will be predominantly two stories with three stories considered in specific cases with proper design. The density and intensity found in areas containing multifamily structures may be greater than what is generally allowable in other areas. For these larger structures, the dominant building mass should be located near the street and be broken into multiple smaller buildings when possible. Parking should be minimized and screened from view as much as possible. In areas where office uses currently exist, consideration should be given to allow a mix of office and residential uses. Future mixed use office development should be of the same bulk, scale and intensity of the residential uses.

Complies. Staff finds that the project is not only consistent with the above desired future character for Subarea 3.2, but also the location is ideal for a high density development adjacent to many of the components of a complete neighborhood including but not limited to schools, shopping, recreation, alternative transportation, and employment. As stated above, this area is transitional and is thought to be ideal for reinvestment and redevelopment. The applicant's proposal meets this intention by developing an underdeveloped site with a high density residential project, especially one providing both market and deed restricted housing. In addition, multi-family is encouraged as a use, with larger buildings considered appropriate. The density and intensity is consistent with nearby developments, making this an appropriate location for higher density and intensity with multi-family structures, where other areas in Town may not be as appropriate.

In addition, staff finds that the application should be reviewed for consistency specifically with the Policy Objectives for District 3:

Common Value 1: Ecosystem Stewardship

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 by providing a mixture of housing types including 8 attached single family units (townhomes) and 55 attached single family units (condominiums) or apartments within this phase that this policy has been met. The applicant will mitigate for the required affordable housing requirement whether the multifamily units are all rental or all ownership units.

Policy 4.3.a: Preserve and enhance stable areas

Not applicable as this site is not located within a stable area.

Policy 4.3.b: Create and develop transitional areas

Complies. Staff finds that the proposed development is in line with the vision for this transitional area by creating a high density, multi-family development, mixed with market and deed restricted units. Development and investment is highly desired for this area, thus the proposal significantly meets Policy Objective 4.3.b.

Policy 4.4.d: Enhance natural features in the built environment

Complies. Staff finds that the wetland mitigation and restoration proposed with this development will significantly improve the natural features on the site.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Complies. The proposed project will provide 8 deed restricted affordable housing rental units and 45 deed restricted work force units utilizing the allowed 48' height bonus allowed for in the UR-PUD. Should the owner revert back to ownership units for the attached single family units (condominiums), the current affordable housing mitigation requirements will apply.

Policy 5.3.b: Preserve existing workforce housing stock

Not applicable.

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

Complies. Staff finds that the proposed project does increase the capacity for use of alternative transportation modes as the site is located in a central location along the bus line and in close proximity to proposed and existing alternative transportation infrastructure. Similarly, the site is also within biking and walking distance from the Downtown Core and other amenities. Additional connectivity will be provided through the provision of the Merrell Avenue extension and a possible King Street connection in the future.

2. *The proposed project achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO).*

Not applicable. Addressed during Sketch Plan, PUD and Development Plan for Phase 1A.

3. *The proposed project does not have a have a significant impact on public facilities and services, including transportation, portable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.*

Complies. As previously approved in the Sketch Plan, PUD-Master Plan and Development Plan1A, and in this application staff finds that the proposed project is not anticipated to have adverse impacts on public facilities including Police, Fire and EMT.

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

Not applicable.

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

Complies. As conditioned, staff finds that the proposed project complies with the standards of these LDRs and the Hidden Hollow PUD Master Plan. In addition the project is in compliance with all other Town Ordinances.

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

Complies. As conditioned, Staff finds that the proposed project is in substantial conformance with the previously approved Development Plan 1B in regards to the Housing Mitigation Plan.

ATTACHMENTS

Memo from Wylie Baker LLC
Staff Reports for P16-131 Apartment Exemption
Department Reviews
Applicant Submittal

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

Item A: The Planning Director and the Planning Commission recommend **approval** of a Minor Amendment to the Hidden Hollow Planned Unit Development Master Plan to the Phasing Plan.

Item B: The Planning Director and the Planning Commission recommend **approval** of a Minor Amendment to the Hidden Hollow Planned Unit Development Master Plan to the Housing Section, Section 2.3.C Affordable and Workforce Housing Standards, Section 1.3.B.3 Phasing Requirements and Attachment 4 to allow both rental and ownership for multifamily units.

Item C: The Planning Director and the Planning Commission recommend **approval** of a Development Plan to allow 12 townhomes and two multifamily buildings containing 83 total units and approving and amending the Housing Mitigation Plan for all multifamily units to be rental only, for the Hidden Hollow Planned Unit Development for the property located at 301 Hidden Hollow Drive, legally known as Hidden Hollow First Addition to the Town of Jackson subject to the department reviews and the following conditions:

1. Prior to issuance of a building permit the applicant shall submit an additional application for a Minor Amendment to transfer 6,641 square feet of development potential from Area B/Area D to Area C pursuant to Section 1.5.B. Minor Amendments of the Hidden Hollow Planned Unit Development Master Plan.
2. The applicant shall revise the Master Plan to state that a revision to the Housing Mitigation Plan shall be required for any future changes including but not limited to converting back to attached single family units (condominiums) from rental. All Housing Mitigation Plan amendments shall be approved by Town Council.
3. The applicant shall revise the proposed landscape plant to revise the style for short-term bike parking to “single inverted-U” racks such as the Dero Hoop Rack, Saris Bike Dock, or equivalent.
4. The applicant shall submit an addendum to Building Permit B17-0622 that updates the tracking worksheet for housing mitigation as well as demonstrate the changed location and integration of Affordable and Workforce units in the building.

SUGGESTED MOTIONS

Item A - Phasing Plan: Based upon the findings as presented in the staff report and as made by the applicant for Item P18-206, I move to make findings 1-6 as set forth in Section 1.5.B. Minor Amendments of the Hidden Hollow Planned Unit Development Master Plan relating to 1) Consistency with the purposes and organization of the HHPUD; 2) Improves the consistency of the HHPUD Master Plan with other provisions of the HHPUD or subsequent development approvals within the HHPUD; 3) Provides flexibility for landowners within standards defined within Master Plan Section 1.2.C. Vision and Intent of the HHPUD Master Plan; 4) Necessary

to address changing conditions (e.g. market, sales or constructability), public necessity, and/or state or federal legislation; 5) Improves implementation of the Comprehensive Plan; and 6) Consistency with other adopted Town Ordinances to approve the amendment to the Phasing Plan of the Hidden Hollow Planned Unit Development Master Plan subject to the departmental reviews.

Item B – Housing Section Based upon the findings as presented in the staff report and as made by the applicant for Item P18-206, I move to make findings 1-6 as set forth in Section 1.5.B. Minor Amendments of the Hidden Hollow Planned Unit Development Master Plan relating to 1) Consistency with the purposes and organization of the HHPUD; 2) Improves the consistency of the HHPUD Master Plan with other provisions of the HHPUD or subsequent development approvals within the HHPUD; 3) Provides flexibility for landowners within standards defined within Master Plan Section 1.2.C. Vision and Intent of the HHPUD Master Plan; 4) Necessary to address changing conditions (e.g. market, sales or constructability), public necessity, and/or state or federal legislation; 5) Improves implementation of the Comprehensive Plan; and 6) Consistency with other adopted Town Ordinances to approve the amendments to the Housing Section of the Hidden Hollow Planned Unit Development Master Plan including but not limited to Section 2.3.C Affordable and Workforce Housing Standards, Section 1.3.B.3 Phasing Requirements and Attachment 4 as described in the applicant's submission, subject to the departmental reviews.

Item C: Based upon the findings as presented in the staff report and as made by the applicant for Item P18-205, I move to make findings 1-6 as set forth in Section 8.3.2.C (Development Plan) of the Land Development Regulations relating to 1) Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Complies with the Town's Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals to approve a Development Plan to allow 12 townhomes and two multifamily buildings containing 83 total units and approving and amending the Housing Mitigation Plan for all multifamily units to be rental only, for the Hidden Hollow Planned Unit Development for the property located at 301 Hidden Hollow Drive, subject to the departmental reviews and the following conditions of approval:

1. Prior to issuance of a building permit the applicant shall submit an additional application for a Minor Amendment to transfer 6,641 square feet of development potential from Area B/Area D to Area C pursuant to Section 1.5.B. Minor Amendments of the Hidden Hollow Planned Unit Development Master Plan.
2. The applicant shall revise the Master Plan to state that a revision to the Housing Mitigation Plan shall be required for any future changes including but not limited to converting back to attached single family units (condominiums) from rental. All Housing Mitigation Plan amendments shall be approved by Town Council.
3. The applicant shall revise the proposed landscape plan to revise the style for short-term bike parking to "single inverted-U" racks such as the Dero Hoop Rack, Saris Bike Dock, or equivalent.
4. The applicant shall submit an addendum to Building Permit B17-0622 that updates the tracking worksheet for housing mitigation as well as demonstrate the changed location and integration of Affordable and Workforce units in the building.

Memorandum

To: Zane Powell
From: Brenda Wylie
Cc: Brendan Schulte, Brendan Conboy, Tyler Sinclair and Audrey Cohen-Davis
Date: 6/26/2018
Re: HIDDEN HOLLOW - Apartment Use in Area C and Affordable Housing Mitigation

Issue:

The Hidden Hollow Planned Unit Development Master Plan (the “**HHPUD Master Plan**”) provides in Section 2.2. Use Standards that Condominium Units and Apartments are each an unconditional allowed use within Area C. The Phasing Plan set forth in Section 1.3.B.3. Phasing Requirements and the Affordable Housing Standards set forth in Section 2.3.C. Affordable Housing and Workforce Housing Standards are silent as to the phasing and affordable housing mitigation requirements required if the multi-family buildings are utilized as Apartments as opposed to Condominium Units.

Analysis and Applicable Authority in HHPUD Master Plan:

1. The HHPUD Master Plan provides as follows in Section 1.4.A. Relationship to Land Development Regulations:

“Unless otherwise noted in this document, when this Master Plan refers to the LDRs, or where it is silent and the LDRs govern the development or use of properties within the HHPUD, the Town of Jackson LDRs applicable at the time a determination or interpretation is requested shall apply.”

2. The HHPUD Master Plan provides in Section 1.5.B. Minor Amendments that minor amendments shall include “*any and all revisions, amendments, and updates to the Phasing Plan*” and “*any and all revisions and amendments to Attachment 4*”.

Conclusion:

Because the HHPUD Master Plan is silent regarding affordable housing mitigation requirements for Apartments, an unconditional allowed use within Area C, Section 1.4.A of the

HHPUD Master Plan provides the authority that the current LDRS shall control the interpretation regarding the affordable housing mitigation for such use. As such, we believe that the applicant may apply Subsection 7.4.2.D.13 of the current LDRs to exempt Apartments in Area C from affordable housing mitigation standards if the Apartments satisfy the requirements of Subsection 7.4.2.D.13 and comply with the maximum square footages required by this exemption.

The Phasing Plan and Attachment 4 will need to be amended to provide for the above interpretation and redline copies of such proposed amendments are set forth on **Attachment A** and **Attachment B**, attached hereto and incorporated herein. Section 1.5.B of the HHPUD Master provides the authority for these amendments to the HHPUD Master Plan to be processed as a Minor Amendments.

PLANNING

Project Number	P18-205	Applied	6/27/2018	STOL
Project Name	Development Plan - Hidden Hollow	Approved		
Type	DEVPLAN	Closed		
Subtype	CONDO/TOWNHOUSE	Expired		
Status	STAFF REVIEW	Status		

Applicant	Jorgensen Associates, P.C.	Owner	HANSEN & HANSEN, LLP
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Site Address	City	State	Zip
301 HIDDEN HOLLOW DRIVE			

Subdivision	Parcel No	General Plan
	22411627300032	

Type of Review	Status	Dates				
Contact		Sent	Due	Received		Remarks
Notes						
Building		6/27/2018	7/18/2018			
Jim Green						

Fire	APPROVED W/CONDITI	6/27/2018	7/18/2018	7/9/2018	Please see notes!
Kathy Clay					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
TO:	Brendan Conboy, Associate Planner				
FROM:	Kathy Clay, Fire Marshal				
DATE:	July 9, 2018				
SUBJECT:	Hidden Hollow, DEV Plan 60 Rosencrans P18-205, 206				

This office has received the request for a fire review for the development plan for Hidden Hollow, at the above location. The currently adopted version of the International Fire Code and the most current edition of the NEC shall be used. Comments include, but are not limited to:

1. Fire apparatus access shall be provided. (2015 IFC 503.1.1) The turnaround at the end of the Mercill extension shall show all dimensions and meet all fire department criteria and must be installed prior to construction of any buildings. Hydrants shall be no further than 500 feet from all structures and shall be in service prior to combustible building materials brought into site.
2. Visible address numbers, a minimum of 4 inches in height and 0.5 inch stroke width, shall be installed on all structures. (IFC 505.1) End of job fire final.
3. Portable fire extinguishers shall be placed in accordance with IFC 906. Provide fire extinguishers at all construction areas.
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) Ensure emergency egress
7. Should any fuel-fired appliances be installed, requirements for carbon monoxide detection shall be followed. (IFC 908.7) Sprinklers
8. As determined by the Building Official, structure will have an automatic fire sprinkler system in accordance with appropriate NFPA standard for occupancy type. (IFC 903.2.7)
9. Fire Department Connection (FDC) location shall be determined by the AHJ and noted in the fire sprinkler plan review.
10. A Knox Box for each riser shall be installed in an approved location at each structure having a fire sprinkler system. (IFC 506.1)
11. Water main line shall be installed in accordance to NFPA 13 and NFPA 24 to provide for proper clearances, seismic requirements, flushing and hydro testing. (IFC 901.4.1)
12. Fire flow requirements shall meet Appendix B of the International Fire Code.
13. Pitot water flow test per NFPA 291 is required on all new fire sprinkler installations for NFPA 13R and NFPA 13 systems. Plans will not be approved without certified test.
14. A horn/strobe shall be installed above the fire department connection. (IFC 912.2.2.1)
15. Room which houses riser shall be no less than 5' x 7' dimensions.
16. Concealed spaces within NFPA 13 protected structures having combustible materials shall comply with NFPA 13 requirements and may require addition protection (IFC 903.3.1.1.1 and 903.3.1.1.2)
17. Exterior overhangs exceeding 4 feet shall be protected using fire sprinklers when combustible construction is used (NFPA 13).
18. Exterior egress stairways built of combustible construction shall be protected with fire sprinklers (NFPA 13).
19. Fire Hydrants (number and locations) shall be installed and operational prior to construction, must meet Appendix C of IFC) Alarms
20. Building shall have a complete alarm system per NFPA 72, (IFC Chapter 9). A full set of fire alarm plans from a fire alarm contractor shall be submitted with all calculations and cut sheets of all equipment.
21. Audible appliances provided for the sleeping areas to awaken occupants shall produce a low frequency alarm signal per most current edition of NFPA 72.
22. Any structure with Group R occupancy shall have required carbon monoxide detection as required. (IFC 915.1) Elevator, if provided
23. 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)
24. hood and be placed to alert occupants in the dining area (IFC 904.3.4)

Please feel free to contact me if you have any further questions or concerns at 307-733-4732 or kclay@tetoncountywy.gov.

Type of Review Contact Notes	Status	Dates			
		Sent	Due	Received	Remarks
Legal A Cohen-Davis (8/3/2018 12:19 PM AC) Under the HHPUD (zoning), the applicant is allowed to apply for a minor amendment to its Master Plan. The Town Council may approve or deny a request to amendment to the Master Plan, which includes the Housing Mitigation components. Pursuant to Section 1.5B of the HHPUD, a minor amendment to the Master Plan shall only be approved upon meeting all findings 1-6 set forth therein.	APPROVED W/CONDITI	6/27/2018	7/18/2018	8/3/2018	Please see notes
Parks and Rec Steve Ashworth		6/27/2018	7/18/2018		
Pathways Brian Schilling (8/6/2018 11:21 AM STOL) P18-205, 206 – 301 Hidden Hollow Drive – Hidden Hollow Phase 2 Development Plan Comments from Teton County/TOJ Pathways Department Status: approved w/conditions		6/27/2018	7/18/2018		
<ul style="list-style-type: none"> Sidewalk Alignments and Design <ul style="list-style-type: none"> Continuous sidewalk Sidewalks shall be continuous when crossing access driveways. The concrete sidewalk surface and texture shall continue uninterrupted across the entire access driveway. 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 elevation 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. Sidewalk Alignment <ul style="list-style-type: none"> The sidewalks on the south side of Apt Bldgs. 2-3 and 4-5 are shown as detached in Sheet A200a (p. 54 in the submittal packet), but are shown as attached in the grading plan sheets elsewhere in the submittal. Sidewalks should be detached to provide separation between the roadway and the pedestrian walking areas, with a concrete driveway apron and a continuous sidewalk across the driveway. The sidewalk along the south side of these buildings as it crosses the three driveways should be realigned to match the detached sidewalks on either side of the apartment buildings. Please contact the Pathways Coordinator for further description or details if this is unclear. The sidewalk north of Apt. Bldg. 1 should also be separated (even just a foot or two) from the back of curb to provide separation between the roadway and the pedestrian walking area. It appears there is 3' or so between the sidewalk and the face of the adjacent retaining wall, but the other edge of the sidewalk is directly at the back of curb. The sidewalk should be moved closer to the retaining wall to create a buffer of 1' to 1.5' between the sidewalk and the curb. The treatment for the buffer area could be pavers or exposed aggregate concrete (or some similar treatment to establish a visual and/or tactile difference between the walkway and the curb line). Pathway Alignment <ul style="list-style-type: none"> The inside corners at the three locations where the pathway makes a 90-degree turn should have a rounded inner radius of at least 5'. Parking <ul style="list-style-type: none"> Wheelstops need to be provided for the vehicle parking areas that have adjacent attached sidewalks. This is generally applicable to the surface parking lots for Apt. Bldgs. 1, 2-3, and 4-5. Vehicles that are parked in head-in or diagonal parking spaces will encroach onto attached sidewalks (the bumpers overhang the sidewalk, reducing the usable width and creating an irregular walking corridor). To prevent this, wheelstops shall be installed in each space that abuts an attached sidewalk. Bicycle Parking <ul style="list-style-type: none"> The detail on Sheet L2.0 shows a toaster-style rack. Prior rounds of comments have specifically stated that "wave, ribbon, and toaster style racks shall not be used." The style for short-term bike parking shall be "single inverted-U" racks such as the Dero Hoop Rack, Saris Bike Dock, or equivalent. Racks need to support the frame of the bicycle in two places. The toaster style racks proposed in the plans do not do this. Staff supports credits for bike parking towards the development's overall parking requirement. The rack locations noted on the Landscape plans are good locations for bike parking. 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. Jackson Hole Community Pathways will be happy to provide additional background information and guidance on site selection, layout, rack selection, and rack installation. For any of these recommendations, JHCP staff will be happy to clarify the comments or provide assistance and design guidance. 					

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Planning Brendan Conboy		6/27/2018	7/18/2018		See Staff Report P18-205
Police Todd Smith (7/30/2018 10:55 AM STOL) Tiffany,	APPROVED	6/27/2018	7/18/2018	7/30/2018	
Still no law enforcement concerns.					
Thank you, Todd					
Public Works Brian Lenz		6/27/2018	7/18/2018		
START Darren Bruggmann		6/27/2018	7/18/2018		
TC Housing Authority Stacy Stoker (7/19/2018 12:09 PM SAS)	DENIED	6/27/2018	7/18/2018	7/19/2018	Please see notes
The applicant is requesting the ability to make the units all rentals.					
If the amendment to the Master Plan is approved, the development will create 84 market rentals with only 9 restricted Affordable rental units to mitigate for the townhomes and single family lots. The amendment will not affect the 45 workforce housing units; they will remain the same because they are a requirement of the 48' height allowance.					
Implications of this change are as follows:					
- Current requirement: 45 Workforce ownership units, 9 Affordable ownership units in each of the following income ranges: <80%, 80-100%, and 100-120% for a total of 27 Affordable ownership units. Total of 72 restricted units.					
- Proposed requirement: 45 Workforce rental units, 3 Affordable rental units in each of the following income ranges: <80%, 80-100%, 100-120% for a total of 9 Affordable rental units. Total of 54 restricted units.					
According to the Housing Department's Intake Form data collected January-June 2018: 55% or 292 households seeking housing through Housing Department programs earn less than 80% of median income, 17% earn 80-100% of median income. 16% earn 100-120% of median income, and 12% earn more than 120% of median income.					
The proposed change from ownership to rental will diminish the number of units guaranteed to serve households earning <120% of median income by 66% (27 Affordable units to 9 Affordable units). Twelve units guaranteed to serve households earning less than 100% of median income will be lost.					
There is no requirement that the market rental units provide housing for the workforce and the rents charged will be market rates, which are generally affordable to households earning over 100% of median income.					
52% of households in Teton County earn less than 80% of median income; 55% of all households seeking housing through the Housing Department programs earn less than 80% of median income.					
The Housing Department recommends denial of this amendment to the Master Plan for Hidden Hollow.					

PLANNING

Project Number	P18-206	Applied	6/27/2018	STOL
Project Name	Development Plan - Hidden Hollow		Approved	
Type	MASTER PLAN		Closed	
Subtype			Expired	
Status	STAFF REVIEW		Status	

Applicant	Jorgensen Associates, P.C.	Owner	HANSEN & HANSEN, LLP
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Site Address	City	State	Zip
301 HIDDEN HOLLOW DRIVE			

Subdivision	Parcel No	General Plan
	22411627300032	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes					
Legal A Cohen-Davis (8/3/2018 12:20 PM AC)	APPROVED	7/30/2018	8/3/2018	8/3/2018	Please see notes
The applicant is allowed to apply for a minor amendment to the approved Master Plan. The Town Council may approve or deny the request to amend the Master Plan, which includes a change to the the Housing Mitigation Component. Pursuant to Section 1.5B of the HHPUD, a minor amendment to the Master Plan shall only be approved upon meeting all findings 1-6 set forth therein.					

Other

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Parks and Rec
Steve Ashworth

.....

Planning
Tyler Sinclair

.....

TC Housing Authority
Stacy Stoker

.....



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: March 2, 2017
MEETING DATE: March 6, 2017

SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Tyler Sinclair
PRESENTER: Alex Norton

SUBJECT: **ITEM P16-131:** Amendment to the text of the Land Development Regulations, pursuant to Section 8.7.1, LDR Text Amendments, to revise Section 7.4.2.D regarding exemption of apartments from Affordable Housing Standards.

APPLICANT: Joe Rice / GOAL, LLC
AGENT: Christine Walker (Navigate, LLC)

REQUESTED ACTION

Amendment to the text of the Land Development Regulations, pursuant to Section 8.7.1, LDR Text Amendments, to revise Section 7.4.2.D regarding exemption of apartments from Affordable Housing Standards.

APPLICABLE REGULATIONS

Sec. 2.3.#.B.1. 25% Floor Area Bonus for Affordable Housing
Sec. 2.3.4.E.1. UR PUD Height Bonus
Sec. 7.4.2. Affordable Housing Standards
Sec. 8.7.1. LDR Text Amendment

BACKGROUND

Currently about 40% of the community's housing stock is rented. The Jackson/Teton County Housing Action Plan adopted in 2015 states that the community should increase its rental housing stock. By far the biggest gap in rental product type is for households making less than 50% of Area Median Income, however there is a deficit of rental product at all income levels, including for households making more than 150% of Area Median Income (p. A2-10 – A2-11, Housing Acton Plan).

While apartments are not the only type of units that are rented, more apartment buildings would certainly provide more rentals. Over the past 10 years, consistently about 17% of new units (27 units per year) have been apartments. The bulk of the apartments built have been in projects entitled prior to 1994 (e.g. Blair Place and Assisted Living Center), through the now-repealed PMD (e.g. Shervin's and Grove), or as part of a mixed-use development (e.g. Whole Grocer). Apartment buildings are allowed in the DC, CR-1, CR-2, OR, and UR zones and through a PUD (which is allowed in the UC, UR, AC, AR, and S zones). There have been no market apartment projects developed in the last 10 years using base zoning or the PUD.

Under the current LDRs, an apartment building is subject to the standard affordable housing requirement that for every 4 new market apartments created, 1 new apartment must be created that is deed restricted affordable (LDR Sec. 7.4.2.E.1).

LOCATION

The application would apply Townwide.

PROJECT DESCRIPTION

The application proposes that an apartment building be exempt from the affordable housing requirement of the LDRs (LDR Sec. 7.4.2) that for every 4 new market units developed, 1 new unit with an affordable deed restriction must be developed. The proposed exemption would only apply so long as the units remained owned and rented by a single entity. If the units were ever condominiumized in the future, the affordable housing requirement applicable at the time of condominiumization would apply.

The Section 7.4.2 affordable housing requirement applies to units built within the base height and FAR of a zone or PUD. The LDRs also include a number of bonuses (listed below) to the allowed floor area (FAR) or height allowed on a site, which are intended to incentivize the provision of housing.

- To get floor area that is exempt from FAR in a Character Zone (zones created since 2015, i.e. DC, CR-1, CR-2, OR), for every 2 sf of market floor area exempt from FAR, at least 1 sf of floor area with a workforce, employee, or affordable deed restriction must be provided (LDR Sec. 2.2.#.B.2 & Div. 7.8).
- To get a 25% floor area bonus in a Legacy Zone (zones that existed prior to 2015), 100% of the units occupying the bonus floor area must have an affordable or employee deed restriction (LDR Sec. 2.3.#.B.1.footnote).
- To get a 4th floor and 48' of height in the PUD-UR, 100% of the units occupying the additional floor area achieved by the height must have a workforce, employee, or affordable deed restriction (LDR Sec. 2.3.4.E.1).

The proposed amendment would not apply to these bonuses because the deed restriction requirement for each bonus is independent from the Section 7.4.2 affordable housing requirement. If this amendment is approved, an application utilizing one of the above bonuses would be exempt from deed restricting any of the units built in the base FAR and height, but would still be subject to the required deed restriction to entitle any bonus FAR or height. To illustrate, a hypothetical 100 unit apartment building is analyzed under different scenarios below.

	Built within Base FAR and Height		Built with FAR and Height Bonuses	
	<i>Current LDRs</i>	<i>Proposed AMD</i>	<i>Current LDRs</i>	<i>Proposed AMD</i>
<i>Total Units</i>	100	100	100	100
Market Units	80	100	64	80
Affordable Units	20	0	16	0
Affordable/Employee/ Workforce Units	0	0	20	20

The applicant has concurrently submitted Sketch Plan and PUD applications reliant on this amendment. However, this application is an LDR Text Amendment and not unique to the applicant's site. It would apply to any and all apartment building development and is reviewed for its broad applicability regardless of the applicant.

STAFF ANALYSIS

Staff supports exempting apartment buildings from the deed restriction requirements of Section 7.4.2 as long as "apartment building" is better defined in the context of the exemption in order to support the applicant's assertion that apartments are inherently occupied by the workforce. Staff agrees with the applicant's assertion that units in apartment buildings are overwhelmingly occupied by the workforce and that a deed restriction is not required to ensure such occupancy. Removing the affordable deed restriction requirement will mean that the

units in the apartment building are not necessarily affordable, but it will enable the apartment building to be built. Market-rate apartments are a unit type that is needed to meet community housing goals, and the proposed exemption is the type of “removal of barriers” that the Comprehensive Plan and Housing Action Plan envision will make development of workforce housing easier. Additionally, clearly stating this exemption will avoid the type of PUD by PUD discussion that has been a part of recent apartment building applications.

Do market-rate apartments provide workforce housing without a deed restriction?

The primary issue with this application is evaluation of the applicant’s rationale: that apartments in an apartment building are inherently occupied by the workforce and therefore should be exempt from affordable deed restriction requirements.

The Housing Department provided the rental price information in the table to the right. Grove rental prices meet the LDR definition of affordable and are targeted primarily at households making 80% of median income or less. Blair Place and Jackson Hole Apartment rates represent two examples of market rental rates for units in apartment buildings. Market-rate rentals are not necessarily affordable, although the market rates at Blair and JH Apartments approximately equate to an affordable rent for a household making 120% of median income (Category III). If there were more, newer rental apartments on the market, rents might drop, but it cannot be assured that market apartments meet the definition of affordable.

	Blair Place	JH Apartments	Grove
Studio	\$ 1,489	\$ 1,475	-
1 Bed	-	\$ 1,700	\$ 1,125 – 1,175
2 Bed	\$ 1,878	-	\$ 1,225 – 1,275
3 Bed	\$ 2,400	\$ 2,850	\$ 1,375 – 1,425

Market-rate rentals are not necessarily affordable, although the market rates at Blair and JH Apartments approximately equate to an affordable rent for a household making 120% of median income (Category III). If there were more, newer rental apartments on the market, rents might drop, but it cannot be assured that market apartments meet the definition of affordable.

However, the applicant’s contention is that apartments are inherently occupied by the workforce and that Section 7.4.2 includes exemptions for other unit types (Accessory Residential Units and Live/Work Units) because they are inherently occupied by the workforce, regardless of their market affordability.

The Housing Department challenges the applicant’s assertion, stating in its comments:

The applicant is proposing a text amendment to exempt apartments and multi-family buildings from having a housing requirement. They indicate that apartments, “by their nature are workforce housing”. This may or may not be true depending on the type, design, location, and size of the apartment. At the very least, a text amendment exempting apartments or multi-family buildings should include a definition of the type, design, location, and size of the units that are allowed an exemption.

However, without some type of recorded covenant, there is never a guarantee that apartments will always or forever be used as workforce housing. For instance, there could be cases where individuals from out of town wish to rent long term so that they have a place for their family to stay on weekend ski trips or for non-local businesses to use for business trips. This has been seen in our community as well as other communities.

The Housing Department recommends that if an apartment or multi-family complex wishes to be exempt from a housing requirement, there should be a covenant recorded on the property requiring the tenants to be employed at least an average of 30 hours per week at a local business. This covenant will also serve to alert the public of the requirement in case the apartments are ever sold to a new owner.

Staff agrees with the Housing Department that the only way to ensure workforce occupancy is to require workforce occupancy, however staff does not recommend such a requirement in this case. Exempting one deed restriction but requiring another does not achieve the Comprehensive Plan and Housing Action Plan goal of “removing barriers” to the construction of workforce housing. Staff is confident that the vast majority of apartments in true apartment buildings are rented by the workforce. The Housing Action Plan also finds that

there is a need for rental units at all income levels, and identifies “Rental Zoning” as an appropriate tool for the provision of higher income rental product. Removal of barriers is a theme of the Housing Action Plan. Mitigation requirements only produce units when projects are built; 20% of project that is not built equals 0 affordable units. While apartments do not necessarily meet the LDR definition of affordable, they are part of the workforce housing solution not a part of the workforce housing problem.

How do the recommended conditions of approval provide assurance that apartments will be occupied by the workforce?

Staff agrees with the Housing Department that not all apartments are created equal and there should be some limitation on the exemption to increase the probability that units built using the exemption will be occupied by the workforce. The only way to ensure the units are occupied by the workforce is through a deed restriction or occupancy LDR (e.g. ARUs are required to be occupied by a guest, family member, or rented to a member of the workforce). However, exchanging one restriction for another does not remove barriers to apartment development, which is the applicant’s intent. Occupancy requirements (even if not in the form of a restriction) take constant management, which is not only a barrier to development, but a fiscal/staff impact to enforce. They also make the financing of projects more difficult, because banks are less willing to lend money when occupancy is restricted.

Instead of a workforce restriction or requirement, staff recommends two design requirements that apartments must meet to be eligible for the proposed exemption from the affordable housing requirement. The intent of the design requirements is to make it more likely that the units will be occupied by the workforce. With design requirements being a simpler means of providing assurance because they are reviewed at the time of approval, but do not have to be constantly monitored.

First (Condition #1), staff recommends that only apartment buildings of 10 or more units be exempt from Section 7.4.2. Buildings with fewer units are more attractive to non-workforce renters who just want a place available when they are in town. Staff is recommending a 10 unit minimum consistent with current permit review thresholds and the applicant’s revised proposal in LDR Text Amendment P16-132. It should be noted that staff’s recommendation to the Planning Commission was a threshold of 5 or more units. However, since the Planning Commission meeting the applicant revised its proposed definition of an apartment building eligible for the proposed exemptions to 10 or more units. Staff supports the applicant’s revision.

Second (Condition #2), staff recommends that the maximum habitable floor area of an apartment comply with the Housing Department Rules and Regulations, which vary by number of bedrooms. Limiting the size of units will make them less attractive to non-workforce renters. The current maximums are tabulated to the right.

	Maximum
Studio	550 sf
1 Bed	750 sf
2 Bed	1,050 sf
3 Bed	1,350 sf

Is the proposed amendment consistent with recent past approvals?

In the recent past, the Town has reviewed 2 apartment complex applications – Westview and Redmond/Hall. (Hidden Hollow proposed the ability to condominiumize its multifamily buildings, so this application would not apply to it.) As part of the Westview PUD, the Town exempted the project from any affordable deed restrictions if 80% of the units had a workforce deed restriction. As part of the Redmond/Hall PUD, the Town exempted the project from the required affordable deed restrictions because 100% of the units would have Housing Trust deed restrictions. This project-by-project approach is allowed by the LDRs, but does not provide the predictability envisioned in Comprehensive Plan. In fact, project-by-project flexibility and discretion is exactly the approach the community stated it wanted to move away from in the Comprehensive Plan.

As proposed, the amendment would have exempted Westview and Redmond/Hall from any deed restriction requirement. With staff’s recommended conditions, each project would have had to include more units in each

building in order to qualify for the exemption. That this proposal is not exactly consistent with past decisions is less important than the fact that it provides predictability moving forward as to what type of project will be exempt from affordable housing requirements and what type will not.

In staff's ideal scenario the issues raised in this application would be addressed as part of the larger update to all of the housing mitigation requirements – a project scheduled to begin at the February 6 JIM. However, the applicant has the right to call this specific question at this time.

PLANNING COMMISSION REVIEW

On February 1, 2017, the Planning Commission recommend approval of the application to Town Council, by a 3-0 vote with Commissioner Janak absent and one seat vacant, subject to the following 2 conditions.

1. The approved exemption shall only apply to apartment buildings of 5 or more units
2. The approved exemption shall only apply to apartment buildings in which all units meet the maximum habitable floor area established in the Housing Department Rules and Regulations.

The majority of the Planning Commission discussion regarded the two conditions. The Commissioners were comfortable with the concept behind each of the conditions, but discussed whether the values proposed were appropriate. Ultimately, they were comfortable with the applicant definition of an apartment building as having 5 or more units (a definition which the applicant has subsequently altered) and comfortable that the Housing Department maximum unit sizes allowed for quality units and flexibility in design.

STAKEHOLDER ANALYSIS

To date no public comment has been received on this application.

Departmental reviews are attached.

STAFF FINDINGS

Pursuant to Section 8.7.1.C of the Town of Jackson Land Development Regulations, the advisability of amending the text of these LDRs is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed LDR text amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

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

Complies. The purpose of the LDRs is to predictably implement the Comprehensive Plan. The proposed amendment adds predictability by clarifying whether apartment buildings should be exempt from affordable housing standards, where such determinations were previously made on a project-by-project basis. Consistent with the organization of the LDRs, the proposed amendment adds a minimal amount of language in the form of a single exemption in Section 7.4.2.

2. Improves the consistency of the LDRs with other provisions of the LDRs;

Not Applicable. The proposed amendment is not intended to improve consistency within the LDRs and does not create any inconsistencies.

3. Provides flexibility for landowners within standards that clearly define desired character;

Complies as Conditioned. The proposed amendment removes barriers to the development of workforce housing. Exempting apartment buildings from affordable housing requirements will make it easier for private developers to provide rentals. Market rentals are a housing type that is needed to meet the community's housing goals and a housing type that contributes the community's housing solution, not the community's housing deficit. The recommended conditions are intended provide assurance that the apartments built pursuant to the proposed exemption will remain occupied by the workforce by virtue of their design.

4. *Is necessary to address changing conditions, public necessity, and/or state or federal legislation;*

Complies. The proposed amendment addresses the shift in policy direction from the affordable housing requirements adopted in 1995 to the community's future housing goals documented in the Comprehensive Plan and Housing Action Plan. Namely, the proposed amendment encourages the provision of rental units and removes barriers to the construction of workforce housing.

5. *Improves implementation of the Comprehensive Plan; and*

Complies as Conditioned. The community's housing goal is to house 65% of the workforce locally. To guide achievement of this goal the community adopted a Housing Action Plan in 2015. A specific initiative (5A) in the Housing Action Plan is to remove barriers (such as affordable housing requirements) to the development of workforce housing. Modestly sized apartments in apartment buildings with many units are extremely likely to be occupied by the workforce without restriction. Therefore, the proposed amendment will improve provision of workforce housing.

6. *Is consistent with other adopted Town Ordinances.*

Complies. The proposed amendment does not conflict with any other Town Ordinances.

ATTACHMENTS

1. Departmental Reviews
2. Application

LEGAL REVIEW

The Town Attorney has reviewed the application, but has not reviewed this staff report.

RECOMMENDATION

The Planning Director and Planning Commission recommend approval of P16-131 subject to 2 conditions:

1. The approved exemption shall only apply to apartment buildings of 10 or more units
2. The approved exemption shall only apply to apartment buildings in which all units meet the maximum habitable floor area established in the Housing Department Rules and Regulations.

At the time of the Planning Commission meeting the applicant's proposed definition of apartment building in P16-132 was a building of 5 or more units. Since the Planning Commission meeting the applicant has revised their proposal to define an apartment building as one with 10 or more units. Staff has revised the recommended first condition of approval accordingly, but notes that while the Planning Commission was supportive of the concept of the condition reflecting the applicant's preferred definition, the Planning Commission approved first condition was that the exemption only apply to apartment buildings of 5 or more units.

SUGGESTED MOTION

I move to recommend approval of P16-131, dated December 9, 2016, being able to find, based upon the findings as presented in the staff report and as made by the applicant, that pursuant to Section 8.7.1.C of the Land Development Regulations the application: 1) Is consistent with the purposes and organization of the LDRs; 2) Improves the consistency of the LDRs with other provisions of the LDRs; 3) Provides flexibility for landowners within standards that clearly define desired character; 4) Is necessary to address changing conditions, public necessity, and/or state or federal legislation; 5) Improves implementation of the Comprehensive Plan; and 6) Is consistent with other adopted Town Ordinances, subject to the following 2 conditions.

1. The approved exemption shall only apply to apartment buildings of 10 or more units
2. The approved exemption shall only apply to apartment buildings in which all units meet the maximum habitable floor area established in the Housing Department Rules and Regulations.



PLANNING PERMIT APPLICATION
Planning & Building Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

For Office Use Only

Fees Paid _____
Check # _____ Credit Card _____ Cash _____
Application #s _____

PROJECT.

Name/Description: _____
Physical Address: _____
Lot, Subdivision: _____ PIDN: _____

OWNER.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ 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
_____ Development Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Relief from the LDRs

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

Development Option/Subdivision

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

Amendments to the LDRs

_____ LDR Text Amendment
_____ Zoning Map Amendment
_____ Planned Unit Development

PRE-SUBMITTAL STEPS. *Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department. If this application is amending a previous approval, indicate the original permit number.*

Pre-application Conference #:	n/a	Environmental Analysis #:	n/a
Original Permit #:	n/a	Date of Neighborhood Meeting:	n/a

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?

- ☒ **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.
- ☒ **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.
- ☒ **Response to Submittal Checklist.** All applications require response to applicable review standards. These standards are outlined on the Submittal Checklists for each application type. If a pre-application conference is held, the Submittal Checklists will be provided at the conference. If no pre-application conference is required, please see the Administrative Manual for the applicable Checklists. The checklist is intended as a reference to assist you in submitting a sufficient application; submitting a copy of the checklist itself is not required.

FORMAT.

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

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

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

Signature of Owner or Authorized Applicant/Agent
Christine Walker, Navigate, LLC

Name Printed

Date

Title

LETTER OF AUTHORIZATION

GOAL, LLC, "Owner" whose address is: _____
6545 N. VISTA LN; JACKSON, WY 83001
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

JOE RICE, as the owner of property
more specifically legally described as: PT NW 1/4 NE 1/4, SEC 33, TWP 41 RND. 116 -
SEE ATTACHED.
PARCEL: 22-41-116-33-1-00-015

(If too lengthy, attach description)

HEREBY AUTHORIZES CHRISTINE W. RICE as
agent to represent and act for Owner in making application for and receiving and accepting
on Owners behalf, any permits or other action by the Town of Jackson, or the Town of
Jackson Planning, Building, Engineering and/or Environmental Health Departments
relating to the modification, development, planning or replatting, improvement, use or
occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed
conclusively to be fully aware of and to have authorized and/or made any and all
representations or promises contained in said application or any Owner information in
support thereof, and shall be deemed to be aware of and to have authorized any subsequent
revisions, corrections or modifications to such materials. Owner acknowledges and agrees
that Owner shall be bound and shall abide by the written terms or conditions of issuance of
any such named representative, whether actually delivered to Owner or not. Owner agrees
that no modification, development, platting or replatting, improvement, occupancy or use of
any structure or land involved in the application shall take place until approved by the
appropriate official of the Town of Jackson, in accordance with applicable codes and
regulations. Owner agrees to pay any fines and be liable for any other penalties arising out
of the failure to comply with the terms of any permit or arising out of any violation of the
applicable laws, codes or regulations applicable to the action sought to be permitted by the
application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing
on behalf of a corporation, partnership, limited liability company or other entity, the
undersigned swears that this authorization is given with the appropriate approval of such
entity, if required.

OWNER: JPR

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Owner

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

STATE OF Wyoming)
COUNTY OF Teton)SS.

The foregoing instrument was acknowledged before me by Joseph N Rice this 3rd day of
October, 2016

WITNESS my hand and official seal:

Sherry C. Malen
(Notary Public)

My commission expires:

(Seal)

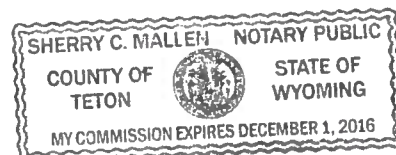


EXHIBIT "A"

File No.: **4559-1394735**

Policy No.: **1394735**

The Land referred to in this Policy is described as follows:

A Tract of Land located in the NW $\frac{1}{4}$ NE $\frac{1}{4}$ Section 33, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, being that tract described in Book 464 of Photo, page 84-85, records of Teton County, and being more particularly described as follows:

Beginning at the intersection of the north-south midsection line of said Section 33 with the southerly right-of-way line of U.S. Highway 26, 89, 189, 191, which point is marked by a 2 $\frac{1}{2}$ " steel pipe with brass cap set and inscribed by Wyoming PLS 164;
thence along said right-of-way line, N46°59'09"E, 199.96 feet to a standard Wyoming Department of Transportation right-of-way marker;
thence continuing along said right-of-way line, N47°00'52"E, 231.95 feet, more or less, to a point in the center of the channel of Flat Creek
thence generally southerly along the center of the channel of Flat Creek through the following approximate courses and distances:
S10°22'E, 51.5 feet, more or less;
S20°30 $\frac{3}{4}$ E, 40.0 feet, more or less;
thence S31°13 $\frac{1}{2}$ E, 82.5 feet, more or less;
thence S20°43 $\frac{1}{2}$ E, 45.1 feet, more or less;
thence S01°15'W, 43.1 feet, more or less;
thence S17°59 $\frac{1}{2}$ W, 46.7 feet, more or less;
thence S28°59 $\frac{1}{2}$ W, 67.1 feet, more or less;
thence S24°44'W, 38.5 feet, more or less, to an intersection with the easterly prolongation of a north line of Lot 1 of the Stone Addition to the Town of Jackson, Plat No. 818 as recorded in the Office of the Teton County Clerk;
thence departing said thread of the channel of Flat Creek and proceeding along said prolonged line of the Stone Addition, N88°47'08"W, 158.22 feet to the easternmost corner of Said Lot 1, Stone Addition, marked by a steel t-shaped stake with chromed cap set and inscribed by Wyoming PE & LS 2612;
thence along said northerly line of Said Lot 1, N88°47'08"W, 50.55 feet to a point marked by a 2 $\frac{1}{2}$ " steel pipe with brass cap set and inscribed by Wyoming PLS 164;
thence continuing along said northerly line of Said Lot 1, N88°47'08"W, 126.26 feet to said north-south midsection line of Said Section 33, which point lies N00°47'12"E, 120.85 feet from the center-north one-sixteenth corner of said Section, the southwest corner of said NW $\frac{1}{4}$ NE $\frac{1}{4}$;
thence along said midsection line, N00°47'12"E, 80.11 feet to the Point of Beginning.

Proposed Text Amendment

Exemption from Affordable Housing Standards

Narrative Description

The purpose of the proposed text amendment is to reduce regulatory barriers to the development, primarily by the private sector, of apartment buildings, or multi-family structures under single ownership rented long-term to individuals. Apartments, by their nature, are workforce housing and therefore should be exempt from the Affordable Housing Standards in the same way that mobile homes (LDR 7.4.1.D.2) and accessory residential units (LDR 7.4.1.D.5) are exempt.

Background

Apartment buildings, by their nature are housing for local workers. They are owned by one entity and rented long-term to individuals. Rental rates are not influenced as much by 2nd homeowners as ownership product; therefore, rents tend to track with local incomes.

Currently, there is a lack of safe, suitable, and adequate long-term rental units for locals in Jackson because of several things, including:

- 1) Few new apartments either constructed or entitled over the past few decades;
- 2) Gentrification of traditional workforce neighborhoods with redevelopment into high-end units targeting part-time residents; and
- 3) Limited locations and regulatory barriers to the development of multi-family apartments.

This lack of safe, suitable, and adequate housing places the public health, safety and welfare of local residents at risk.

To reduce the primary regulatory barrier to the production development of apartment buildings by the private sector, this amendment proposes exempting apartment buildings from the Affordable Housing Standards (LDR 7.4.2).

Existing Text to be Amended [Applicable Regulations]

LDR Section 7.4.2.D. Exemptions to add the following:

13. Apartment Building. Development of an apartment building is exempt from the standards of this Division.

Findings

Pursuant to Section 9.7.1, *LDR Text Amendment of the LDRs*, the advisability of amending the text of these LDRs is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed LDR text amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

C.1: Is consistent with the purposes and organization of the LDRs

Complies. The proposed amendment is consistent with the purpose of the LDRs by implementing the Comprehensive Plan and incentivizing the creation of apartment buildings to help meet the goal of housing 65% of the workforce locally.

The recommended placement of the exemption for apartment buildings is consistent with the organization of the LDRs because it is located with other exemptions to the housing standards that create no impact on the community's ability to house its workforce locally.

C.2: Improves the consistency of the LDRs with other provisions of the LDRs

Complies. The proposed amendment resolves the legal nexus conflict with the current regulations. The justification for affordable housing mitigation is the nexus between the impacts of a development on the creation of jobs and the resulting need for workforce housing. Apartments, by their nature, are workforce housing and therefore apartment projects more than offset their impacts. As a result, apartment projects should be exempt from the affordable housing standards in the same way that mobile homes (LDR 7.4.2.D.2) and accessory residential units (LDR 7.4.2.D.5) are exempt.

C.3: Provides flexibility for landowners within standards that clearly define desired character

Complies. The amendment is designed to create flexibility for landowners to produce apartment buildings by reducing regulatory barriers. The amendment does not provide unlimited flexibility because any proposed development requires compliance with all other applicable LDRs.

C.4: Is necessary to address changing conditions, public necessity, and/or state or federal legislation

Complies. The amendment is proposed to encourage the creation of apartment buildings to provide much needed long-term rental units for local workers. The escalating housing market conditions create a public necessity to build safe, decent, and adequate housing options for rent by locals. This

amendment is necessary to encourage the development of apartment buildings, primarily by the private sector, to implement the community's comprehensive vision.

The affordable housing requirements, which currently cap the rent on a certain number of units in an apartment building, create challenges in securing long-term financing because there is increased risk for lending institutions. This also tends to raise the cost of securing long-term financing because the interest rate increases with risk. Additionally, operations and management becomes more expensive with lease complexity and compliance requirements.

The exemption allows for greater financing opportunities and a reduction in operating costs from the current standards, which incentivizes the development of apartment buildings.

C.5: Improves implementation of the Comprehensive Plan

Complies. The proposed amendment improves the implementation of the Comprehensive plan by reducing the barriers to the development of apartment buildings, which are long-term rental products targeting local workers. This encourages the creation of a product that is inherently 100% housing for local residents instead of only 25% as required by the housing standards.

Apartment buildings represent a critical component of our residential options to provide housing for the local workforce and to maintain a diverse population. Current regulations, however, disincentivize the market from developing apartment buildings because various characteristics of apartment buildings are unintentionally penalized. Reducing the regulatory barriers can encourage the private sector to provide a supply of quality housing opportunities for the local workforce to sustain the socioeconomic diversity and generational continuity that preserve our heritage and sense of community.

In particular, this incentive directly addresses Comp Plan Policy 5.2.a: Provide a variety of housing options:

The diversity of households that the community desires requires a variety of restricted and market housing options. The demand for detached single-family housing and duplex units is strong, but other housing options (condos, small lots, lofts and apartments) are also needed to meet the community's housing goal. In particular, multi-family units generally require less financial subsidy per unit and are more affordable for the local workforce. They also condense the development footprint and increase the viability of alternative modes of transportation.

C.6: Is consistent with other adopted Town Ordinances

Complies. The proposed amendment is consistent with other adopted Town Ordinances including the Housing Action Plan Initiative 5A. Allow for supply of workforce housing by removing barriers:

Well-meaning requirements enacted in isolation can result in unintended barriers to housing. Similarly, the planning approvals process can hinder housing through the quantity of community requirements placed on development, and the community's desire to publicly review individual projects. For example, rental units tend to be more affordable than ownership units; even if only restricted by a Planning Department use permit, rentals tend to provide workforce housing. Allowing rentals in more areas is important to workforce housing supply; however, the success of such allowances depends on protecting against short-term rentals.

Furthermore, the proposed amendment to the affordable housing standards will support the Council's strategic intent to "Support workforce housing". This amendment will provide an incentive for landowners to develop apartment buildings to provide long-term rental options for local employees.



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: March 16, 2017
MEETING DATE: March 20, 2017

SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Tyler Sinclair
PRESENTER: Alex Norton

SUBJECT: **Supplemental Material for ITEM P16-131:** Amendment to the text of the Land Development Regulations, pursuant to Section 8.7.1, LDR Text Amendments, to revise Section 7.4.2.D regarding exemption of apartments from Affordable Housing Standards.

APPLICANT: Joe Rice / GOAL, LLC
AGENT: Christine Walker (Navigate, LLC)

REQUESTED ACTION

Amendment to the text of the Land Development Regulations, pursuant to Section 8.7.1, LDR Text Amendments, to revise Section 7.4.2.D regarding exemption of apartments from Affordable Housing Standards.

APPLICABLE REGULATIONS

Sec. 2.3.#.B.1. 25% Floor Area Bonus for Affordable Housing
Sec. 2.3.4.E.1. UR PUD Height Bonus
Sec. 7.4.2. Affordable Housing Standards
Sec. 8.7.1. LDR Text Amendment

BACKGROUND

At the March 6, 2017 regular Town Council meeting, staff and the applicant made presentation on this item, and public comment was taken. Following public comment the item was continued to the March 20 meeting. Please reference the attached staff report for the March 6 meeting for additional background. This is a supplement to that report.

LOCATION

The application would apply within the corporate boundaries of the Town.

PROJECT DESCRIPTION

The application proposes that an apartment building be exempt from the affordable housing requirement of the LDRs (LDR Sec. 7.4.2) that for every four (4) new market units developed, one (1) new unit with an affordable deed restriction must be developed.

- Proposed exemption would apply to:
 - Apartment buildings
 - Housing requirements from base FAR and height allowances

- Proposed exemption would NOT apply to:
 - Condominiums (housing requirements would be due at the time of condominiumization if an apartment building were ever converted)
 - Housing required in exchange for any of the following bonuses:
 - 25% FAR bonus in non-District 2 zones
 - 48' height allowance in UR-PUD
 - FAR exemption in District 2 zones

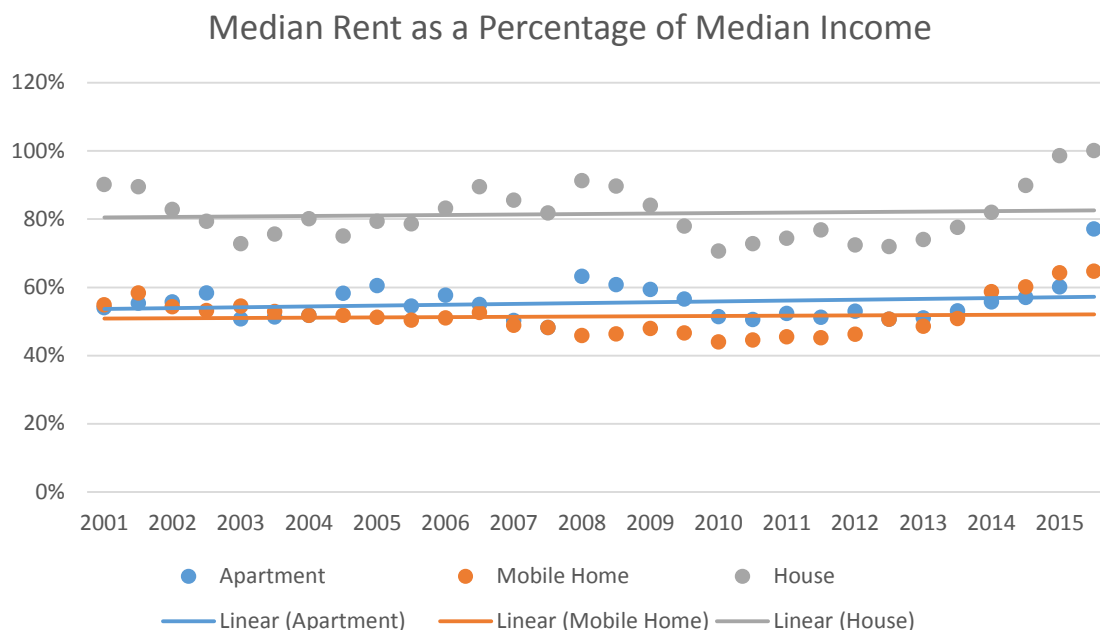
The applicant has submitted Sketch Plan and PUD applications reliant on this amendment. This application, however, is an LDR Text Amendment and not unique to the applicant's site. It would apply to any and all apartment building development and is reviewed for its broad applicability regardless of the applicant.

STAFF ANALYSIS

At the March 6, 2017 Town Council meeting, Council asked staff to follow up on a number of questions. To the extent that the applicant has provided answers or staff is able to answer Council's questions the answers are provided below. Please reference the staff report for the March 6 meeting for additional analysis. This is a supplement to that report.

Is it true that apartments are “inherently” affordable without a deed restriction, and/or “inherently” occupied by the workforce?

The below chart shows the median rent for various unit types as reported by the Wyoming Economic Analysis Division based on semiannual surveys within the Town of Jackson as it relates to family median income as reported by HUD. Median rent means 50% of rents are higher and 50% are lower, likewise median income means 50% of families make more and 50% make less.



As it relates to Council's discussion from March 6, there are two important pieces to this information. The first is that rents are becoming less affordable, but only at a very slow rate over the long-term. The trend line shows that rent is slowly becoming less affordable, but at an annual rate of less than 1%. However, the individual data points show that rents are less affordable than they have ever been. It is impossible to know whether the current high is the peak of a cycle that will be followed by a decline, or whether the current high represents a new paradigm coming out of the recession.

The second point to note is that the median rent is still affordable to the median family, even at the current high. If rents continue to get less affordable that will change, but the WCDA data confirms the anecdotal information from Blair Place and JH Apartments, that market rents are currently affordable. The WCDA data also indicates that apartments and mobile homes are more affordable than houses as rental product.

Occupancy by the workforce is much more difficult to determine. Staff cannot provide a current estimate or long term trend on workforce occupancy of rental units or apartments.

Staff continues to agree with the Housing Department that the only way to ensure occupancy or affordability is with a deed restriction. However, staff remains confident that the vast majority of apartments in true apartment buildings are rented by the workforce. The Housing Action Plan finds that there is a need for rental units at all income levels, and identifies “Rental Zoning” as an appropriate tool for the provision of higher income rental product. Removal of barriers is a theme of the Housing Action Plan. Mitigation requirements only produce units when projects are built; 20% of a project that is not built equals 0 affordable units. Even without the assurance of a deed restriction that the apartments in an apartment building will always be occupied by the workforce or affordable, staff continues to find that they are part of the workforce housing solution not a part of the workforce housing problem, and continues to find that the application implements the Housing Action Plan by removing barriers to the development of housing that is part of the solution.

How much subsidy do the required affordable housing units represent?

The data above would indicate that the maximum rents established by affordable deed restrictions would not be much different from median market rents. That comparison is typically how the Town would calculate the amount of subsidy represented by a restriction. Therefore the affordable housing requirement on apartment buildings does not represent much of a subsidy.

How many workforce units would represent an equivalent subsidy? Are there other methods than a deed-restriction, which are less impactful on the ability for an apartment developer to secure financing, but provide an equivalent assurance of workforce occupancy?

To answer these questions in the larger context, replacing one requirement with another is not the purpose of the application. As the applicant states in the supplemental information provided for this staff report, the question the application is asking is whether apartment buildings should be exempt from affordable housing. If Council is not interested in exempting apartments entirely, but is instead interested in an alternate requirement, the appropriate course of action is to:

1. Discuss an alternate for this applicant’s project through the consideration of the applicant’s PUD application as was done with Westview and Kelly/Millward.
2. Then, as part of the comprehensive update to the housing requirements, discuss alternative approaches to housing requirements on apartment buildings.

Neither the applicant, nor staff, is prepared at this time to analyze alternative housing requirements for apartment buildings as a general question. That analysis will be part of the overall update to the housing requirements, but requires a scope of study that cannot be completed as part of the review of this application. The question posed by this application is whether construction of new apartments should be encouraged by removing the affordable housing requirement because apartments are part of the housing solution not part of the housing problem. If Council does not believe market apartments are a long-term housing solution it should deny the application. Staff does not recommend Council try to develop a generally applicable alternate housing requirement for apartment buildings through review of this application. If Council is open to an alternate approach on the applicant’s project that should be considered as part of the PUD.

Staff continues to recommend that the design requirements in the conditions of approval, that the apartment building contain ten (10) units and that the size of each unit be limited, create assurance that the apartments will remain “inherently” occupied by the workforce.

What HUD program is the applicant using to finance the project and what are the deed-restriction limitations of that program? Is there a percentage of units that must remain unrestricted, or other rule of thumb, which applies to securing traditional financing for an apartment building?

The applicant provided answers to these questions in the supplemental information submitted for this staff report. That information supports the portrayal of the affordable housing requirement as a barrier to the construction of an apartment building. As discussed above, staff does not recommend developing a generally applicable alternate housing requirement for apartments through this process. This application is a request for exemption from that affordable housing standards based on two assertions:

- Units in apartment buildings are “inherently” occupied by the workforce and therefore part of the housing solution not the housing problem.
- The affordable housing requirement on apartment buildings is a barrier to financing apartment buildings and represents the type of barrier the Housing Action Plan and Comprehensive Plan direct should be removed.

Staff agrees with both assertions in recommending approval of the application. If Council does not agree with the assertions it should deny the application. The applicant can still propose an alternate approach through the PUD, which is how the Town has handled the issue in the past. Then Council can readdress the issue more comprehensively through the update of all of the housing requirements in the LDRs. An RFP for the consultant to help with that update was released March 13.

PLANNING COMMISSION REVIEW

On February 1, 2017, the Planning Commission recommend approval of the application to Town Council, by a 3-0 vote with Commissioner Janak absent and one seat vacant, subject to the following 2 conditions.

1. The approved exemption shall only apply to apartment buildings of 5 or more units.
2. The approved exemption shall only apply to apartment buildings in which all units meet the maximum habitable floor area established in the Housing Department Rules and Regulations.

The majority of the Planning Commission discussion regarded the two conditions. The Commissioners were comfortable with the concept behind each of the conditions, but discussed whether the values proposed were appropriate. Ultimately, they were comfortable with the applicant definition of an apartment building as having 5 or more units (a definition which the applicant has subsequently altered) and comfortable that the Housing Department maximum unit sizes allowed for quality units and flexibility in design.

STAKEHOLDER ANALYSIS

To date no public comment has been received on this application.

Departmental reviews are attached.

STAFF FINDINGS

Pursuant to Section 8.7.1.C of the Town of Jackson Land Development Regulations, the advisability of amending the text of these LDRs is a matter committed to the legislative discretion of the Town Council and is

not controlled by any one factor. In deciding to adopt or deny a proposed LDR text amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

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

Complies. The purpose of the LDRs is to predictably implement the Comprehensive Plan. The proposed amendment adds predictability by clarifying whether apartment buildings should be exempt from affordable housing standards, where such determinations were previously made on a project-by-project basis. Consistent with the organization of the LDRs, the proposed amendment adds a minimal amount of language in the form of a single exemption in Section 7.4.2.

2. Improves the consistency of the LDRs with other provisions of the LDRs;

Not Applicable. The proposed amendment is not intended to improve consistency within the LDRs and does not create any inconsistencies.

3. Provides flexibility for landowners within standards that clearly define desired character;

Complies as Conditioned. The proposed amendment removes barriers to the development of workforce housing. Exempting apartment buildings from affordable housing requirements will make it easier for private developers to provide rentals. Market rentals are a housing type that is needed to meet the community's housing goals and a housing type that contributes the community's housing solution, not the community's housing deficit. The recommended conditions are intended provide assurance that the apartments built pursuant to the proposed exemption will remain occupied by the workforce by virtue of their design.

4. Is necessary to address changing conditions, public necessity, and/or state or federal legislation;

Complies. The proposed amendment addresses the shift in policy direction from the affordable housing requirements adopted in 1995 to the community's future housing goals documented in the Comprehensive Plan and Housing Action Plan. Namely, the proposed amendment encourages the provision of rental units and removes barriers to the construction of workforce housing.

5. Improves implementation of the Comprehensive Plan; and

Complies as Conditioned. The community's housing goal is to house 65% of the workforce locally. To guide achievement of this goal the community adopted a Housing Action Plan in 2015. A specific initiative (5A) in the Housing Action Plan is to remove barriers (such as affordable housing requirements) to the development of workforce housing. Modestly sized apartments in apartment buildings with many units are extremely likely to be occupied by the workforce without restriction. Therefore, the proposed amendment will improve provision of workforce housing.

6. Is consistent with other adopted Town Ordinances.

Complies. The proposed amendment does not conflict with any other Town Ordinances.

ATTACHMENTS

1. Application Supplement dated March 12, 2017
2. March 6 Staff Report

LEGAL REVIEW

Complete.

RECOMMENDATION

The Planning Director and Planning Commission recommend approval of P16-131 subject to 2 conditions:

1. The approved exemption shall only apply to apartment buildings of ten (10) or more units.
2. The approved exemption shall only apply to apartment buildings in which no unit exceeds the maximum habitable floor area established in the Housing Department Rules and Regulations.

At the time of the Planning Commission meeting the applicant's proposed definition of apartment building in P16-132 was a building of 5 or more units. Since the Planning Commission meeting the applicant has revised their proposal to define an apartment building as one with ten (10) or more units. Staff has revised the recommended first condition of approval accordingly, but notes that while the Planning Commission was supportive of the concept of the condition reflecting the applicant's preferred definition, the Planning Commission approved first condition was that the exemption only apply to apartment buildings of five (5) or more units.

SUGGESTED MOTION

I move to recommend approval of P16-131, dated December 9, 2016, being able to find, based upon the findings as presented in the staff report and as made by the applicant, that pursuant to Section 8.7.1.C of the Land Development Regulations the application: 1) Is consistent with the purposes and organization of the LDRs; 2) Improves the consistency of the LDRs with other provisions of the LDRs; 3) Provides flexibility for landowners within standards that clearly define desired character; 4) Is necessary to address changing conditions, public necessity, and/or state or federal legislation; 5) Improves implementation of the Comprehensive Plan; and 6) Is consistent with other adopted Town Ordinances, subject to the following 2 conditions.

1. The approved exemption shall only apply to apartment buildings of ten (10) or more units.
2. The approved exemption shall only apply to apartment buildings in which no unit exceeds the maximum habitable floor area established in the Housing Department Rules and Regulations.

Response to Questions from Town Council:

- 1) **How many workforce restricted units equal the same added project cost as the affordable requirement you are asking to be exempt from, and would you be willing to restrict that many units with workforce restrictions as an alternative to the affordability requirement? For example: if your requirement was 15 affordable units and each Cat I represented a \$300 monthly subsidy each Cat II represented a \$100 monthly subsidy and each Cat III represented \$0 monthly subsidy, but increased financing cost – how many units with a workforce restriction add an equivalent project cost to those 15 affordable units?**

This question seems to request that the applicant monetize the various types of deed restrictions and then compare the decreased revenue with increased costs of financing to reach a balance. This exercise differs from project to project because of the many variables associated with real estate development, such as unit sizes, current interest rates, and percentage of debt.

The applicant is requesting a text amendment to create an incentive for the private sector to develop long-term rental units in the form of apartment buildings. The incentive, to be effective, must offer enough of a reason to encourage a developer to use the tool. Swapping one deed restriction for another does not reduce regulatory complexity, and equalizing costs offers no monetary incentive.

This approach represented by the question eliminates any incentive and does not induce the private sector to construct long-term rentals, which would address the existing housing crisis and assist in meeting the community's goal of housing 65% of the workforce locally.

- 2) **What HUD program are you using to finance the project and how do deed restrictions limit that financing? Is there a percentage of the units that must remain unrestricted in order to secure the financing?**

The proposed text amendment is not project specific. If this text amendment is approved, the applicant proposes utilizing this incentive tool to construct a 90-unit apartment building called Sagebrush Apartments.

The applicant proposes using HUD's Section 221(d)(4) program with Sagebrush Apartments. This program insures mortgage loans to facilitate the new construction of multifamily rental housing for moderate-income households. The purpose is to assist private industry in the construction of rental housing for moderate-income households by making capital more readily available.

Our team posed the deed restriction question to a HUD expert and former HUD executive. The response was that any deed restriction causes a challenge and must meet the Fair Housing Act. An occupancy restriction might be okay with HUD with 25%, at 35% the risk of denial increases, and a higher percentage is a stretch.

3) Is there a percentage of the units that must remain unrestricted, or other rule of thumb, in order to secure non-HUD financing?

Any restriction raises the cost of conventional (non-HUD) or HUD financing. This is because by limiting the potential tenants the risk of defaulting on the loan is increased. The lender takes the amount of risk into account when negotiating loan terms. A higher risk loan does a couple of things: it increases the cost of financing and often decreases the amount of debt that can be obtained. This results in more equity required, which is more expensive than debt, and therefore could result in project not being financially viable.

The difference between HUD and conventional financing is significant. The HUD 221(d)(4) program is designed to assist private industry in the construction of rental housing for moderate-income households by making capital more readily available. This is done through more favorable loan terms than conventional financing such as 40 year fixed rate term, higher loan to value percentages and non-recourse.

4) What assurance, other than an affordable, employee, or workforce deed-restriction can you provide that the units will remain occupied by the workforce?

An apartment building is a multifamily structure under single ownership rented long-term to individuals. This product type provides assurance that the majority if not all of the units will remain occupied by the workforce. This is similar to what we see at other local apartment complexes and with market apartment buildings in Rocky Mountain destination resorts.

As proposed, Sagebrush Apartments will have about 35% of the units occupancy restricted. This is because the text amendment does not apply to bonus floor area or to the exemption for interior corridors.

If at any time in the future the apartment building were converted to condominiums, the Affordable Housing Standards would apply. In the case of Sagebrush Apartments, this means that about 60% of the project would be deed restricted.

- 25% occupancy restricted (4th Floor and FAR bonus)
- 10% occupancy restricted (interior corridors)
- 25% income and occupancy restricted (base FAR as a result of condo conversion)

45802

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
06/06/2018	160161014	Development Plan Application Fee for Phase 2		2,500.00
DATE 06/06/18			VENDOR Town of Jackson	TOTAL 2,500.00



JORGENSEN

PO BOX 9550 • JACKSON, WY 83002
(307) 733-5150

WELLS FARGO, N.A.
WYOMING 99-109
1023

45802

Two Thousand Five Hundred and no/100

PAY
TO THE
ORDER
OF

TOWN OF JACKSON
P.O. BOX 1687
JACKSON WY 83001

DATE	AMOUNT
06/06/18	45802
	\$2,500.00



⑈045802⑈ ⑆102301092⑆ 0000271002⑈



JORGENSEN
It's About People, Trust and Know How

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Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

June 26th, 2018

Mr. Tyler Sinclair
Town of Jackson Planning Dept.
P.O. Box 1687
150 E. Pearl Avenue.
Jackson, WY 83001

-Hand Delivered-

RE: Hidden Hollow PUD - Development Plan Phase 2

Dear Tyler,

Enclosed you will find the necessary materials for a Development Plan (DEV) we are submitting on behalf of Hansen & Hansen, LLP. The property is located at 301 Hidden Hollow Drive, Jackson, WY, and described as the 10 acre parcel formerly owned by the United States Forest Service, now owned by the applicant Hansen & Hansen LLP. Included with this submittal you will find the following:

- Development Plan Binder
- One check for \$2,500 (Development Plan)
- One check for \$500 (Minor Amendment)

Sincerely,

JORGENSEN ASSOCIATES, P.C.

Brendan Schulte
Senior Planner











Executive Summary – How to Read the Binder

This binder supplies all of the technical information for a large and complicated development. For a more abbreviated review – use the following index:

- Section 1 and 2 – Project Narrative and Engineers Report
- Section 3 – Response to Previous Conditions of Approval and Physical Development Requirements
- Section 4 – Phasing and Architecture
- Section 5 – Civil, Landscaping, and Lighting
- Section 6 – Supporting Information
- Section 7 – Application Materials

Phase 2 Development Plan For Hidden Hollow



Applicant:

Hansen & Hansen, LLP
P.O.BOX 50106
Idaho Falls, ID 83405

Town of Jackson

Submittal Date: June 26, 2018

Project No. 16016.10

Prepared by:



Jorgensen Associates, P.C.
Engineers, Land Surveyors, & Planners
1315 Highway 89 South, Suites 201 & 203 83001
P.O. Box 9550 - Jackson, WY 83002
307.733.5150

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SECTION 1 – PROJECT BACKGROUND AND OVERVIEW

A. PROJECT BACKGROUND

Hidden Hollow Planned Unit Development (Hidden Hollow PUD) is 10 acre a workforce housing project located at 310 Hidden Hollow Drive, in the heart of the Town of Jackson, Wyoming (ToJ). The project is currently under construction by Hansen and Hansen, LLP (Applicant), owned by brothers Kirk and Jim Hansen. The Applicant also owns Conrad & Bischoff, Inc., a local and regional fuel supplier with offices in Jackson, WY, Idaho Falls, ID and Nampa, ID. The Applicant has a track record of creating successful commercial and residential development projects across Idaho and now, Jackson, Wyoming. The Sketch plan (SP) P16-079, and Planned Unit Development (PUD) P16-080 were approved for this project on December 5, 2016 and the various challenges that have arisen at this site have been met by the collaborative effort of the Design Team, ToJ Staff and Town Council. Subsequent to the Sketch Plan approval, Hidden Hollow proceeded to obtain the following approvals:

- Phase 1A Development Plan (P17-036) – Approved on May 15, 2017
- Grading and Erosion Control Permit 1A (B17-0378) - Approved on August 7, 2017
- Phase 1B Development Plan (P17-093) - Approved on July 17, 2017
- Phase 1B Grading and Erosion Control Permit (B17-0378) - Approved on August 7, 2017
- Phase 1B Building Permit – (B17-0622) Approved on May 9, 2018
- Grading and Erosion Control Permit (B18-0218) – In progress
- Hidden Hollow First Addition to the Town of Jackson (P18-072) - Approved on June 18, 2018.

This Development Plan application outlines Phase 2 of the Hidden Hollow PUD, which details the construction of 12 townhomes and 2 multifamily buildings containing 83 total units, and all remaining grading, landscaping, and lighting.

B. OWNER & PROJECT TEAM INFORMATION

PROPERTY OWNERS & APPLICANTS:

Hansen and Hansen, LLP
P.O.BOX 50106
Idaho Falls, ID 83405

OWNER'S REPRESENTATIVE

Zane Powell
zane@cbfuels.com
208-419-5886

ARCHITECTURE

CTA ARCHITECTS ENGINEERS

1110 Maple Way
Jackson, WY 83001
307-733-9955

Robertson Associates
P.O. Box 678
Rigby, Idaho 83442
208-589-9967

ENGINEERING & LAND PLANNING

Jorgensen Associates, P.C.
1315 Highway 89 South, Suites 201 & 203; 83001
P.O. Box 9550 Jackson, Wyoming 83002
307-733-5150

LAND PLANNING & LANDSCAPE ARCHITECT:

Herschberger Design
560 S. Glenwood St.
P.O. Box 1648
Jackson, Wyoming 83001
307-739-1001

ELECTRICAL ENGINEERING

Bradley Engineering, Chartered
645 West 25th Street
Idaho Falls, Idaho 83402-4569
208-523-2862

C. DEVELOPMENT PROPOSAL

After the approval of previous Development Plans 1A and 1B, the applicant proposes that this Development Plan be approved for Phase 2 of the Hidden Hollow PUD. Phase 2 proposes to be the final phase of development that includes the construction of workforce and affordable housing included in Hidden Hollow. This includes the final the remainder of the Multi-family buildings and all the remaining 12 Townhomes as proposed in the Sketch Plan approved on December 5th, 2016.

During construction of Phase 1A, the project team has been preparing the site. This preparation has included all constructing road ways, utilities, site grading, etc., and prepping for vertical construction. Phase 1B has been approved for a Development Plan(P17-093) and Building Permit (#17-0622). This allowed the applicant to proceed with the 1st floor (garage structure) on all multifamily buildings in order to facilitate the complicated grading and utility installation between all multifamily buildings. Building all of garage structures at this phase will help to contain the large amount of structural fill required to construct the area central to all of the Multi-family buildings. Work on the garage structure is nearing completion for Building 4/5 and has begun for Building 2/3. The garage structure for Building 1 will proceed this fall. Ingress and Egress from the Multi-Family area can then be constructed along with the parking lot central to the area. Both are essential to facilitate construction and will be needed to access the buildings during construction.

Multi-family Buildings

As the architectural design for the previously approved building 4/5 progressed from Development Plan 1B to Building Permit #17-0622, the original two building concept on one parking structure morphed into one single building on one parking structure. Thus, the designation of building 4/5 (formerly buildings 4 & 5). For this Phase 2 development plan we will be discussing Building 2/3 and Building 1.

The first level of Building 2/3 remains as the garage structure. The second and third levels are connected throughout the entire floor. Central gathering spaces and lobbies are designed between the two buildings to encourage spontaneous interactions and provide areas for neighbors to congregate. Because of the design evolution there was room to incorporate three additional units into Building 2/3 to match the density in Building 4/5 while the floor area will still comply with the total Floor Area allowed (283,140 sf) by the PUD Master Plan. The fourth level is not connected between the two original buildings and provides two separate unattached roof structures and the appearance of two towers or buildings. Building 2/3 contains 55 units and has a total floor area is 52,045 sf. This includes twelve (12) 3-Bedroom units at 1,166 sf each, thirty-one (31) 2-Bedroom units at 979 sf each, and twelve (12) 1-Bedroom units at 642 sf each. Building 2 & 3 will also have fifty-nine (59) below grade parking spaces. The garage provides ingress and egress on the south side of the structure. 59 below grade parking spaces and the remainder of which is provided on the surface parking lot.

Building 1 remains as one smaller building built on a single parking structure, as originally proposed in the Sketch Plan with 28 units and has a total floor area of 25,838 sf. This includes six (6) 3-Bedroom units at 1,166 sf each, fourteen (14) 2-Bedroom apartments at 979 sf each, and eight (8) 1-Bedroom apartments at 642 sf each. Building 1 will also have 30 below grade parking spaces. The garage provides ingress and egress on the east side of the structure. It provides 30 parking spaces underneath the building and the remainder of the required parking will be provided on the surface parking lot.

In all buildings, storage is provided in each unit, and also within the garage at each unit's assigned parking space where 27 sf of storage space is allocated in front of each parking space. Additional storage areas are built into the common and corridor areas within the buildings and will be assigned and administered by the HOA and/or leasing company.

Heating and cooling will be aided by a neighborhood wide Geothermal Heat Loop, which will reduce the carbon footprint of the development. Each individual owner of the units within the buildings will have a separate heat exchanger that is metered and allows the owners to control their own thermal comfort. All common mechanical equipment will be located in the garage, or mechanical rooms designed into the common area.

Townhomes

12 Townhome units (4-15) will be built in this phase and have a total floor area of 9,707 sf. They consist of two-bedroom and three-bedroom units labeled A (1,795 sf), B (2,254), C (2,394 sf), and D (1,524 sf). All townhomes are market units and have access to the neighborhood wide Geothermal Heat Loop.

Materials of all buildings and townhomes will be made from earth toned hues and colors to fit the character of the region. Steel, wood and stone comprise the suite of textures planned for the structures that consider durability and lower long-term maintenance.

Phase 2 of Hidden Hollow is expected to begin shortly after building permit approval for Building 2/ 3. The architectural design for Multifamily Buildings and Townhomes are attached in **Section 4**. Civil Engineering, landscape and lighting plans are included in **Section 5**.

Minor Amendments to the Master Plan and Housing Mitigation

In addition to the final submittal of the Development Plan for Phase 2, the applicant proposes two minor amendments to the Hidden Hollow Planned Unit Development (HHPUD) Master Plan. They consist of amending the Phasing Plan to include organizational changes and more specific affordable housing mitigation requirements per unit type and amending the Occupancy Status from ownership to rental while keeping the flexibility to go back to ownership should market conditions dictate. This generates a need to update the housing mitigation plan to provide flexibility for either option (rental or ownership).

The applicant proposes to amend the Phasing Plan for Hidden Hollow by combining all the remaining original Phases 1c, 2, and 3 into a final Phase 2. The applicant is now 2 years into this project and has become more integrated and aware of the community's needs. Thus, the intention of accelerating development is to simply get more units on the ground faster. What was thought to be built over the course of 5-7 years, will now be shortened for 5 years or less.

The applicant also proposes to alter the Occupancy Status of multi-family residential units from ownership to rental. This is another response to the community's needs. The rental pool in ToJ has a low inventory and is often leased up with countless families being left out. The applicant will use the **Section 7.4.2.D.13 Apartment Building of the Town of Jackson land Development Regulations (LDRs)** that allows for a rental product to be exempt from housing mitigation if the units are small and numerous enough, and if the applicant provides an annual report to the Housing Department documenting average rents charged per unit type, average number of tenants by unit type and percentage of tenants employed by Teton County. This regulation was designed to generate more units and to target and accommodate the local workforce with reasonable market rents. The applicant prefers to provide this solution over the original proposal as it will have more impact to provide workforce housing in ToJ. While the originally approved plan had more ownership income restricted units, it also had 66 units that would have been sold to the highest bidder and would not be restricted from 2nd homeowner customers. This change to rental keeps all 138 Multifamily units available for rent by the local force. Nine (9) rental apartment units will be income restricted and managed by the Housing Department to provide mitigation for the Townhomes and Single-family lots.

These two minor amendments generate the need for some general clean up to the Master Plan to ensure flexibility into the future should an additional change be realized. A copy of the redlines Master Plan is included in **Section 6**.

D. FINDINGS FOR APPROVAL

1. Division 8.3.2.C Development Plan Findings for Approval

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

The Hidden Hollow project is within the Comprehensive Plan District 3 – Town Residential Core, Subarea 3.2 – Core Residential which is envisioned to contain a variety of residential densities, residential types, and building sizes in order to maintain and meet our Community's Growth Management and Workforce Housing goals.

The Hidden Hollow project contains a total of 171 residential units, comprised of 13 single family homes, 20 townhomes, and 138 multi-family condominium or rental units.

This mix represents a variety of residential types and building sizes on a single ten-acre property and is consistent with the Community's Growth Management goals. As a previously developed property, it is not located in habitat, scenery and open space (Principle 3.1). The project location, close proximity to services, including school,

commercial and recreational amenities, is a suitable location for a Complete Neighborhood and is outside of naturally hazardous areas (Principle 3.2, 3.4 and 4.3). As a property that's long been considered for residential density, the project represents predictable and cooperative growth (Principle 3.3). The project also includes walkable connections within the project and to the overall area in which the project is located (Principle 4.2).

Redevelopment, revitalization, and reinvestment within Subarea 3.2 are highly desirable, and the future character of the Subarea will include increased density and larger buildings than in East Jackson. The Subarea vision includes locating multifamily structures on larger residential lots and along mixed-use corridors, allowing the density and intensity to be greater than what is found in other areas, with the understanding that parking of these multifamily structures should be minimized and screened as much as possible. The Hidden Hollow project meets all of these criteria as it provides 171 residential units of varying types on a ten-acre site that was previously underdeveloped by the Forest Service. The design provides for parking predominantly located in subsurface garages. There are few, if any, sites within Subarea 3.2 that achieve this vision more effectively.

b. Achieves the standards and objectives of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable. Not Applicable.

The Hidden Hollow property is not located within the Natural Resource overlay or the Scenic Resource Overlay, and this finding is therefore not applicable.

c. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police fire, and EMS facilities. Complies.

The Hidden Hollow project will provide the required school and park exactions for any subdivided units that are designed to ensure new developments contribute to impacts they have on these services. Public utilities and project utility connections will be designed to ensure the project does not overburden these services. The project is within town limits and is currently served by police, fire and EMT services. The development will not result in increased impacts on availability of these services. Development exactions will be collected during final plat of any units created as part of the Hidden Hollow PUD.

Multi-modal transportation options are abundant and include several pedestrian and bicycle connections in close proximity to local town commercial services, and within walking distance are the Teton County Recreation Center (Rec Center), Elementary School, and the opportunity for pathway connections. Finally, the Town Shuttle operated by START flows in both East and West bound directions. It has four stops with 30-minute intervals all within a one block walking distance to the Mercill and North Cache Intersection.

d. Complies with all relevant standards of these LDRs and other County Resolutions. Complies.

According to the current Town of Jackson Land Use Regulations (LDRs), the purpose of a development plan is to review a physical development or development option that is large and complex enough to benefit from a public review at a sufficient level of detail to determine compliance with these LDRs prior to preparation of final construction or plat documents.

The ten-acre site provides flexibility in meeting the standards of the Master Plan and is well above the minimum LSR requirement, and well below the maximum Lot Coverage limitation. While there are some areas within the development that meet the minimum setback limitations, the vast majority of the perimeter of the project is set back well beyond this requirement and all individual buildings within the development are setback from one another within the requirements of the LDRs. The Master Plan provides flexibility to other standards and will be addressed herein.

The site plan was adjusted and revised during the Sketch Plan process to address the snow storage needs, the parking concerns, the trail connections, the security of elementary school property, the location of various housing types and the circulation within the development.

e. Is in substantial conformance with all standards or conditions of any prior or applicable permits or approvals. Not Applicable.

All components of this development application comply fully with the Sketch Plan and the Planned Unit Development approval.

2. Pursuant to Section 1.5.B of the HHPUD Master Plan, minor amendments shall be approved upon finding the application:

- a. It is consistent with the purposes and organization of the HHPUD. Complies.*** The approval of the two minor amendments is consistent with the purpose and organization of the HHPUD under the following rationale: Revising the Phasing re-organizes the timing and sequencing of the project to allow the applicant to expedite construction and occupancy of all remaining units to the benefit of the community; and revising the Occupancy status (change of use to rental) requires an amendment to the housing mitigation plan and maintains the vision and intent of the HHPUD regarding the development of workforce and affordable housing options in close

proximity to the Town commercial services and public amenities. These changes were anticipated as a possible scenario in the Master Plan and approval of these minor amendments will considerably increase the availability of rental units of various types for workforce housing in the Downtown Core. The minor amendments also help maintain the flexibility of the Master Plan to convert occupancy to ownership or rental should market conditions dictate.

- b. It improves the consistency of the HHPUD Master Plan with other provisions of the HHPUD or subsequent development approvals within the HHPUD. Complies.*** The approval of the Phasing Plan amendment is consistent with the approved development plans for Phases 1a and 1b and will conclude the remainder of the development at Hidden Hollow into one final phase (Phase 2). Additionally, the housing mitigation listed in the phasing and the change of Occupancy status are now very clearly defined per unit type to allow for flexibility in the future should any of the Multifamily buildings go back to being a condominium use as directed market conditions.
- c. It provides flexibility for landowners within standards defined within Master Plan Section 1.2.C. Vision and Intent of the HHPUD Master Plan. Complies.*** The approval of the two minor amendments is consistent with the Vision and Intent of the HHPUD Master Plan. The clarity provided in the updated Phasing plan re-organizes the timing and sequencing of the project to allow the applicant to expedite construction and occupancy of all remaining units to the benefit of the community. The Occupancy status being updated to current demands of the community for more rental housing stock, “provides a variety of residential unit types that achieves housing opportunities for a variety of residents while respecting neighboring land uses.
- d. It is necessary to address changing conditions (e.g. market, sales or constructability), public necessity, and/or state or federal legislation. Complies.*** The approval of the Phasing Plan amendment is allowed by the Master Plan and is necessary for the applicant to address the changing economic conditions of development and maintain constructability of the subdivision and all the affordable housing opportunities within. The approval of the Occupancy status change is necessary for the applicant to address the changing market conditions in the ToJ which has seen several proposed rental projects be stalled (Sagebrush) or eliminated from the potential rental housing stock entirely (CARE Wyoming). The change from ownership to rental will benefit the community by considerably increasing the supply of workforce rentals available in the Downtown Core of the ToJ. Changing to all rental will make 66 additional units available to the local workforce instead of selling them to 2nd homeowners under the ownership model.

- e. It improves implementation of the Comprehensive Plan. Complies.** These minor amendments expedite the construction of a dense variety of residential unit types that conforms to the future character Core Residential Zone of the Jackson/Teton County Comprehensive Plan and considerably increase the availability of rental units of various types for workforce housing in the Downtown Core which further helps to achieve specific community goals that enhance the community's implementation of the Jackson/Teton County Comprehensive Plan.
- f. It is consistent with other adopted Town Ordinances. Complies.** The approval of these amendments is consistent with all Town Ordinances including the recently approved Subsection 7.4.2.D.13 Apartment Building.

E. PROPOSED DEVELOPMENT PROGRAM

1. Development Summary/ Dimensional Limitations –HH PUD Master Plan dated 6/22/18

2.1.A. Structure Location and Mass

	Landscape Surface/LSR (min)	Lot Coverage Area/Ratio (max)	Street Setback (Min)**	Side Setback (Min)**	Rear Setback (min)**	Height (max)	Floor Area/FAR (max)
Overall PUD	123,623 s.f.	164,831 s.f.					283,140 s.f.***
Area A * Each individual lot	.30	.40	25'	8'	5'	28'	.82/lot
Area B *	15,000 s.f.	28,000 s.f.	12' from perimeter property line or Area boundary			35'	54,000 s.f.
Area C *	11,000 s.f.	60,000 s.f.	12' from perimeter property line or Area boundary			48'	160,000s.f.
Area D *	100,000 s.f.	50,000 s.f.	5' from perimeter property line or Area boundary			28'	15,140 s.f.

Exceptions: street/side/rear yard projections, including cornices, canopies, eaves, decks, porches, bay windows, chimneys, patios, and similar architectural features may encroach into any setback not more than 5'.

* Notwithstanding the specific physical development standards identified within each area, the limitations within each Area is permitted to shift to another Area of the HHPUD as long as the limitations within the overall PUD are not exceeded

**Setbacks within Areas B, C and D shall be the horizontal distance, as measured from a physical development to an HHPUD perimeter property line for side and rear setbacks and the horizontal distance, as measured from a physical development to either a HHPUD perimeter property line or a road right-of-way, roadway or vehicular access easement.

*** The overall PUD Floor Area total is based on a total parcel area of 10 Acres at the time of PUD approval by Town Council. The total Floor Area represents .65 FAR using 10 acres of site area.

2. Floor Area Calculations

Proposed Floor Area Calculations - Full Buildout	
Area	Floor Area (sf)
A. Single Family (13 lots)	53,965
B. Townhomes (20 units)	48,450
C. Multi family (138 Units)	166,641
D. Common Lot (0 units)	0
Total HHPUD*	269,056

*Maximum Allowed by Master Plan = 283,105

F. PHASING PLAN – See attached Phasing Plan Map (L.3) in Section 5

Phase 1:

- Subdivision and sale or development of 13 single-family units in Area A
 - o Including provision for affordable housing ownership or rental units for at least 7.80 persons to be constructed within building 4/5
- Development of 8 townhome units in Area B
 - o Including provision for affordable housing ownership or rental units for at least 4.05 persons to be constructed within building 4/5
- Development of 55 multi-family units in Building 4/5 within Area C
 - o If the 55 multifamily units in building 4/5 are developed as for sale, condominium units, provision for affordable housing ownership units for at least 16.95 persons will be constructed
 - o If the 55 multifamily units in building 4/5 are developed as for rent, apartment units, compliance with Section 7.4.2.D.13 of the Town of Jackson Land Development regulations shall apply to exempt the rental apartment units from the affordable housing mitigation standards
- Provision of at least 18 workforce housing units within building 4/5 in Area C developed under Phase 1
- Completion of all Mercill Avenue extension improvements
- Completion of all road ways and parking areas necessary to serve the development in Phase 1
- Completion of all wetland mitigation
- Completion of all landscape requirements for all Phase 1 development in Area B and C

Phase 2:

- Development of 12 townhome units in Area B
 - o Including provision for affordable housing ownership or rental units for at least 6.60 persons to be constructed within building 4/5
- Development of 55 multi-family units in Building 4/5 and or 28 multifamily units within Area C
 - o If the 55 multifamily units in Building 2/3 and the 28 multifamily units in building 1 are developed as for sale, condominium units, provision for affordable housing ownership units for a total of at least 25.6 persons will be constructed within building 4/5 and Building 2/3
 - Building 2/3 = 17.05 persons mitigated
 - Building 1 = 8.55 persons mitigated
 - o If the 55 multifamily units in building 2/3 and/or the 28 multifamily units in building 1 are developed as for rent, apartment units, compliance with Section 7.4.2.D.13 of the Town of Jackson Land Development regulations shall apply to exempt the rental apartment units within building 4/5 from the affordable housing mitigation standards
- Provision of at least 18 workforce housing units within Building 2/3 and 9 workforce housing units within Building 1
- Completion of all landscape requirements for all Phase 2 development
- Completion of all remaining landscape requirements in Area D

G. LANDSCAPING - A Landscape Plan is attached in **Section 5**.

H. ENVIRONMENTAL STANDARDS

1. Natural Resource Buffers (Wetlands and Water bodies)

Wetlands – An Aquatic Resources Inventory was conducted by Y2 Consultants in September of 2014. On March 17, 2015 a request for verification of delineated wetlands was presented to the Army Core of Engineers, Conditions and Restrictions for the development.

Wetland Setback = 30' for naturally occurring and mitigated wetlands. This buffer can only be encroached for wetlands that are classified as degraded and will be enhanced.

2. Wildlife friendly fencing

- a. Elk Fence – The fence on the eastern boundary of the parcel is designed to keep Elk from crossing into the property and is 8' in height. This fence is an existing non-conformity and is owned by the United States Government and will remain in place.

- b. Northern Fence – As part of the development the applicant will work with the Elk Refuge to maintain the northern boundary of this parcel so the ownership is clearly delineated to visitors of the Elk Refuge Grounds.

3. Water Quality

See subsequent Engineer's report in **Section 2** of this application for discussion on these items.

There are no existing streams or water bodies on site. Nonetheless, care will be taken during construction by using Best Management Practices for erosion control and ensure that stormwater runoff does not impact the remaining wetlands or runoff onto adjacent properties. A grading and erosion control permit will be submitted concurrently with a building permit, which will require approval prior to construction. A Stormwater Pollution Prevention Plan (SWPPP) will be required by the Wyoming Department Environmental Quality (DEQ).

I. NATURAL HAZARDS TO AVOID

Floodplains – A portion of this 10-acre parcel is included within FEMA Flood Zone A where Base Flood Elevations (BFE) needed determination. Harmony Design and Engineering has completed a study on the area to determine the 100-year Base Flood Elevation. Upon analysis of all of the factors using a system of cross sections as well as LiDar data, they determined that the BFE for the site is 6217.48 feet and recommended that all structures be located a minimum of one foot above that for all construction. As a result, the Applicant will construct all structures at least 1.5 feet above this elevation. A Letter of Map Revision (LOMR) has been completed and is Attached in **Section 6**.

J. SIGNS

Hidden Hollow anticipates completion of signage design in the near future and will submit the Signage Design Plan during future building permit submittal.

K. GRADING, EROSION CONTROL, STORMWATER

See subsequent Engineer's report in **Section 2** of this application for discussion on these items.

L. ALLOWED USES & USE REQUIREMENTS

1. **Allowed Uses** – The proposed uses within the Hidden Hollow development include Single-family detached residential, Townhome, Condominium and Apartment rental uses. As allowed by the PUD master Plan.

2. **Parking** – See subsequent Engineer’s report in **Section 2** of this application for discussion on these items.

M. ALLOWED SUBDIVISION AND DEVELOPMENT OPTIONS

1. **Standards applicable to all Subdivisions** - Hidden Hollow will adhere to all standards provided in Section 7.2.2 of the LDRs which include Applicant responsibilities, required permits, installation, working with a professional engineer, over sizing and off-site improvements, and acceptance by the ToJ.
2. **Land Division Standards** – Will comply with Section 7.2.4 below
3. **Condominium and Townhouse Subdivision** – While this development plan contemplates rental housing, should any portion ever be reverted back to condominium, Hidden Hollow will adhere to all standards provided in Section 7.2.4 of the LDRs which include recordation of a Final Plat, adhering to Building and Fire Code, Tenant Notification, Site Compliance, and Townhouse Subdivision which includes common lots, maximum lot sizes and building official review.

N. RESIDENTIAL SUBDIVISION REQUIREMENTS

1. **Affordable Housing** – Affordable Housing Mitigation for Hidden Hollow is detailed on the mitigation plan attached in **Section 6**.
2. **School and Parks Exactions** – Total schools and park exactions for the 20 townhomes as fee-in lieu, is \$87,925.00 to be collected at the time of recordation of the townhouse plat. Calculations are provided in **Section 6**. The exactions for the single family lots totaling \$61,100.00 will be collected with the recordation of the recently approved Hidden Hollow 1st addition to the Town of Jackson Plat.

O. INFRASTRUCTURE

1. **Transportation Facilities** – see plan sheets provided in **Section 5**.
2. **Required Utilities** – see plan sheets provided in **Section 5**.

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SECTION 2 – ENGINEER’S REPORT

A. INTRODUCTION

This Development Plan Engineer’s Report is intended to provide the engineering basis for design and to discuss engineering related issues for the development of the Hidden Hollow PUD.

B. SETTING

The site is located two blocks north of Town Square. Historically the site was hay meadow, rangeland, and natural wetlands adjacent to the Elk Refuge and Cache Creek. As Town developed Cache Creek was routed in a pipeline and the natural channel and hydrology was disrupted. Over time and under the ownership of the US Forest Service the parcel was developed for seasonal housing that was fairly spread out across the site. The site is bordered on the north and east by a U.S. Fish and Wildlife Service National Elk Refuge. The Refuge is approximately 6 miles wide and 10 miles long. There is an 8’ high elk fence on the eastern boundary. Also, to the north is Flat Creek as it exits the Refuge and enters the Town of Jackson. On the south is the Teton County Recreation Center and Jackson Elementary School, and the west is the mostly commercial district of north Jackson. There are several existing utilities on site left over from the Forest Service housing that will be removed.

C. SOILS AND SITE CONDITIONS

The upper soils of the site are semi-permeable flood plain deposits consisting of sands and clay ranging from just a few feet to more than ten feet. Foundation designs will consider the soil types and their structural stability carefully. Subsoils are alluvial gravels and provide good structural stability for foundation. A geotechnical investigation by Y2 Consultants was published on April 27, 2016 and included with the approved Sketch Plan application which is on file with the TOJ Planning Department. This report provides a more detailed description of the soil conditions of the site. Specific recommendations for construction are made within the report.

D. GROUNDWATER, STREAMS, & RIVERS

High groundwater exists on this parcel. Historic information indicates high groundwater elevations of between 2 feet below ground surface on the northwest corner of the lot to about 7 feet below ground surface on the southeast corner of the parcel. Groundwater levels fluctuate 3 to 5 feet during the year. Groundwater is highest in the west and north of the property and drops towards the east and south in the direction of the Elk Refuge boundary. Building foundations will need to take into account the elevation of groundwater and utility installation should be timed to avoid the high cost of dewatering during high groundwater periods.

E. GRADING, EROSION CONTROL, DRAINAGE, & STORMWATER

Development on the site accommodates stormwater by routing it through the available green spaces on site, the use of stormwater treatment units, and detention areas placed strategically around the site. These areas are sufficient to accommodate storm water runoff. The parcel is relatively flat and underlain by semi-permeable surface soils and very permeable subsoils. The units are spaced to provide landscape areas around the buildings that will help infiltrate stormwater and spring snow melt water. The expected runoff from the two large buildings will be channeled through roof drains and a piping network and connected to the stormwater utility onsite. Details of the stormwater system have been submitted in Phase 1a FDP, approved February 6, 2017.

A Grading and Erosion Control Permit will be submitted to the Town for approval prior to beginning of Phase 2. This GEC permit application will include drawings that will have incorporated any revisions and comments made during the Final Development Plan process and as a result of incorporating final design elements and coordination with the Town and other utility companies.

F. ROADS AND ACCESS

Access to the site is gained via the extension of Mercill Avenue on a 40' wide strip of land that is part of the Hidden Hollow parcel and will be the main access to this parcel for the future. A 10' wide Special Use Permit (#JAC103304) was obtained from the United States Forest Service(USFS) to accommodate a 10' pathway on the North side of the Mercill Avenue. A 10' wide pedestrian access easement was obtained from Kudar Enterprises, Inc. property to the south to accommodate a 6' wide sidewalk. This makes the entire corridor 60' wide. The access into the property on Mercill Avenue has been approved by WyDOT and is currently undergoing improvements. The final design includes a two lane, 60-foot-wide road with a 6' sidewalk on the south and a 10' multi-use pathway on the north. The pathway and sidewalk will each have a buffer strip of about 5 feet between them and the roadway for safety, comfort of the users, and snow storage.

G. TRAFFIC

A revised Traffic Impact Study (TIS) was submitted in the Phase 1a FDP, approved February 6, 2017. This version of the TIS addresses the minor comments provided by WyDOT after they approved the first TIS during the sketch plan process in a letter attached in **Section 8**. The study finds that the Hidden Hollow development will have an increased trip generation impact on the North Cache – Mercill intersection. However, this increased impact is mitigated by the fact that this intersection is currently signalized. The increased traffic coming to and from the eastern Mercill extension will flow in a manner that is consistent with the current signalization and will therefore have a reduced impact on the traffic inbound and outbound along North Cache than it would if it were not currently signalized.

The new east leg of Mercill Avenue coming from the property to Cache will be a two-lane roadway, one in and one out. The Applicant has worked with the Town Staff and WyDOT to arrive at this configuration. This intersection configuration is easier for pedestrians and bicycles to navigate because of the width and will line up well with the west leg of Mercill.

Multi-modal transportation options are abundant in the vicinity of Hidden Hollow. They include several pedestrian and bicycle connections in close proximity to local town commercial services and are within walking distance of the Recreational Center and the School. Finally, the Town Shuttle operated by START flows in both East and west bound directions nearby to the site. The Town Shuttle has 4 stops with 30-minute intervals all within a one block walking distance to the Mercill and North Cache Intersection. Proximity to multi-modal options will be an incentive for residents to choose alternative modes of transportation for their short and medium distance trips.

H. PARKING

The lowest floor of these buildings, which is situated partially underground, will provide a minimum of 89 spaces for the 3 buildings. These parking structures will be screened and out of site from the pedestrian view as directed by the Comprehensive Plan. Surface parking for the multi-family buildings will be elevated approximately 5' from existing grade as shown in the attached Site Plan in **Section 5**. That grade difference will allow users of the surface parking to enter the second floor without the use of an elevator or stairs.

The townhomes will have 2 spots per unit (one inside and one outside). The townhomes will also have some guest parking in addition to on street parking where available. There are several on street parking spaces provided along the interior road that will provide for guest parking and have a traffic calming effect reducing vehicle speeds through the neighborhood.

I. PATHWAYS

A 10' wide multi-use pathway is planned parallel to, and on the north side of the new east leg of Mercill Avenue. This will provide pedestrian and bicycle connectivity from North Cache to the site. At the east end of the "flag pole" strip, this path will turn north and run parallel with the common boundary of the remaining USFS parcel beside Multi-family buildings 4/5 & 1 as proposed in the Sketch Plan. This strip between the property boundary and the back wall of the building will serve as a utility line easement and a pathway route providing connectivity to the north and a future path through the Wyoming Game and Fish property. The project team will make efforts to mitigate this area through grading features, landscaping and aesthetic building and window treatments. These efforts will help provide a more human scale to this area. A connection with King Street to the south will be essential to link pedestrian and bicycle trips traveling to East Jackson or northerly from the Rec Center and the School and will serve an emergency access for ambulances and fire trucks. Internal pathways and sidewalks will provide safe pedestrian travel throughout the site.

J. WATER

The water system work for all of Hidden Hollow was shown in the Phase 1a plans. This Phase includes Line B as shown in the Phase 1a and 1b documents. The overall system includes extending the ToJ water mains to serve this new development with a connection through the USFS parcel under Rosencrans Drive and a second connection at the intersection of Mercill Avenue and North Cache. This allows for looping the line to provide adequate pressure and flows for fire suppression supply. Currently all of this work is complete and the water line is pressurized and tested. A future connection from King Street through the Rec Center parcel is planned when that area is updated. All connections to the single-family homes and townhomes are completed to the curb stops. Any revisions resulting from Town or DEQ comments will be included in the Grading and Erosion Control permit required prior to construction. Water demand estimates for this phase are shown below. The development of this Phase represents approximately 38% of the total flows expected from the overall project.

	Ave. Day	Max. Day	Peak Hour
Buildout Demand	57,928 gal	157,590 gal	328.5 gpm

K. WASTEWATER

Wastewater will be treated via connection to the Town sewage collection and treatment system. All main sewer lines shown in Phase 1a plans are completed. Sewer lines for GEC1B are currently under construction and we anticipate completion of this portion of the utilities by the end of summer 2018. Service lines to the single-family lots and townhome buildings are complete. Wastewater projections for this phase are shown below.

	Ave. Day	Max. Day	Peak Hour
Buildout Demand	32,690 gal	54,450 gal	113.4 gpm

L. CABLE UTILITIES AND GAS

Power and Communications lines will be accessible to all units on the project. Lower Valley Energy Electrical Power and Natural Gas, Silverstar Fiber-Optic Communications, Charter Cable Television and Communication, and Century Link communications services are all available to this location. Opportunities to connect to all of these service providers will be afforded all units pending negotiations. Spare conduit may be provided should other utilities not currently contemplated be needed.

M. SNOW STORAGE

Hidden Hollow PUD has 3.42 acres of impervious surfaces requiring .08 acres of snow storage. The Applicant will provide greater than four times the requirement with 0.35 acres of snow storage located throughout the site. Snow storage will be coordinated with the landscaping to limit damage that can occur during snow clearing. Additionally, the open space central to the site can provide additional storage in large snowfall years.

SECTION 3 – RESPONSE TO PREVIOUS CONDITIONS OF APPROVAL AND PHYSICAL DEVELOPMENT REQUIREMENTS

- **3.1 Response to Previous Conditions of Approval**
 - **3.2 Housing Mitigation Plan**
 - **3.3 Park and School Exaction Calculations**

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Sketch Plan Conditions for Approval — P16-079

1. *The applicant shall prepare a Final Mitigation Plan providing comprehensive mitigation methodology for the on-site mitigation of wetland impacts, with an estimate for the cost of wetland mitigation implementation for review, approval and inclusion in the required Development Agreement prior to any development on the site.*

SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017

The applicant shall be required to address all staff comments related to the final Mercill Avenue extension design as part of the first Development Plan for any portion of the site.

SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017

2. *The applicant shall revise the proposed site plan to include an emergency vehicle only access point to south of the area of the future King Street connector prior to 1st reading of the PUD ordinance.* **SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017**

3. *The applicant shall revise the proposed internal streets to including 2 or 3 curb extensions to delineate parking areas, provide no striping on any of the streets, adjust the proposed curb radius to 10' or less and provide internal pedestrian crossings with raised crossings (tabletops 3-4" above street grade) and/or using different coloring and/or texture to delineate these areas prior to 1st reading of the PUD ordinance.*

SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017

4. *The applicant shall enter into a Development Agreement with the Town prior to any development permits being issued for the site that identifies the ownership (public or private) of all on and off site infrastructure, who would be responsible for completing infrastructure improvements (Town or applicant), the timeline for all improvements, who would be responsible for paying for improvements (Town, applicant or cost share), and a timeline and associated bonding for all required improvements)* **SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017**

• *Onsite Improvements: The Town would take over ownership of the on-site sewer and water infrastructure upon inspection by the Town. All roadways, sidewalks, pathways, storm water, wetlands, and other utilities will remain the responsibility of the applicant and ultimately the Home Owners Association (HOA). All utilities will be installed 100% at the applicant's expense, with no contribution from the Town. The Town shall determine whether an onsite sewer lift station is necessary and acceptable to the Town prior to execution of the Agreement.*

- *Mercill Avenue Extension: The Town would take over ownership of all infrastructures (water, sewer, storm sewer, curb gutter and roadway surface, pathway, etc.) upon inspection by the Town. In addition, the Town agrees to cost sharing/reimbursement for all infrastructures above and beyond that required by the Hidden Hollow Development and improvements above and beyond the 40' of future right of way. Reimbursement could be by the Town upon completion of the work or from future property owners as they request connection and use of the shared Town infrastructure.*

- *Off-site Water: The Town would take over ownership of a new water main within Rosencrans upon inspection by the Town. The applicant is not requesting the Town cost share/reimbursement for this water main. The Town would be responsible for securing a special use permit or other instrument from the Forest Service for installation, and maintenance of the water main.*

- *Off-site Sewer: The Town would be responsible for any off-site sewer improvements deemed necessary.*

- *Phasing Plan: As described in the PUD-Master Plan, with the exception that no work shall commence on the site until final approval of all planning applications is granted by the Town.*

5. *The applicant shall provide as part of all Development Plan applications for Areas B and C a detailed landscape plan describing the proposed improvements and function of all identified outdoor/recreation areas to address the outdoor amenity needs of residents of the site. INCLUDED IN SECTION 5.*
6. *The applicant shall provide public access for pedestrians and cyclists through the site as part of the first Final Plat or sooner if deemed necessary by the Planning Director. INCLUDED WITH HIDDEN HOLLOW FIRST ADDITION PLAT APPLICATION.*
7. *The applicant shall provide a breakout of the workforce housing mix of rental to ownership units at the time of Development Plan for review and approval by Town Council. SEE SECTION 3.2 PHYSICAL DEVELOPMENT.*
8. *The applicant shall provide a detail storm and water plan of the first Development plan for review and approval of staff and town Council against all town and State requirements. SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017*

9. *The applicant shall provide a detail pedestrian lighting plan as part of the first Development Plan for review and approval by the town council. **SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017***

Planned Unit Development (PUD) Conditions for approval – P16- 080

1. *Prior to 1st reading of the PUD ordinance the applicant shall revise the Master Plan to make all clarifying edits recommended by staff and any edits needed to implement conditions of approval of the Sketch Plan and PUD. – **COMPLETED***
2. *Prior to 1st reading of the PUD ordinance the applicant shall amend Section 1.4.A of the Master Plan to clarify the intent of the Master Plan regarding “previewed” standards from an LDR Section. – **COMPLETED***
3. *Prior to 1st reading of the PUD ordinance the applicant shall revise the Master Plan to specify the documents that must be provided in order for the Master Plan to be considered amended. - **COMPLETED***
4. *Prior to 1st reading of the PUD ordinance the applicant shall delete the definition of dwelling unit from the Master Plan. - **COMPLETED***
5. *Prior to 1st reading of the PUD ordinance the applicant shall complete Section 2.1.A of the Master Plan by allocating dimensional limitation allowances and requirements to Areas B, C, and D consistent with the Sketch Plan and Overall PUD approval. - **COMPLETED***
6. *Prior to 1st reading of the PUD ordinance the applicant shall revise the Master Plan to require all Area B development to complete a Development Plan. - **COMPLETED***
7. *Prior to 1st reading of the PUD ordinance the applicant shall revise the Master Plan to include a maximum scale of use for Local Convenience Commercial of 2,000 sf, excluding basement. - **COMPLETED***
8. *Prior to 1st reading of the PUD ordinance the applicant shall revise the Master Plan to clarify the applicable amendment process for adjusting the maximum sales price of an affordable housing unit. - **COMPLETED***
9. *Prior to 1st reading of the PUD ordinance all attachments shall be included with the Master Plan upon review and approval by staff. - **COMPLETED***

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SECTION 4 – PHASING AND ARCHITECTURE
11" X 17' FORMAT

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**SECTION 5 – CIVIL, LANDSCAPE, LIGHTING
DRAWINGS 11" X 17' FORMAT**

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SECTION 6 – SUPPORTING INFORMATION

- 6.1 Master Plan (Redline)
- 6.2 Site and Pedestrian Plan from Sketch Plan
 - 6.3 Base Flood Elevation Study
 - 6.4 FEMA Letter of Map Revision
 - 6.5 Water Demands
 - 6.6 Sewer Flow Projections
 - 6.7 Parking Management Plan

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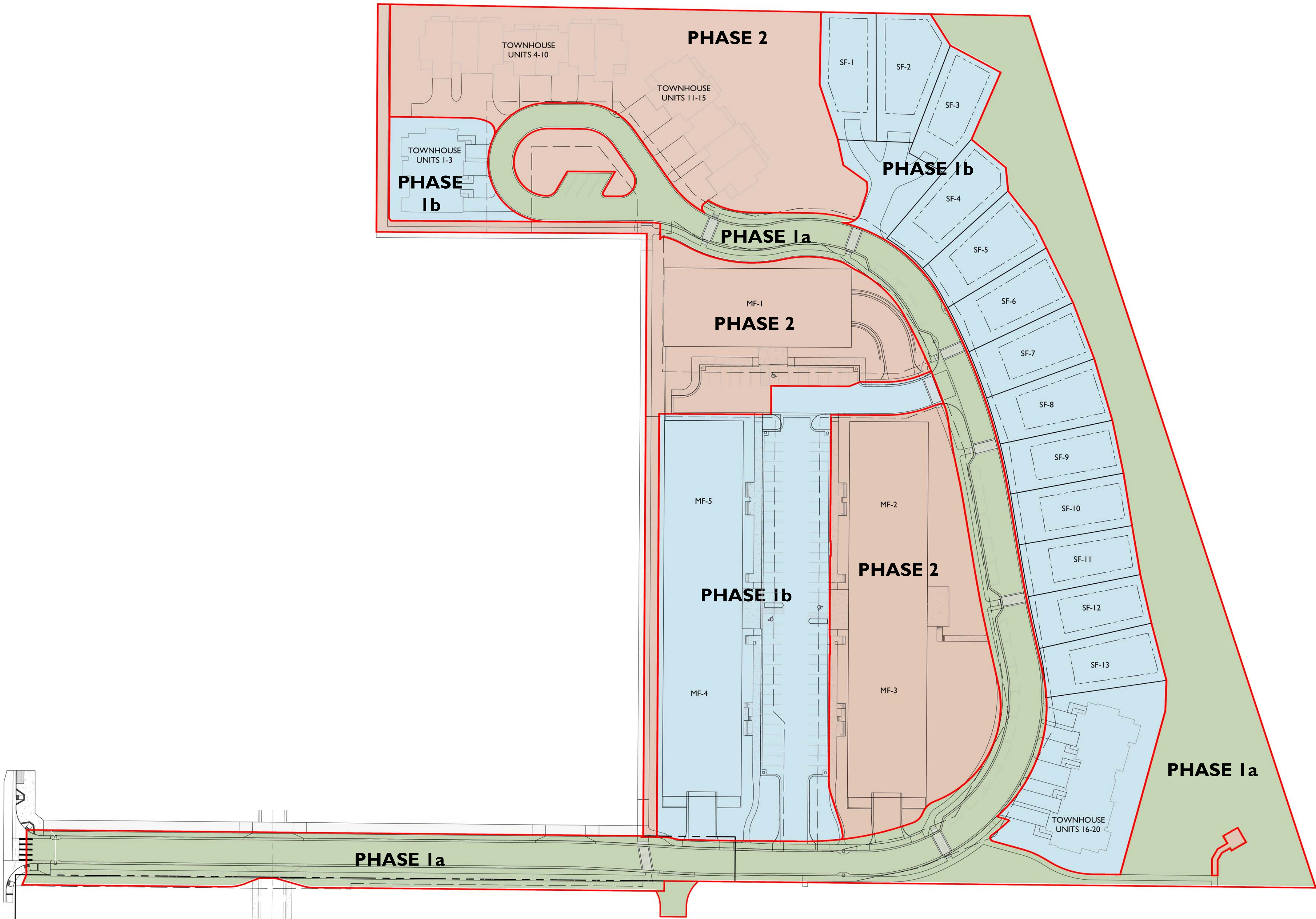
SECTION 7 – APPLICATION MATERIALS

- 7.1 Application
- 7.1.2 Pre-Application Conference Summary
 - 7.2.1 Quitclaim Deed
 - 7.2.2 Letter of Authorization
 - 7.3 Title Report

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LEGEND

- PHASE 1a
- PHASE 1b
- PHASE 2



HERSHBERGER DESIGN

Landscape Architecture · Environmental Planning · Urban Design

560 South Glenwood P.O. Box 1648 Jackson, Wyoming 83001 T:307.739.1001 F:307.734.8322

Issue Date:

· 02.06.2017

PHASE 1a FDP

· 03.14.2018

GEC SUBMISSION

· 06.15.2018

Hidden Hollow Update / Final Phasing Plan

·

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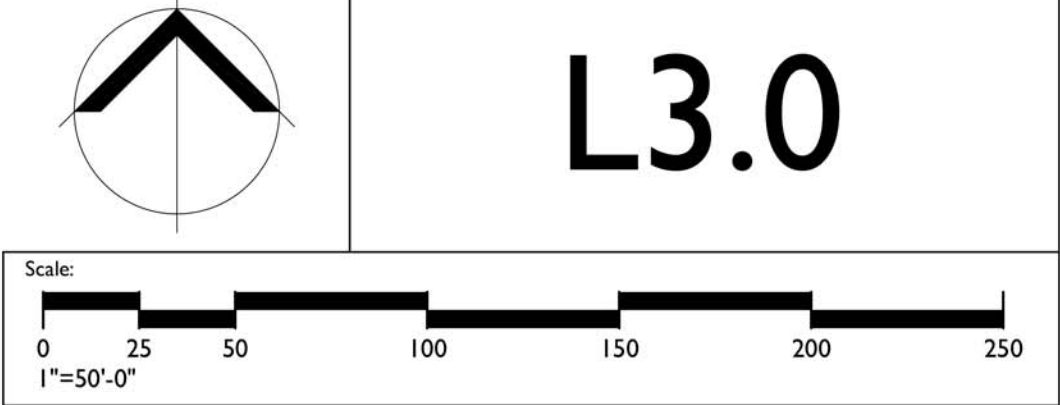
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PHASING PLAN

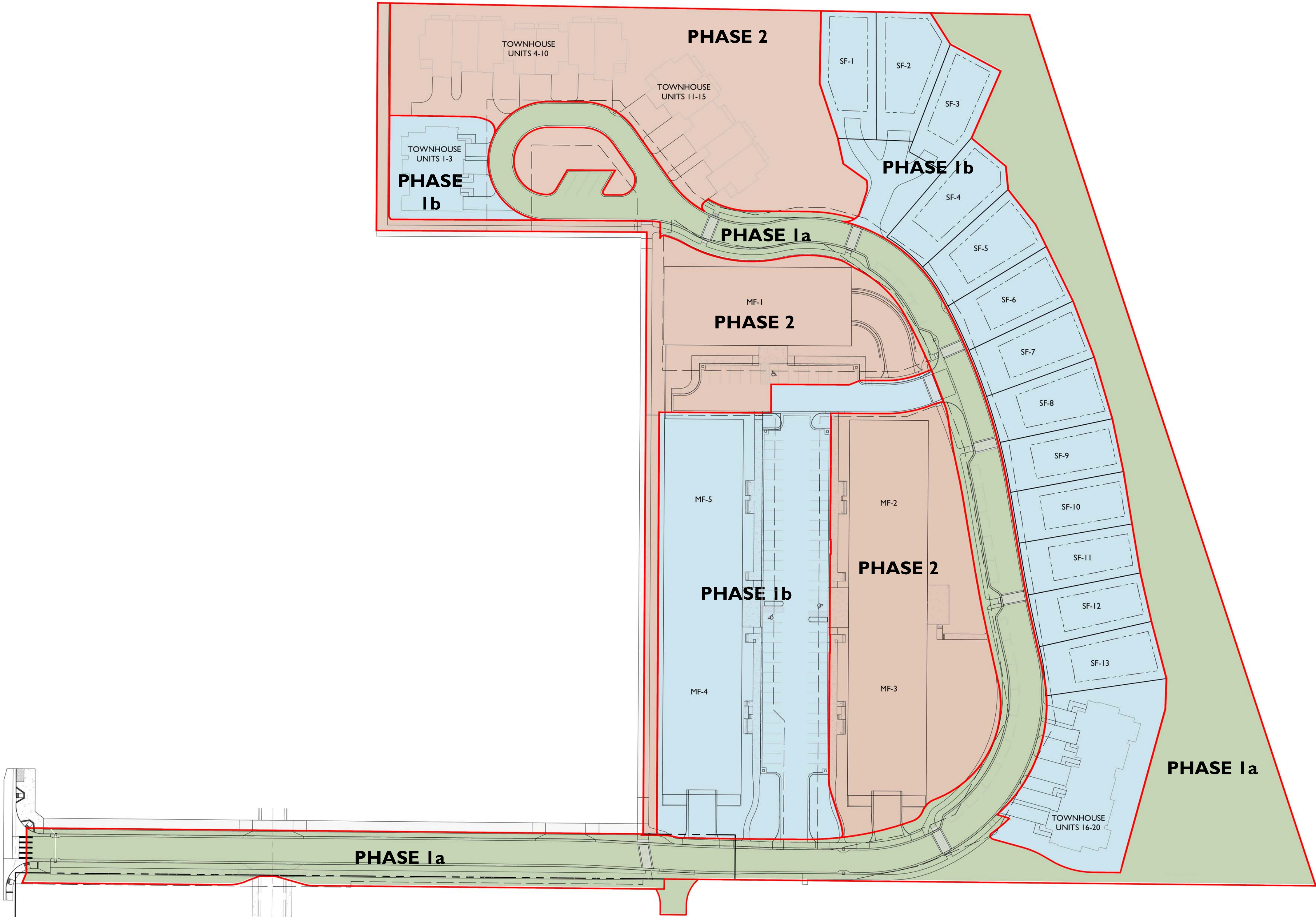
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LEGEND

- PHASE 1a
- PHASE 1b
- PHASE 2



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Issue Date:

· 02.06.2017

PHASE 1a FDP

· 03.14.2018

GEC SUBMISSION

· 06.25.2018

Hidden Hollow Update / Final Phasing Plan

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·

·

Drawing Title:

PHASING PLAN

Drawing Number:

L3.0

Scale:

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1"=50'-0"

Scale:

0 25 50 100 150 200 250

1"=50'-0"

HIDDEN HOLLOW

PHASE 2 FDP

JACKSON, WY



JACKSON, WY
p 307.733.9955
f 307.733.9954



VICINITY MAP
SITE LOCATION



SHEET INDEX:	
G101	COVER
A101	FLOOR PLANS- ALL APARTMENTS
A102	FLOOR PLANS- BUILDING 2/3
A103	FLOOR PLANS- BUILDING 2/3
A104	FLOOR PLANS- BUILDING 1
A105	FLOOR PLANS- BUILDING 1
A106	UNIT LAYOUTS
A200a	PERSPECTIVE IMAGES
A200b	PERSPECTIVE IMAGES
A200c	PERSPECTIVE IMAGES
A201	BUILDING 2/3 ELEVATIONS
A202	BUILDING 1 ELEVATIONS
A301	BUILDING 2/3 SECTIONS
A302	BUILDING 1 SECTIONS
A901	MATERIALS

JACKSON, WY
HIDDEN HOLLOW

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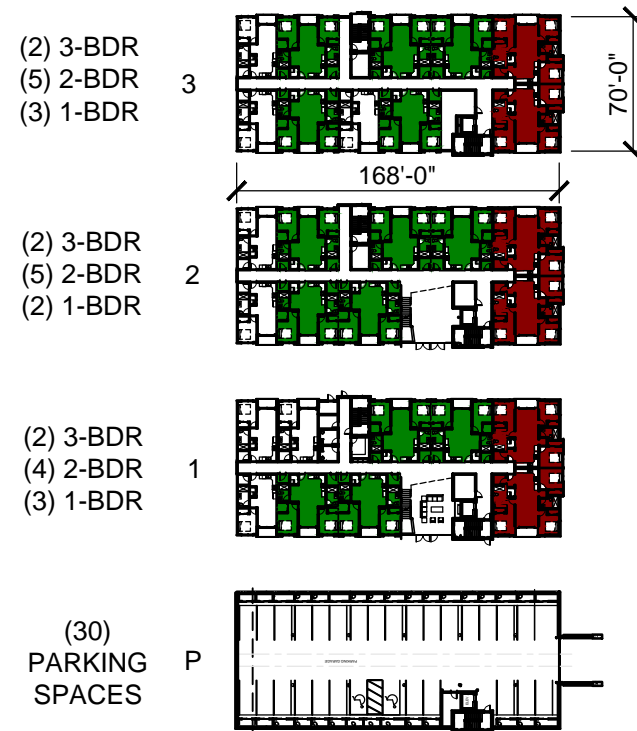
CHECKED BY
ZEREN

DATE
6.15.2018

REVISION

REF SHEET

SHEET NAME
G101

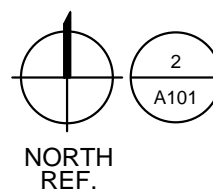


11,517sf/ PLATE (GROSS)
32,993sf/ BUILDING (NET)
8,641sf CIRCULATION/PUBLIC (26%)

TOTALS
(6) 3-BDR = 6,996sf
(14) 2-BDR = 13,706sf
(8) 1-BDR = 5,136sf
(28) UNITS = 25,838sf

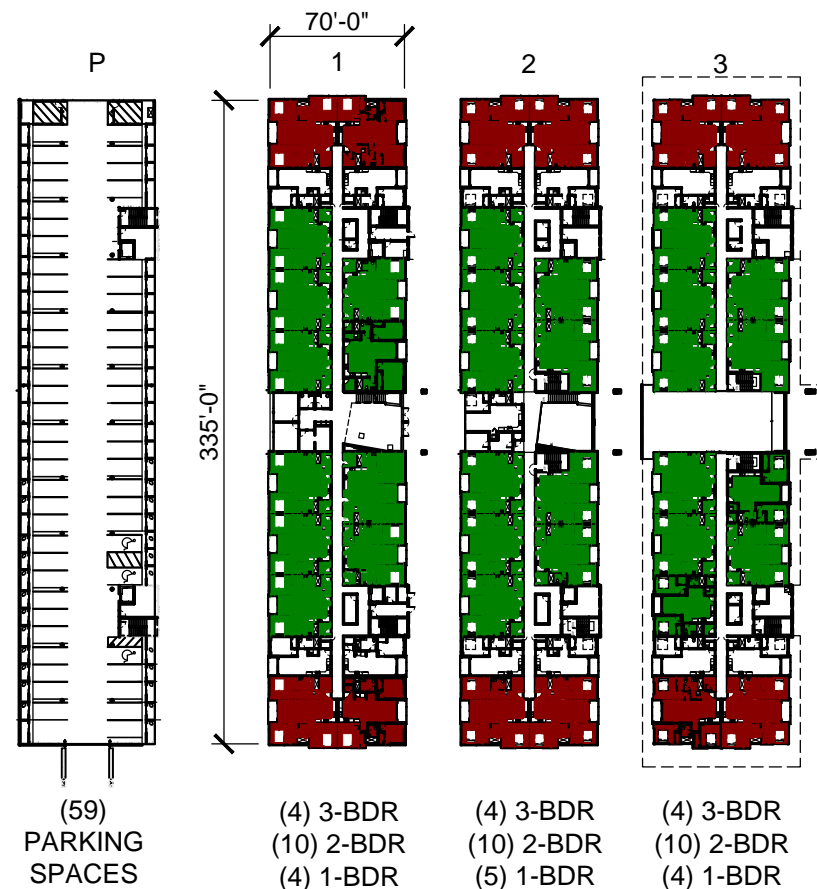
3-BDR 1,166 sf
2-BDR 979 sf
1-BDR 642 sf

TOTALS- ALL BUILDINGS
(30) 3-BDR
(75) 2-BDR
(33) 1-BDR
(138) UNITS
129,591sf TOTAL FAR
W/O CIRCULATION



Building 1 Floor Plan

1:100



22,828sf/ PLATE (GROSS)
65,343sf/ BUILDING (NET)
14,338sf CIRC./PUBLIC (22%)

TOTALS
(12) 3-BDR = 13,992sf
(30) 2-BDR = 29,370sf
(13) 1-BDR = 8,346sf
(55) UNITS = 51,708sf

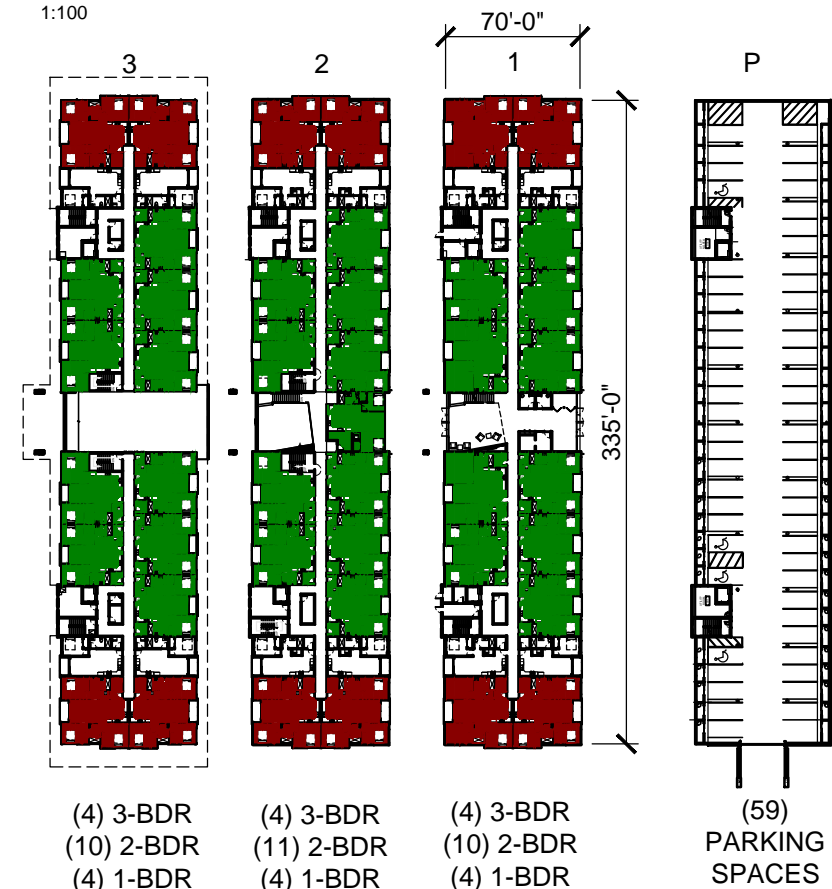
22,828sf/ PLATE (GROSS)
65,343sf/ BUILDING (NET)
14,071sf CIRC./PUBLIC (21.5%)

TOTALS
(12) 3-BDR = 13,992sf
(31) 2-BDR = 30,349sf
(12) 1-BDR = 7,704sf
(55) UNITS = 52,045sf



Building 4/5 Floor Plan

1:100



Building 2/3 Floor Plan

1:100

JACKSON, WY
HIDDEN HOLLOW

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ZEREN

DATE
6.15.2018

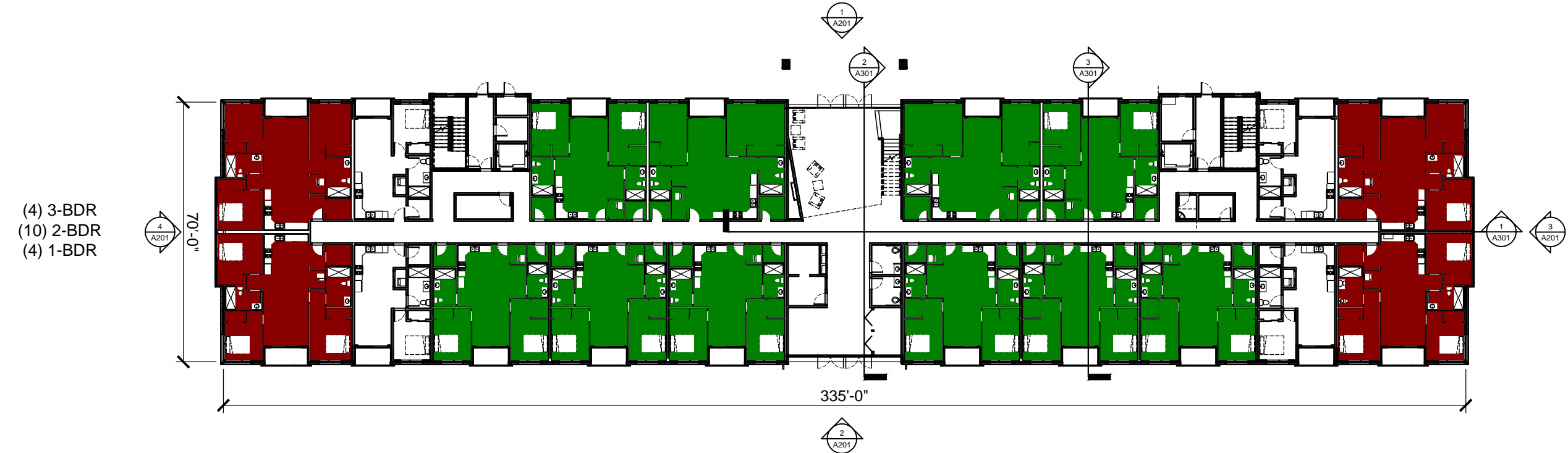
REVISION

REF SHEET

SHEET NAME
A101

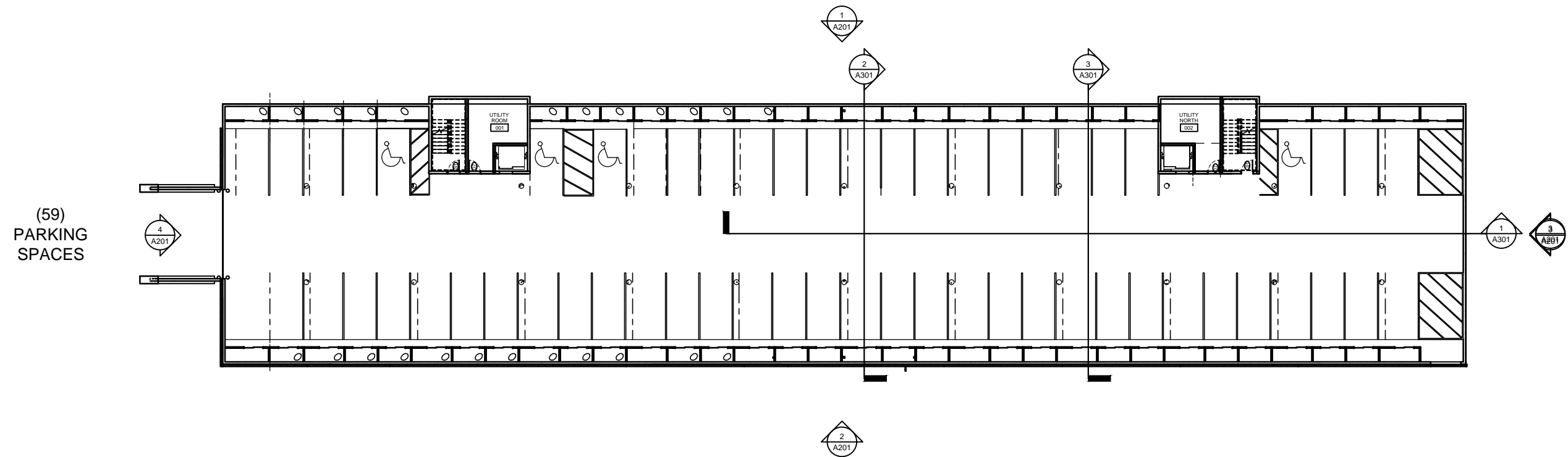


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- 3-BDR 1,166 sf
- 2-BDR 979 sf
- 1-BDR 642 sf

1 A102 Main Floor Plan - Building 2/3
1/32"=1'-0"



(59)
PARKING
SPACES

2 A102 Parking Level Plan - Building 2/3
1/32"=1'-0"

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A102



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(4) 3-BDR
(10) 2-BDR
(4) 1-BDR

3-BDR 1,166 sf
2-BDR 979 sf
1-BDR 642 sf

Third Floor Plan - Building 2/3
1/32"=1'-0"

(4) 3-BDR
(11) 2-BDR
(4) 1-BDR

Second Floor Plan - Building 2/3
1/32"=1'-0"

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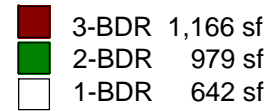
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A105



3-BDR	1,166 sf
2-BDR	979 sf
1-BDR	642 sf





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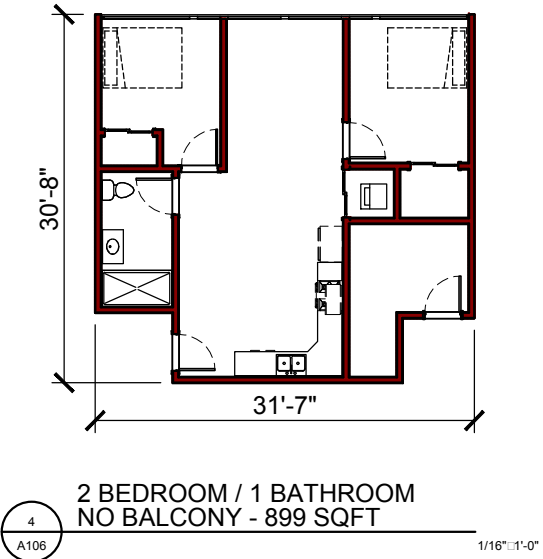
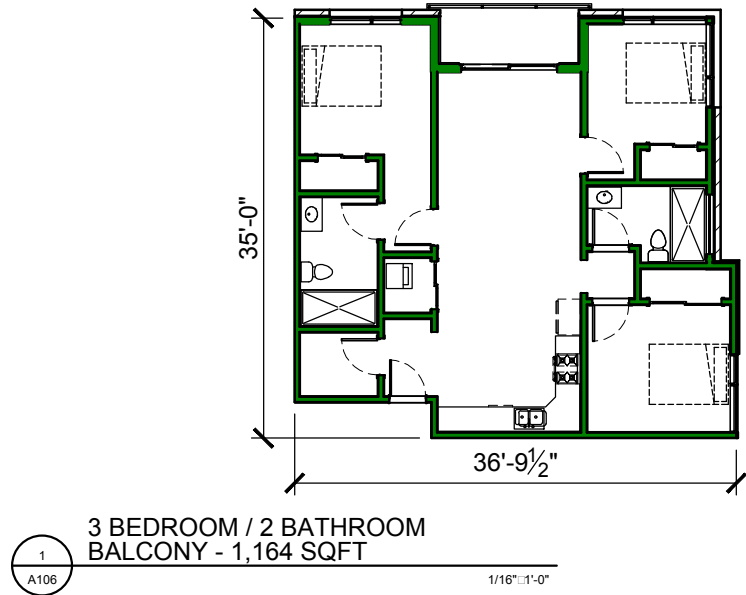
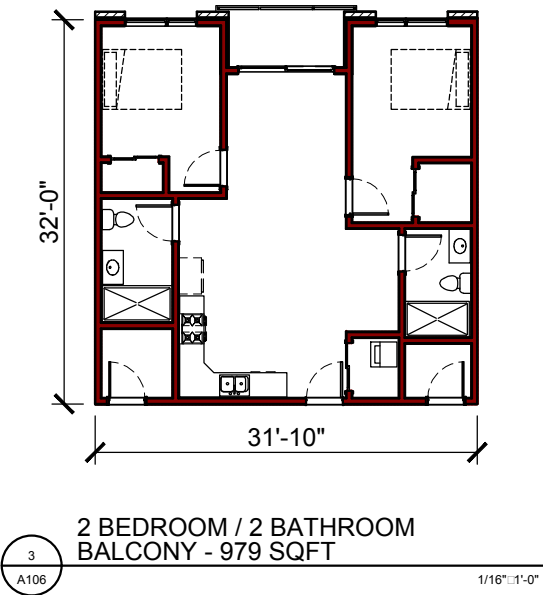
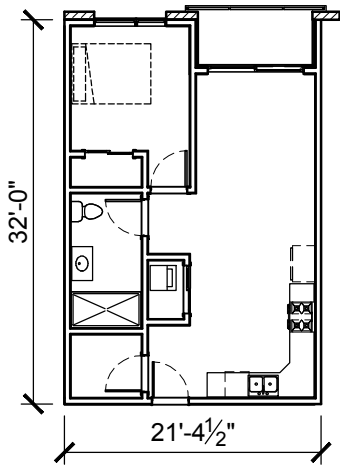
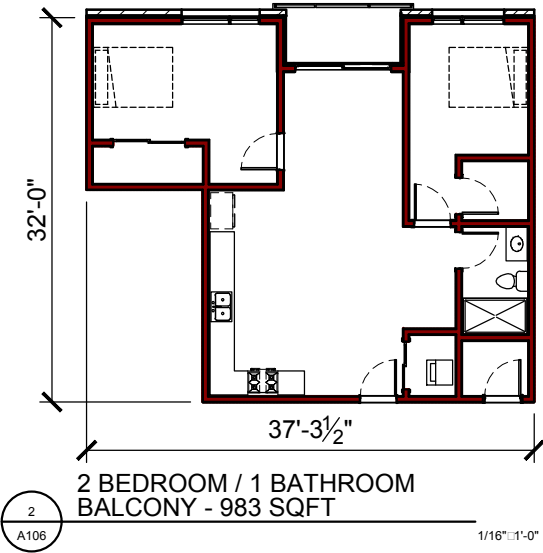
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SHEET NAME
A106





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REF SHEET

SHEET NAME
A200a

PERSPECTIVE LOOKING NORTHEAST



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REVISION

PERSPECTIVE LOOKING NORTHWEST

REF SHEET

SHEET NAME
A200b



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PERSPECTIVE LOOKING SOUTHWEST

REF SHEET

SHEET NAME
A200c



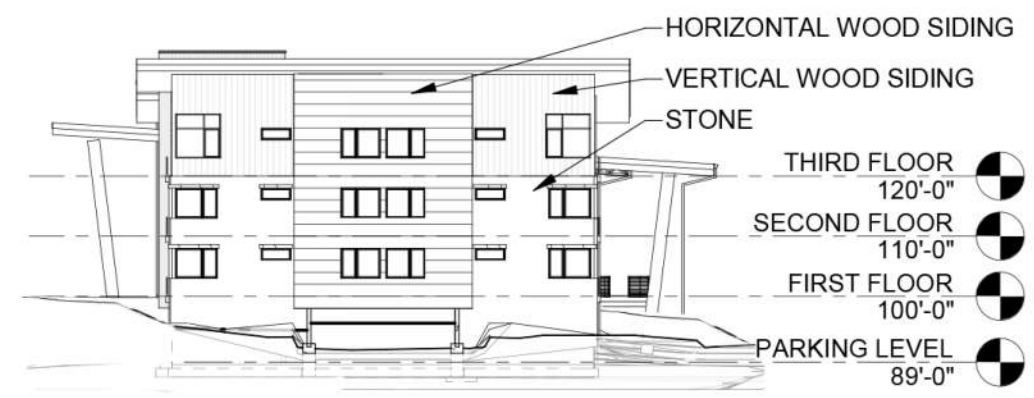
1 OVERALL WEST ELEVATION
A.201 1/32" = 1'-0"



2 OVERALL EAST ELEVATION
A.201 1/32" = 1'-0"



3 OVERALL NORTH ELEVATION
A.201 1/32" = 1'-0"



4 OVERALL SOUTH ELEVATION
A.201 1/32" = 1'-0"

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REF SHEET

SHEET NAME
A201



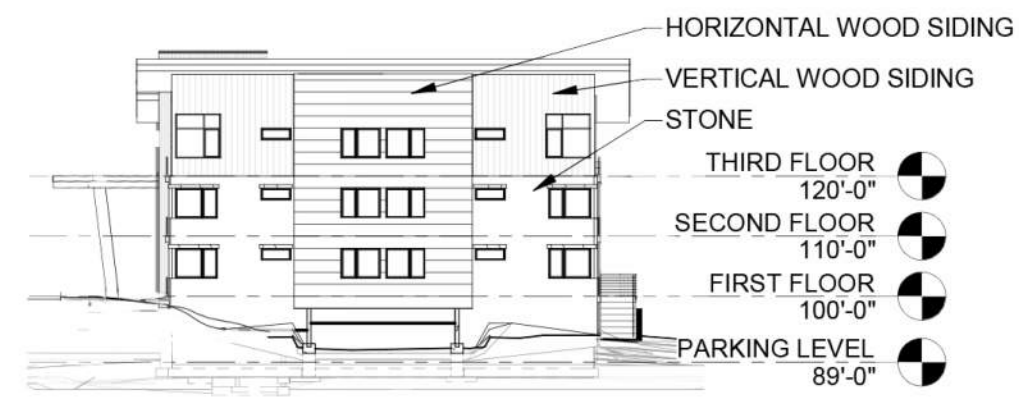
BUILDING 1
OVERALL SOUTH ELEVATION
1
A.202 1/32" = 1'-0"



BUILDING 1
OVERALL NORTH ELEVATION
2
A.202 1/32" = 1'-0"



BUILDING 1
OVERALL WEST ELEVATION
3
A.202 1/32" = 1'-0"



BUILDING 1
OVERALL EAST ELEVATION
4
A.202 1/32" = 1'-0"

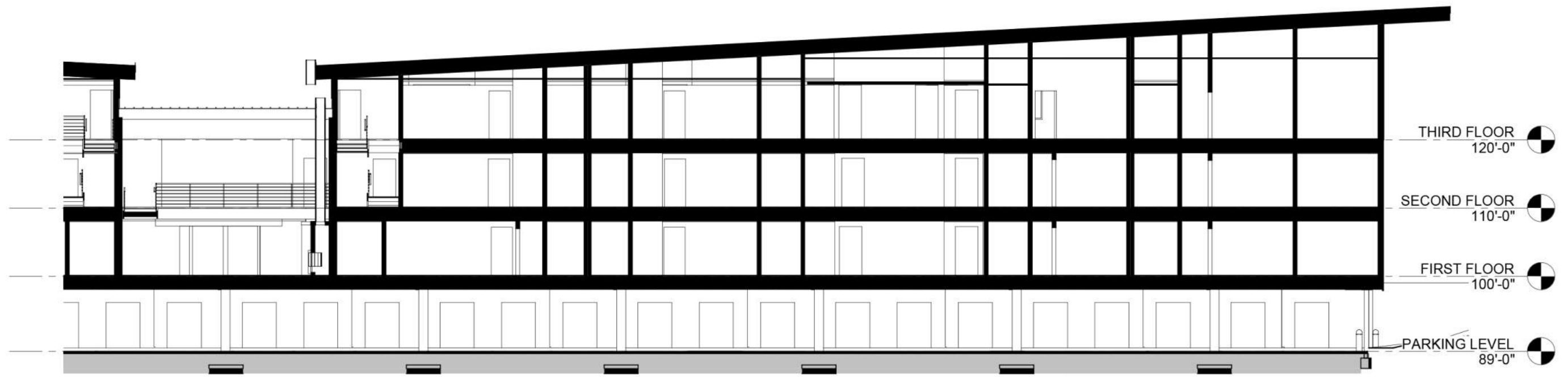
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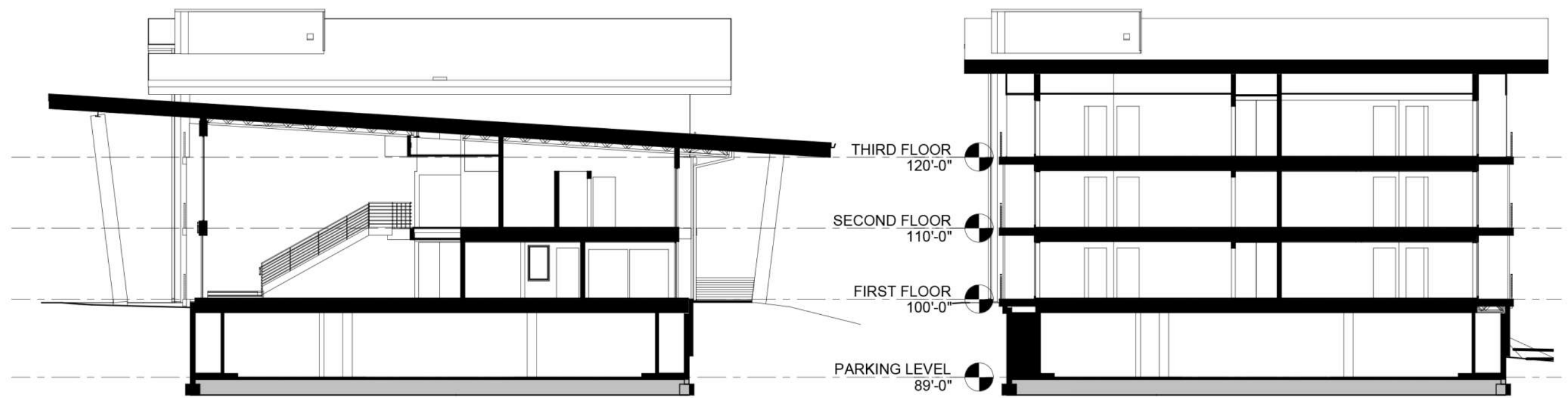
CHECKED BY
ZEREN
DATE
6.15.2018
REVISION

REF SHEET

SHEET NAME
A202



1 BUILDING SECTION SOUTH
A.301 1/16" = 1'-0"



2 LOBBY BUILDING SECTION
A.301 1/16" = 1'-0"

3 BUILDING CROSS SECTION
A.301 1/16" = 1'-0"

JACKSON, WY
HIDDEN HOLLOW

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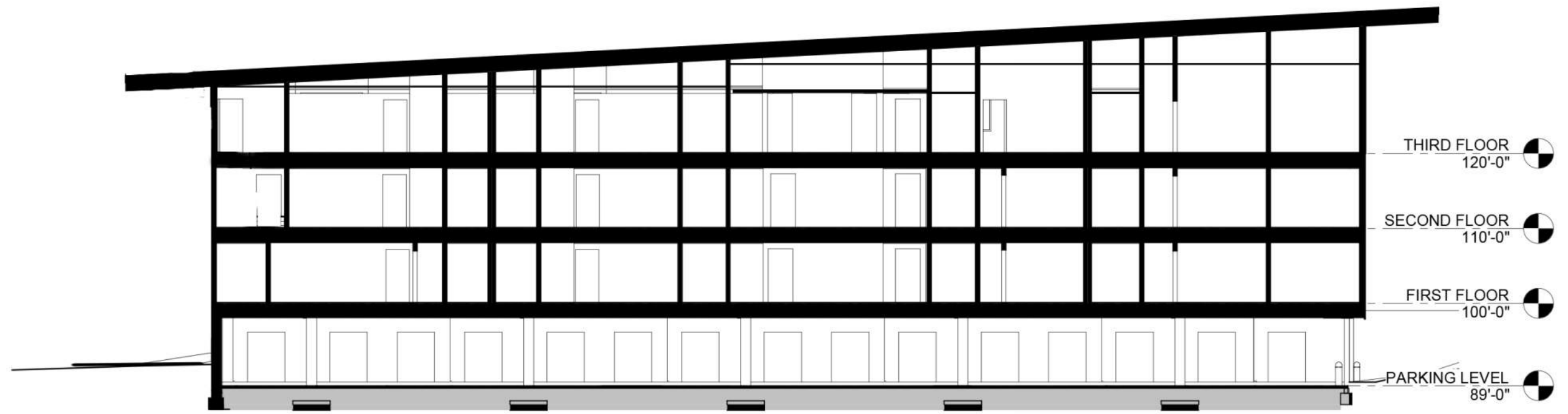
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DATE
6.15.2018

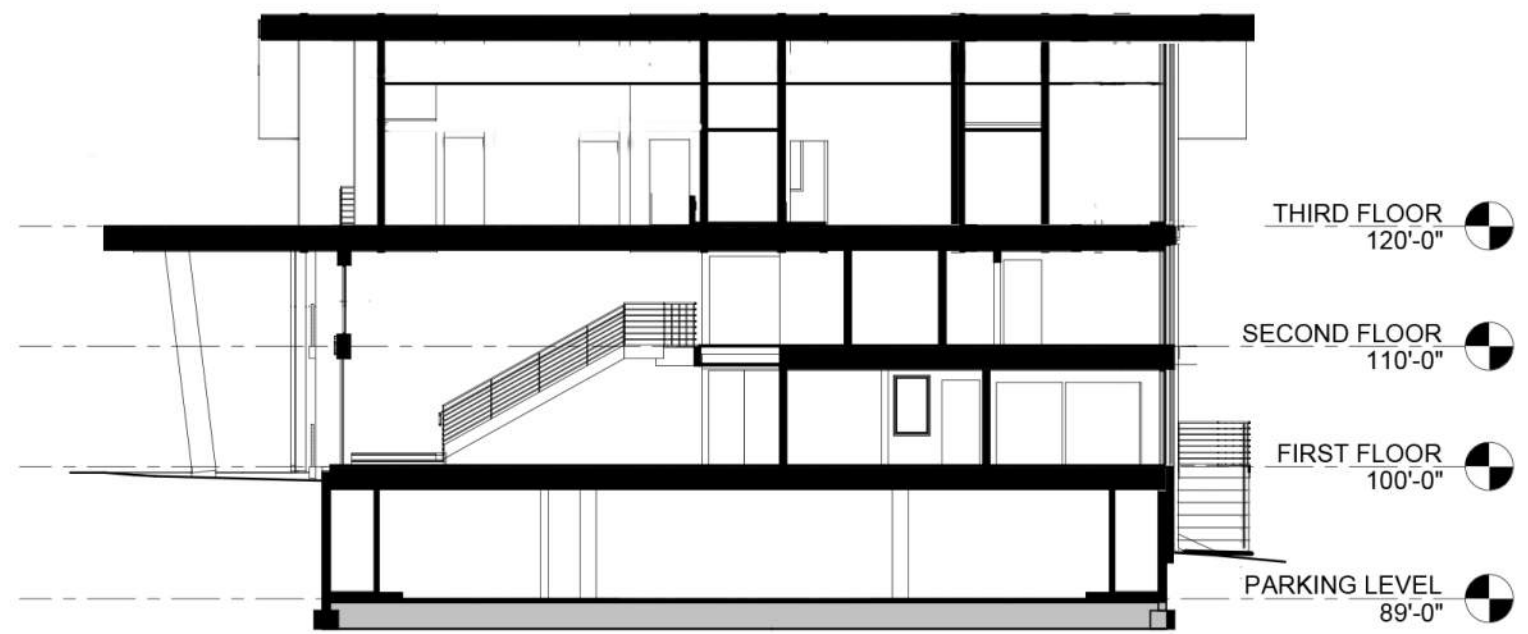
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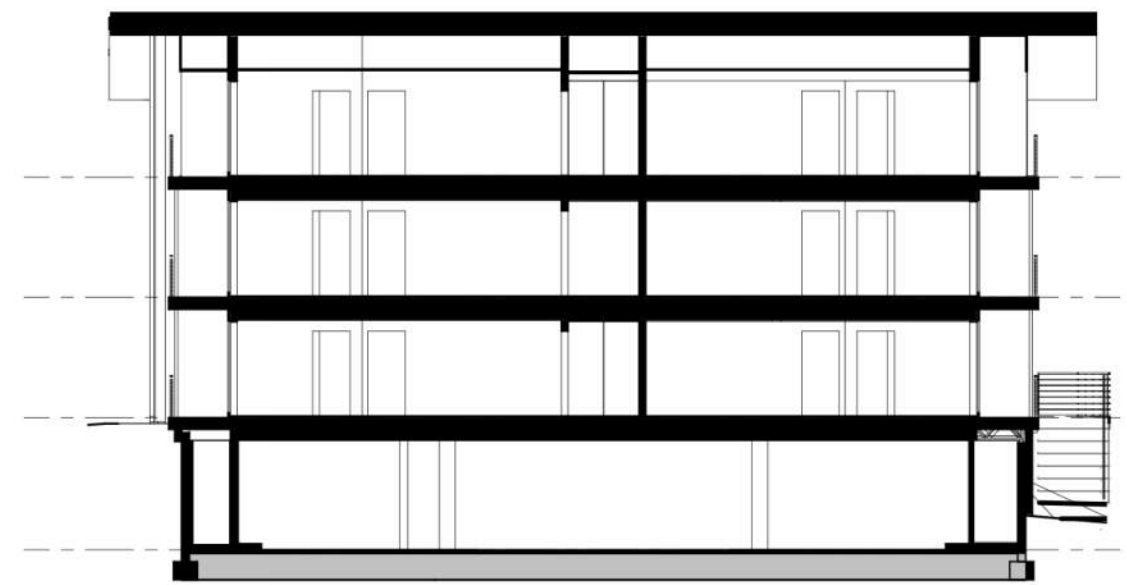
SHEET NAME
A301



1 BUILDING 1 - NORTH SECTION
A.302 1/16" = 1'-0"



2 LOBBY BUILDING 1-SECTION
A.302 1/16" = 1'-0"



3 BUILDING CROSS SECTION
A.302 1/16" = 1'-0"

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REVISION

REF SHEET

SHEET NAME
A302



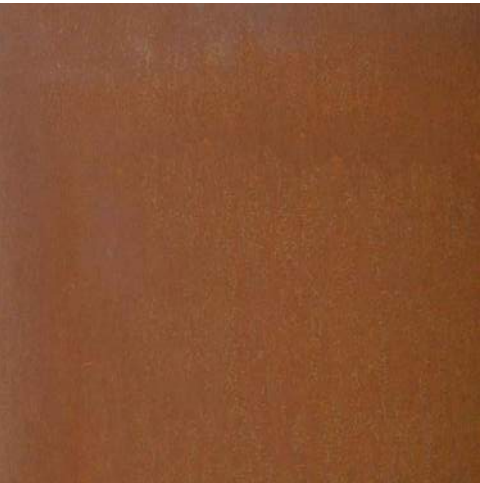
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VERTICAL WOOD SIDING



HORIZONTAL WOOD SIDING



CORTEN STEEL



STONE



WINDOWS & FLASHING

JACKSON, WY
HIDDEN HOLLOW

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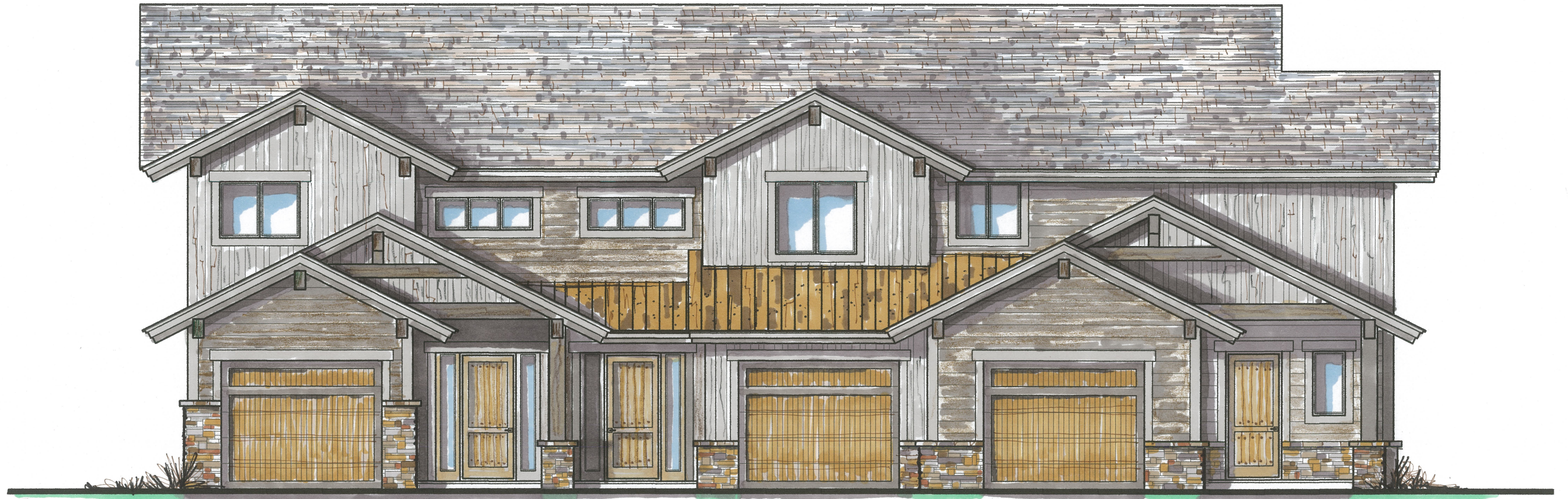
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EREN

DATE
6.15.2018

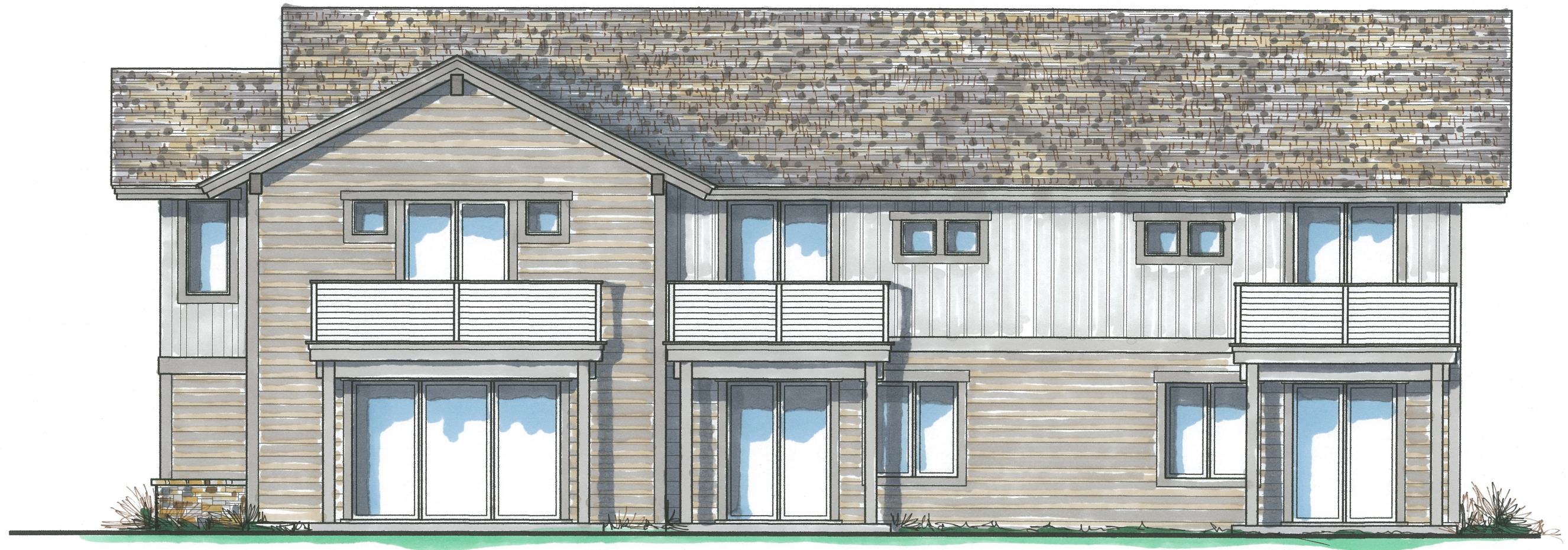
REVISION

REF SHEET

SHEET NAME
A901



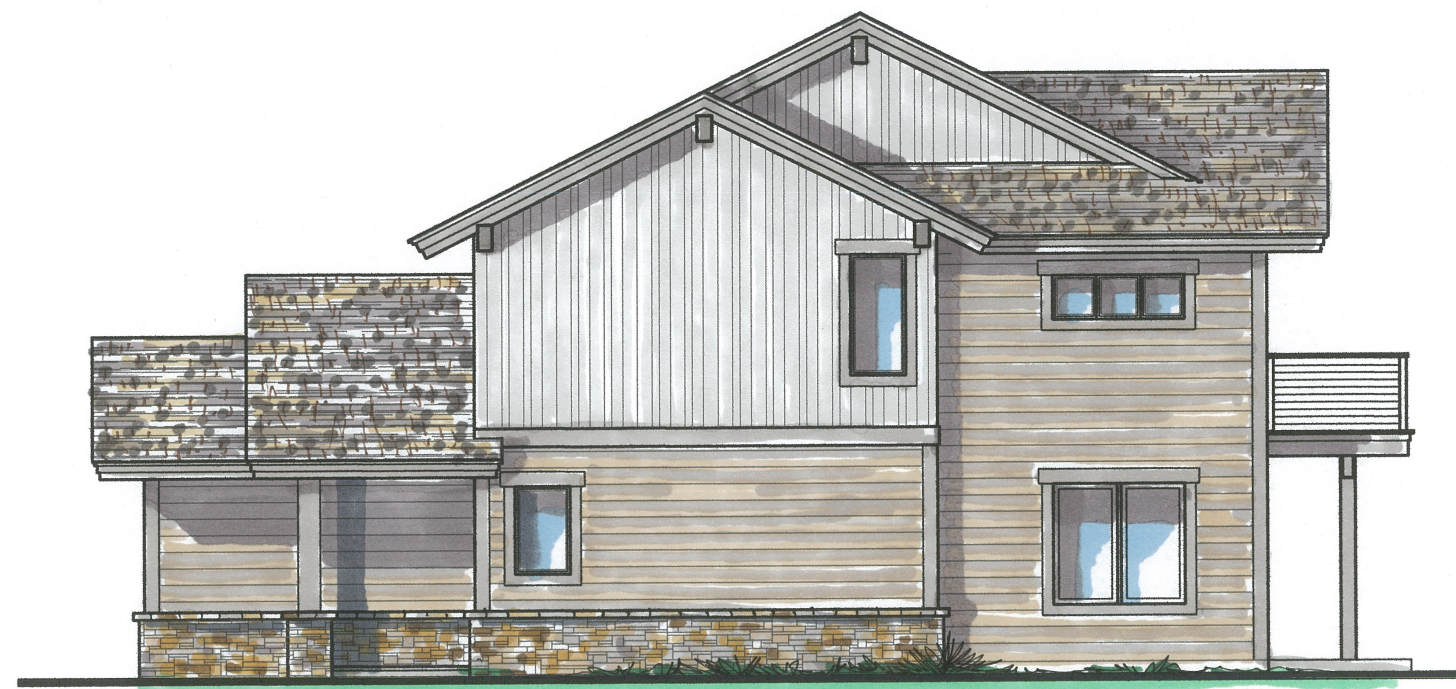
FRONT EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION



LEFT EXTERIOR ELEVATION



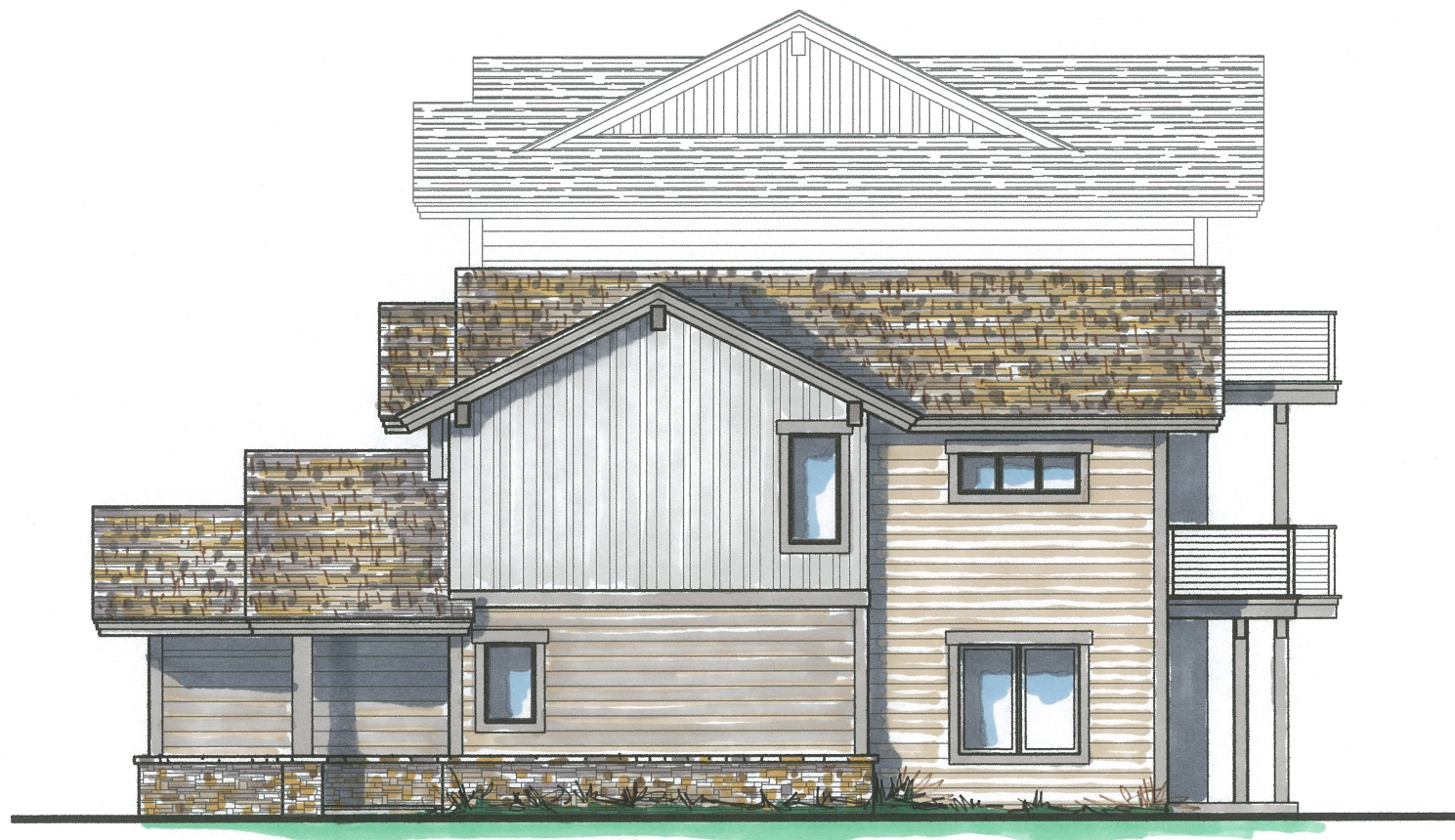
RIGHT EXTERIOR ELEVATION



FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



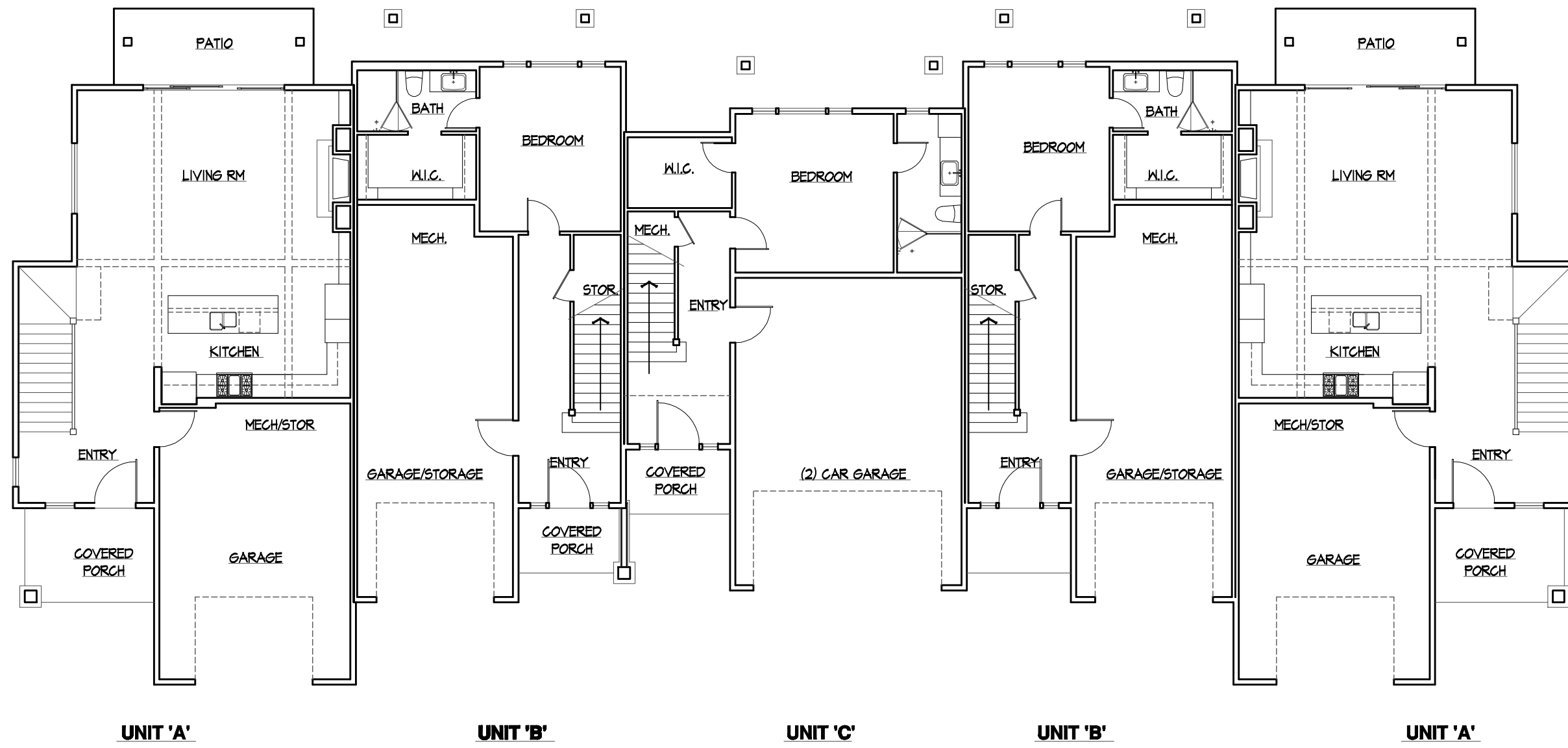
REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT EXTERIOR ELEVATION



LEFT EXTERIOR ELEVATION



SQUARE FOOTAGE TABLE	
UNIT 'A'	
SQUARE FOOTAGE:	
MAIN FLOOR:	821 SQ FT
2ND FLOOR:	148 SQ FT
TOTAL:	1,769 SQ FT
GARAGE:	400 SQ FT
DECKS:	148 SQ FT
FRONT PORCH:	88 SQ FT
UNIT 'B'	
SQUARE FOOTAGE:	
MAIN FLOOR:	935 SQ FT
2ND FLOOR:	814 SQ FT
2ND FLOOR:	841 SQ FT
TOTAL:	2,594 SQ FT
GARAGE:	461 SQ FT
DECKS:	242 SQ FT
FRONT PORCH:	54 SQ FT
UNIT 'C'	
SQUARE FOOTAGE:	
MAIN FLOOR:	588 SQ FT
2ND FLOOR:	403 SQ FT
2ND FLOOR:	403 SQ FT
TOTAL:	2,394 SQ FT
GARAGE:	531 SQ FT
DECKS:	238 SQ FT
FRONT PORCH:	50 SQ FT

Hidden Hollow Townhomes 5 UNIT MAIN FLOOR PLAN

BUILDING SQUARE FOOTAGE:
MAIN FLOOR: 5,308 SQ FT
2ND FLOOR: 4,501 SQ FT
3RD FLOOR: 2,511 SQ FT
TOTAL: 10,442 SQ FT

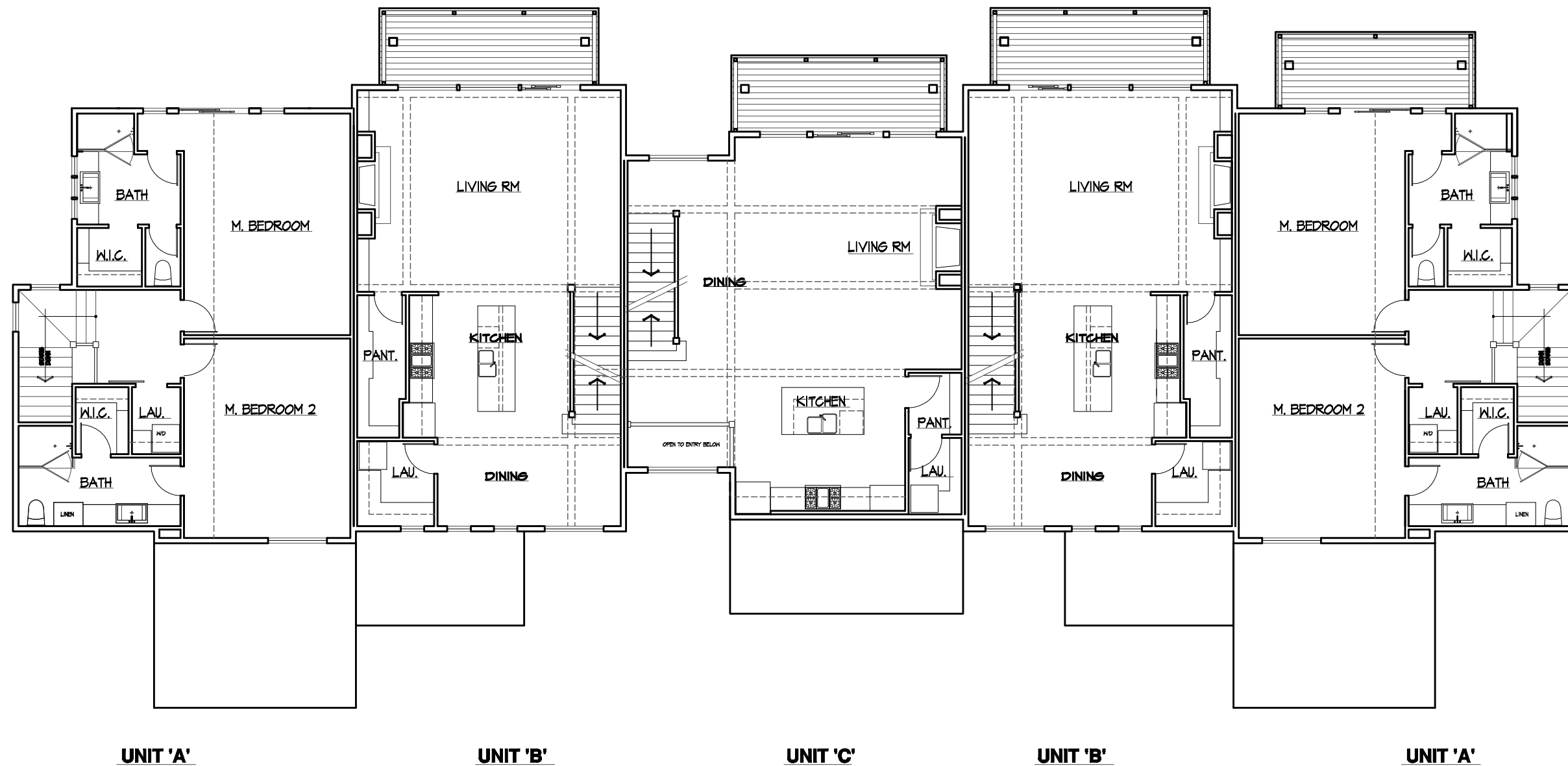
GARAGE: 2,255 SQ FT
DECKS: 1,118 SQ FT
FRONT PORCH: 554 SQ FT

SCALE: 1/8" = 1'-0"



Hidden Hollow Townhomes 5 UNIT 3RD FLOOR PLAN

SCALE: 1/8" = 1'-0"



Hidden Hollow Townhomes 5 UNIT 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"



5 UNIT RIGHT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



5 UNIT LEFT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

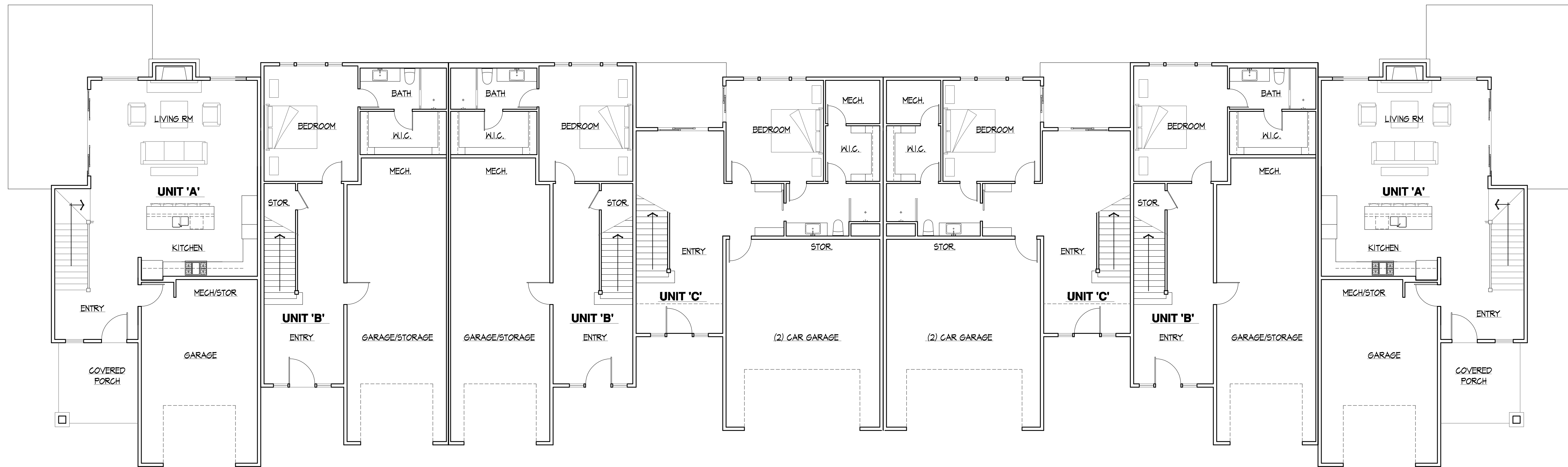
Hidden Hollow Townhomes



Hidden Hollow Townhomes
5 UNIT REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



Hidden Hollow Townhomes
5 UNIT FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



SQUARE FOOTAGES:	
UNIT 'A'	
MAIN FLOOR:	850 SQ FT
UPPER FLOOR:	415 SQ FT
UNIT 'B'	
MAIN FLOOR:	730 SQ FT
2ND FLOOR:	1,092 SQ FT
3RD FLOOR:	1,090 SQ FT
UNIT 'C'	
MAIN FLOOR:	854 SQ FT
UPPER FLOOR:	1,106 SQ FT
UPPER FLOOR:	1,106 SQ FT

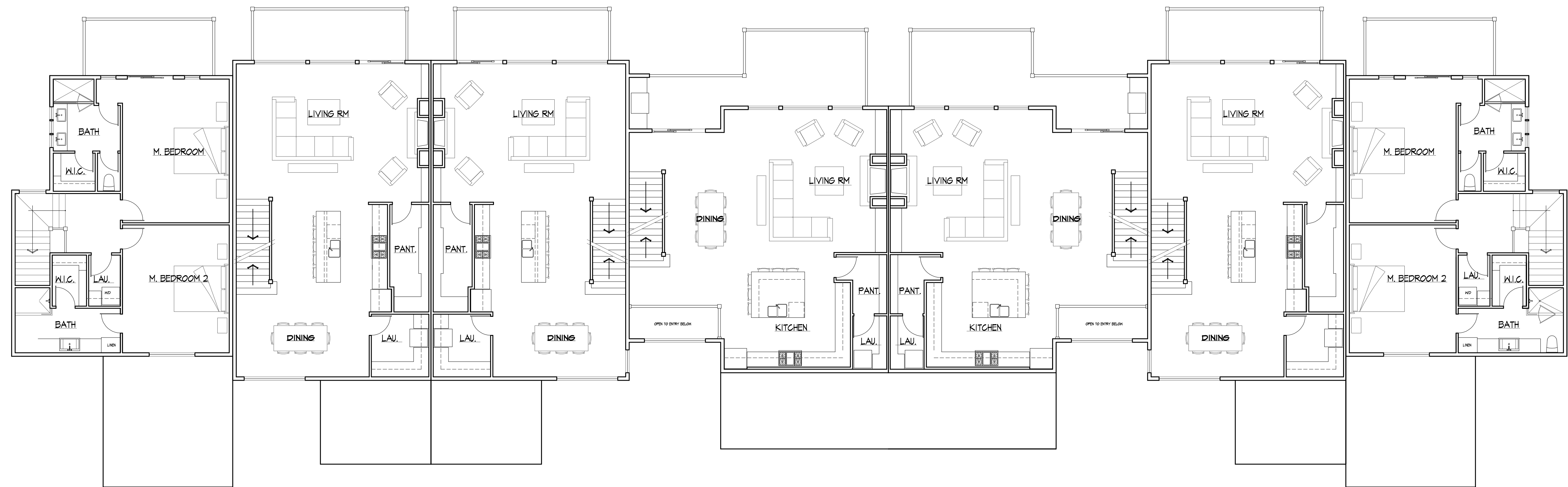
MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

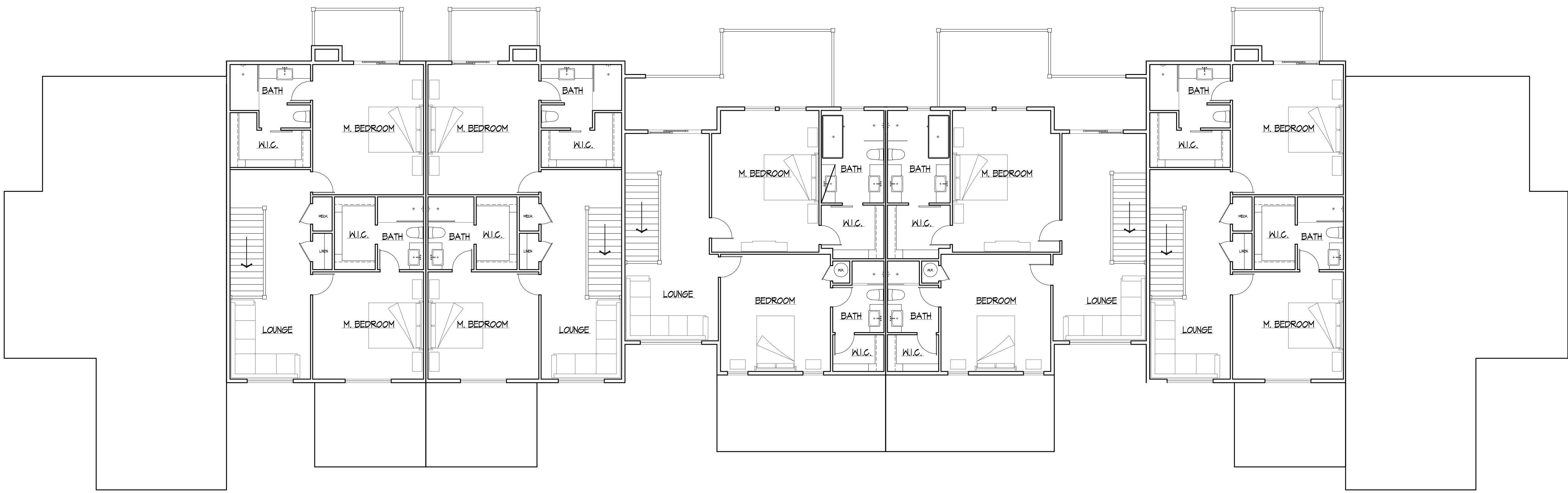
Robertson Associates

P.O. Box 678
Rigby, Idaho
83442

Phone: (208) 589-9967
Fax: (208) 523-7640



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"




3RD FLOOR PLAN

SCALE: 1/8" = 1'-0"

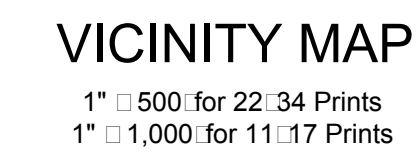


A scenic view of a mountain landscape. In the foreground, a deer stands in a lush green field, partially enclosed by a rustic wooden fence. The middle ground features a dense line of green bushes and trees. In the background, rolling green hills are dotted with evergreen trees, leading up to a large, forested mountain peak under a blue sky with scattered white clouds.



JORGENSEN

HERSHBERGERDESIGN
LANDSCAPE ARCHITECTURE PLANNING URBAN DESIGN



- C.1.1 TITLE, VICINITY MAP, INDEX
- C.1.2 GENERAL NOTES AND LEGEND
- C.1.3 EXISTING CONDITIONS
 - C.2.1 CIVIL OVERVIEW
 - C.3.1 ROAD TYPICAL SECTIONS
 - C.3.2 APARTMENT ACCESS SOUTH ROAD
 - C.3.4 APARTMENT ACCESS NORTH ROAD
 - C.3.4 APARTMENT GARAGE ACCESS
 - C.3.5 HIDDEN HOLLOW ROAD
 - C.3.6 SITE GRADING PLAN
 - C.3.7 TOWNHOUSE GRADING & UTILITY PLAN
- C.3.8 SITE RETAINING WALL
 - C.4.1 WATER MAIN B
 - C.5.1 SANITARY SEWER MAIN C
- C.6.1 STORMWATER MAIN A & B
 - C.7.1 GEOTHERMAL SUPPLY MAIN A
 - C.7.2 GEOTHERMAL DISCHARGE MAIN A
- C.8.1 ROAD AND SITE DETAILS
 - C.8.2 GRADING AND SITE DETAILS
 - C.8.3 WATER SYSTEM DETAILS
- C.8.4 SANITARY SEWER DETAILS
- C.8.5 STORMWATER SYSTEM DETAILS

PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

SHEET TITLE:

TITLE, VICINITY MAP, INDEX

DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV PZ2	06/20/2018

PROJECT NUMBER

16016.10

SHEET

C1.1

LINE LEGEND		SYMBOL LEGEND		
EXISTING	PROPOSED	EXISTING	PROPOSED	
		boundary, SUBJECT PROPERTY	$S89^{\circ}55'57''E \ 320.51'$	measured bearing & distance or curve geometry
		boundary, EASEMENT, as noted	$(S89^{\circ}56'20''W) \ (149.88')$	record bearing & distance or curve geometry
		boundary, ADJACENT PROPERTY		telephone pedestal
		edge of road		fiber optic fault
		gutterline		broadband fault
		edge of curb		natural gas valve
		edge of sidewalk/bike path		gas service (abandoned)
		edge of grade		electric junction box
		parking demarcation		electric meter/service
		edge of retaining wall		electric power transformer
		edge of building envelope		electric utility fault
		waterline		utility pole
		waterline 8"		guy anchor
		waterline 12"		sanitary sewer cleanout
		water service line		sanitary sewer manhole
		geothermal supply line		sanitary sewer connection
		geothermal return line		storm drain inlet
		sanitary sewer line (solid in linetype)		storm drain manhole
		sanitary sewer connection line		hydrant, fire protection
		storm sewer line		water curbstop
		electric line		geothermal curbstop
		utility line		water service w/ curbstop and backflow
		gas service (abandoned)		spigot
		edge of wetlands		water valve
		edge of F.E.M.A. FLOOD ZONE A		geothermal valve
		top of bank		geothermal discharge connection
		fence, wood post & rail		geothermal discharge well
		fence, metal post with welded wire fabric		geothermal supply well
		edge of material stockpile area		traffic signal control fault
		intermediate contour (5' interval)		monitoring well
		intermediate contour (1' interval)		test pit
		Jorgensen proposed easement		traffic signal pole and mast-arm
		Hershberger Design proposed lot lines		sign, traffic regulatory or informational
		lane line/fog line, approximate		light pole
				tree, deciduous
				Certified Land Corner of Record, monument below surface in water valve box
				3-1/4" diameter aluminum cap inscribed "US DEPT OF AGRICULTURE FOREST SERVICE 2012 PLS 7049" with other appropriate markings, found this survey
				3-1/4" diameter aluminum cap inscribed "US DEPT OF AGRICULTURE FOREST SERVICE 1985 RLS 164" with other appropriate markings, found this survey
				3" diameter brass cap inscribed "PE&LS 578" with other appropriate markings, found this survey; NOTE: "WC" indicates witness corner--see detail
				3-1/4" diameter brass cap inscribed "1967 RLS 164" with other appropriate markings, found this survey

GENERAL PROJECT NOTES:

- PROJECT SCOPE: PROVIDE ACCESS, UTILITY INFRASTRUCTURE, GRADING, AND NECESSARY SITE DEVELOPMENT AND MITIGATION FOR PROPOSED MIXED HOUSING DEVELOPMENT.
- PROJECT SCHEDULE: UTILITY INSTALLATION WILL BEGIN IN FALL OF 2017 AND END IN SUMMER OF 2018.
- PROPERTY IS ZONED UR OR URBAN RESIDENTIAL IN THE TOWN OF JACKSON.
- PROPERTY AREA: 10 ACRES
- THE PROPERTY IS NOT WITHIN THE WILD LAND URBAN INTERFACE, THE NATIONAL WILD AND SCENIC RIVER CORRIDOR, NATURAL RESOURCES OVERLAY, OR THE SCENIC RESOURCES OVERLAY.
- Y2 CONSULTANTS, LLC PERFORMED A GEOTECHNICAL INVESTIGATION OF THE PROPERTY ON 3/27/2016 CONSISTING OF 6 BOREHOLES AND 2 TEST PITS. THE PROPERTY CONSISTS OF 2.6 TO 16.5 FEET OF FINE-GRAINED FLOOD PLAIN AND SWAMP DEPOSITS, WITH THE THICKEST DEPOSITS OCCURRING AT THE NORTHWEST CORNER AND THINNING TO THE SOUTHEAST. THESE FINE-GRAINED SOILS CONSIST OF PRIMARILY SILT AND CLAY WITH SAND. THE SWAMP AND FLOOD PLAIN DEPOSITS OVERLIE MEDIUM DENSE TO DENSE SANDY COBBLE AND GRAVEL ALLUVIUM TO DEPTHS IN EXCESS OF 40 FEET.
- JORGENSEN ASSOCIATES, P.C. PERFORMED THE TOPOGRAPHIC SURVEYS FOR THIS PROPERTY IN APRIL AND MAY OF 2016 ON NAVD 88 VERTICAL DATUM. SPECIFIC COORDINATE DATA IS AVAILABLE UPON REQUEST.
- VEGETATION CONSISTS PRIMARILY OF DISTURBED PASTURE, MIXED BLUE SPRUCE- ASPEN- COTTONWOOD, WILLOW SHRUBLAND, MIXED GRASSLAND, FLOODED MEADOW, AND LAWNS AND LANDSCAPING.
- PART OF THE NORTHERN END OF THE PROPERTY CURRENTLY LIES WITHIN THE FEMA SPECIAL FLOOD HAZARD ZONE A. THE AREA IS SUBJECT TO INUNDATION BY THE 1% CHANCE ANNUAL FLOOD WITH NO BASE ELEVATION FLOOD ELEVATIONS DETERMINED. HARMONY DESIGN AND ENGINEERING PERFORMED A HYDRAULIC STUDY IN THE FALL OF 2016 AND THE BFE WAS FOUND TO BE 6217.48' ON VERTICAL DATUM NAVD 88.
- VERBAL NOTICE OF ANY CHANGES OR MODIFICATIONS THAT ARE NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE BUILDING PERMIT SHALL BE GIVEN TO THE TOWN ENGINEERING DEPARTMENT AT 307 733-3079. THE TOWN ENGINEERING DEPARTMENT MAY REQUIRE ADDITIONAL WRITTEN NOTICE OR INFORMATION BE SUBMITTED THROUGH THE TOWN'S BUILDING DEPARTMENT AND ADDITIONAL REVIEW FEES MAY APPLY.
- PRIOR TO START OF CONSTRUCTION ACTIVITIES, THE APPLICANT SHALL CONTACT THE TOWN OF JACKSON ENGINEERING DEPARTMENT AND SCHEDULE A PRE-CONSTRUCTION MEETING. FAILURE TO MEET WITH THE ENGINEERING DEPARTMENT PRIOR TO START OF CONSTRUCTION ACTIVITIES WILL RESULT IN STOPPAGE OF WORK ON SITE. THE TOWN ENGINEER SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
- THE DESIGN ENGINEER OF RECORD FOR ALL INFRASTRUCTURE AND GRADING SHALL INSPECT AND PROVIDE WRITTEN APPROVAL OF CONSTRUCTION PRIOR TO CERTIFICATE OF OCCUPANCY. THE TOWN ENGINEERING DEPARTMENT SHALL BE NOTIFIED TO ALLOW FOR WITNESSING OF ANY TESTING. FIELD REPORTS REGARDING THE INSTALLATIONS SHALL BE KEPT AND MAY BE REQUIRED BY THE TOWN ENGINEERING DEPARTMENT. RECORD DRAWINGS OF THE INSTALLATION SHALL BE PROVIDED ALONG WITH A WYDEQ CERTIFICATE OF COMPLETION.
- ALL PROPOSED ROADS, SIDEWALKS, WATER, SEWER, CABLE UTILITIES, STORM AND DRAINAGE INFRASTRUCTURE LOCATED ONSITE SHALL BE PRIVATELY OWNED, OPERATED AND MAINTAINED. THE CONSTRUCTION OF THE ONSITE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE PROVIDED FOR IN A SUBDIVISION IMPROVEMENTS AGREEMENT TO BE APPROVED WITH EACH SUBDIVISION PLAT.
- RECORD DESIGN PLANS SHALL BE SUBMITTED ELECTRONICALLY TO THE TOWN OF JACKSON IN PORTABLE DOCUMENT FORMAT (PDF) WITH A CORRESPONDING AUTOCAD COMPATIBLE (DWG) AND A GIS SHAPE FILE.
- RECORD DESIGN PLANS SHALL BE SUBMITTED ELECTRONICALLY TO THE TOWN OF JACKSON IN PORTABLE DOCUMENT FORMAT (PDF) WITH A CORRESPONDING AUTOCAD COMPATIBLE (DWG) AND A GIS SHAPE FILE.

GENERAL CONSTRUCTION NOTES & SPECIFICATIONS:

- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS AND THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS. ANY CONSTRUCTION RELATED ACTIVITIES NOT IN CONFORMANCE WITH APPROVED AND PERMITTED PLANS AND/OR SEQUENCING MAY RESULT IN TERMINATION OF WORK.
- THE APPROVED EROSION CONTROL PLAN SHALL BE LOCATED ON SITE. EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH RAIN AND AT LEAST ONCE EACH WEEK. EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS AS A RESULT OF LAND DEVELOPING OR DISTURBING ACTIVITIES SHALL BE REPAIRED IMMEDIATELY.
- THE TOWN ENGINEER SHALL BE ALLOWED TO ENTER THE SITE FOR THE PURPOSE OF INSPECTING COMPLIANCE WITH THE EROSION CONTROL PLAN OR FOR PERFORMING ANY WORK NECESSARY TO BRING THE SITE INTO COMPLIANCE WITH THE EROSION CONTROL PLAN.
- COPIES OF ALL AGREEMENTS AND/OR EASEMENTS SHALL BE PROVIDED TO THE TOWN OF JACKSON PRIOR TO GRADING ON ADJACENT PROPERTIES FOR TEMPORARY OR PERMANENT CONSTRUCTION ACTIVITIES.
- CONSTRUCTION WORK HOURS SHALL BE CONSISTENT WITH CURRENT TOWN OF JACKSON POLICIES.
- ALL PUBLIC STREETS SHALL BE MAINTAINED CLEAR OF DEBRIS DURING CONSTRUCTION. SHOULD DEBRIS BE TRACKED ONTO PUBLIC STREETS FROM THE CONSTRUCTION SITE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN THE AFFECTED STREETS.
- CONSTRUCTION SITE DELINEATION FENCING SHALL BE PROVIDED AS NEEDED TO PROTECT THE PUBLIC FROM HAZARDS DURING CONSTRUCTION. THE FENCE SHALL REMAIN IN PLACE AND INTACT FOR AS LONG AS NECESSARY TO PROTECT THE PUBLIC.
- APPROVED SEDIMENTATION CONTROLS AND SILT RETENTION SHALL BE PLACED AND PROVIDED DURING CONSTRUCTION AS NEEDED TO PREVENT OFFSITE STORM FLOW AS IDENTIFIED IN THE APPROVED GRADING AND EROSION CONTROL PLAN. THE TOWN ENGINEER SHALL BE NOTIFIED UPON COMPLETION OF EROSION CONTROL MEASURES WITHIN 2 CALENDAR DAYS AFTER INSTALLATION.
- IF NECESSARY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY WYDES STORMWATER PERMIT AND / OR CONSTRUCTION DEWATERING PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS. PRIVATE UNDERGROUND UTILITIES EXIST IN THE PROJECT AREA. CONTACT ENGINEER TO LOCATE EXISTING WATER LINES, SEWER LINES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
- ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.

- CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
- CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
- SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.
- CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING H OR GRADING W.
- CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
- DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEDED AS SOON AS PRACTICABLE IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
- EXISTING WETLANDS THAT WILL REMAIN SHALL HAVE SILT FENCE BORDERING THEM. THERE SHALL BE NO DISTURBANCE OF THEM IN ANY MANNER.
- STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS. STRIP EXISTING WETLANDS AND STOCKPILE SEPARATELY FROM THE REST OF THE SITE TOPSOIL. REFER TO PROPOSED WETLAND DESIGN PLANS FOR MORE DETAIL.
- WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS. FOLLOW INVASIVE SPECIES MANAGEMENT PLAN SUBMITTED WITH GRADING PERMIT. REDUCE THE SPREAD OF NOXIOUS WEEDS AND INTRODUCTION OF OTHER INVASIVE SPECIES PRIOR TO CONSTRUCTION, DURING CONSTRUCTION, DURING REVEGETATION, AND AFTER CONSTRUCTION.
- FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
- ANY MUD TRACKED ONTO CACHE STREET SHALL BE SWEEPED UP ON A DAILY BASIS OR OTHERWISE REQUESTED BY THE TOWN OF JACKSON.
- CONSTRUCTION SITE SHALL REMAIN CLEAN AND ALL TRASH AND CONSTRUCTION DEBRIS SHALL NOT ENTER INTO ADJACENT PROPERTIES OR THE NATIONAL ELK REFUGE.
- ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
- TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
- A FOUR INCH MINIMUM LAYER OF TOPSOIL SHALL BE PLACED ON ALL SLOPES AND AREAS STRIPPED FOR GRADING.
- CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 WITHOUT SPECIAL STABILIZATION AND APPROVAL FROM ENGINEER.
- NO WETLANDS SHALL BE DISTURBED WITHOUT FIRST OBTAINING NECESSARY PERMITS FROM THE U. S. ARMY CORPS OF ENGINEERS.
- REFER TO UTILITY INFRASTRUCTURE PLAN SHEETS FOR UTILITY NOTES AND SPECIFICATIONS.

REVEGETATION SPECIFICATIONS:

(FOLLOW MITIGATION PLAN. FOLLOW THESE SPECIFICATIONS WHERE NOTHING IS SPECIFIED ON MITIGATION PLANS OR BY LANDSCAPE ARCHITECT.)		
1. SEED MIXTURE:		
	COMMON NAME	LBS./ACRE
	MOUNTAIN BROME	10 LBS./ACRE
	THICKSPIKE WHEATGRASS	12 LBS./ACRE
	IDAHO FESCUE	6 LBS./ACRE
	WESTERN WHEATGRASS	12 LBS./ACRE
	ALPINE TIMOTHY	12 LBS./ACRE
	TOTAL PURE LIVE SEED APPLICATION RATE	52 LBS./ACRE
2. SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.		
3. ALL SEED SHALL COMPLY WITH WYOMING SEED LAW. SEED SHALL BE PURCHASED FROM A DEALER LICENSED WITH THE WYOMING DEPARTMENT OF AGRICULTURE. CERTIFICATIONS FOR THE SEED MIX SHALL BE PROVIDED TO THE ENGINEER PRIOR TO SEEDING.		
4. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.		
5. HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING.		
6. SEED SHALL BE UNIFORMLY DISTRIBUTED OVER THE SURFACE BY APPROVED MECHANICAL BROADCASTING DEVICES AND THE GROUND SHALL BE IMMEDIATELY RAKED OR DRAGGED TO COVER THE SEED.		
7. SEEDING SHALL BE PERFORMED BETWEEN THE TIME THE FROST LEAVES THE GROUND IN THE SPRING AND BEFORE THE FROST ENTERS THE GROUND IN THE FALL. REVEGETATION SHALL OCCUR UPON COMPLETION OF CONSTRUCTION.		

- ACTIVE CONSTRUCTION MANAGEMENT STRATEGIES:
- ALL CONSTRUCTION EQUIPMENT WILL BE CLEANED PRIOR TO ENTERING
 - SOIL STOCKPILES WILL BE ROUTINELY CHECKED AND TREATED FOR INVASIVE SPECIES.
 - DISTURBANCE OUTSIDE OF THE CONSTRUCTION ZONE WILL BE KEPT ON ACTIVE MANAGEMENT USING THE METHODS LISTED BELOW. THIS AREA WILL BE MONITORED AND TREATED TWICE EACH GROWING SEASON.

- POST CONSTRUCTION MANAGEMENT STRATEGIES:
- REVEGETATION WILL OCCUR IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE TO PREVENT ESTABLISHMENT OF INVASIVE SPECIES IN THE DISTURBED AREAS.
 - NURSERY STOCK WILL BE USED IN ACCORDANCE WITH W.S. 11-9-101-109 (WYOMING NURSERY STOCK LAW). CERTIFIED WEED FREE, AND ACQUIRED THROUGH DEALER LICENSED BY WYOMING DEPARTMENT OF AGRICULTURE.
 - CERTIFIED WEED FREE STRAW, GRAVEL, AND SOIL WILL BE UTILIZED AS POSSIBLE.
 - TCWP WILL BE CONTACTED TO CREATE A POST-CONSTRUCTION INVENTORY.

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PROJECT TITLE:

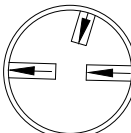
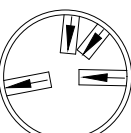
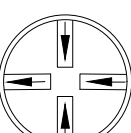
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

SHEET TITLE:

GENERAL NOTES AND LEGEND

DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C1.2
























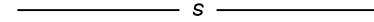




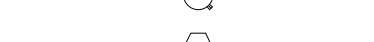



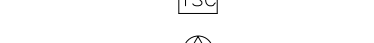


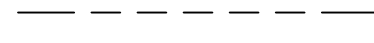
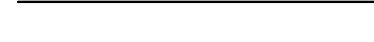



SANITARY SEWER MANHOLE DETAILS

- (1)  Rim Elevation: 6224.93
Invert Elevation (N): 6220.84
Invert Elevation (E): 6220.63
Invert Elevation (W): 6220.65
- (2)  Rim Elevation: 6223.11
Invert Elevation (E): 6218.29
Invert Elevation (NE): 6217.59
Invert Elevation (NW): 6216.91
Invert Elevation (W): 6216.85
- (3)  Rim Elevation: 6223.31
Invert Elevation (N): 6216.97
Invert Elevation (E): 6217.46
Invert Elevation (S): 6216.56
Invert Elevation (W): 6216.41
- (4) & (5) Data unavailable





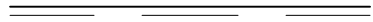



STORM DRAIN MANHOLE DETAILS

- (1)  Rim Elevation: 6223.23
Invert Elevation: 6218.02

LEGEND

-  Certified Land Corner of Record, monument below surface in water valve box
-  3-1/4" diameter aluminum cap inscribed "US DEPT OF AGRICULTURE FOREST SERVICE 2012 PLS 7049" with other appropriate markings, found this survey
-  3-1/4" diameter aluminum cap inscribed "US DEPT OF AGRICULTURE FOREST SERVICE 1985 RLS 164" with other appropriate markings, found this survey
-  3" diameter brass cap inscribed "PE&LS 578" with other appropriate markings, found this survey; NOTE: "WC" indicates witness corner--see detail
-  3-1/4" diameter brass cap inscribed "1967 RLS 164" with other appropriate markings, found this survey
-  boundary, SUBJECT PROPERTY
-  boundary, EASEMENT, as noted
-  boundary, ADJOINING/ADJACENT PROPERTY
-  measured bearing & distance or curve geometry
-  record bearing & distance or curve geometry
-  telephone pedestal
-  fiber optic vault
-  broadband vault
-  natural gas valve
-  gas service (abandoned)
-  electric junction box
-  electric meter/service
-  electric power transformer
-  electric utility vault
-  utility pole
-  guy anchor
-  sanitary sewer cleanout
-  sanitary sewer manhole
-  sanitary sewer line
-  storm drain inlet
-  storm drain manhole
-  storm drain line
-  storm culvert, 18" dia. CMP, abandoned
-  hydrant, fire protection
-  curbstop
-  water service connection with curbstops and checkvalves
-  spigot
-  water valve
-  traffic signal control vault
-  monitoring well
-  test pit
-  edge of concrete
-  edge of pavement
-  top of bank
-  fence, wood post & rail

LEGEND (2016-09-1 ADDITIONAL)

-  edge of gravel
-  curb
-  edge of sidewalk
-  lane line/fog line, approximate
-  traffic signal pole and mast-arm
-  sign, traffic regulatory or informational
-  light pole
-  tree, deciduous

NOTE:

SITE CHANGES HAVE OCCURRED SINCE THE COMPLETION OF THIS MAP OF SURVEY.

NOTES

This survey was conducted during April through July 2016 and prepared under the direction of Kenneth G. Magrath, Wyoming PLS 8469 and does not include an engineering review.

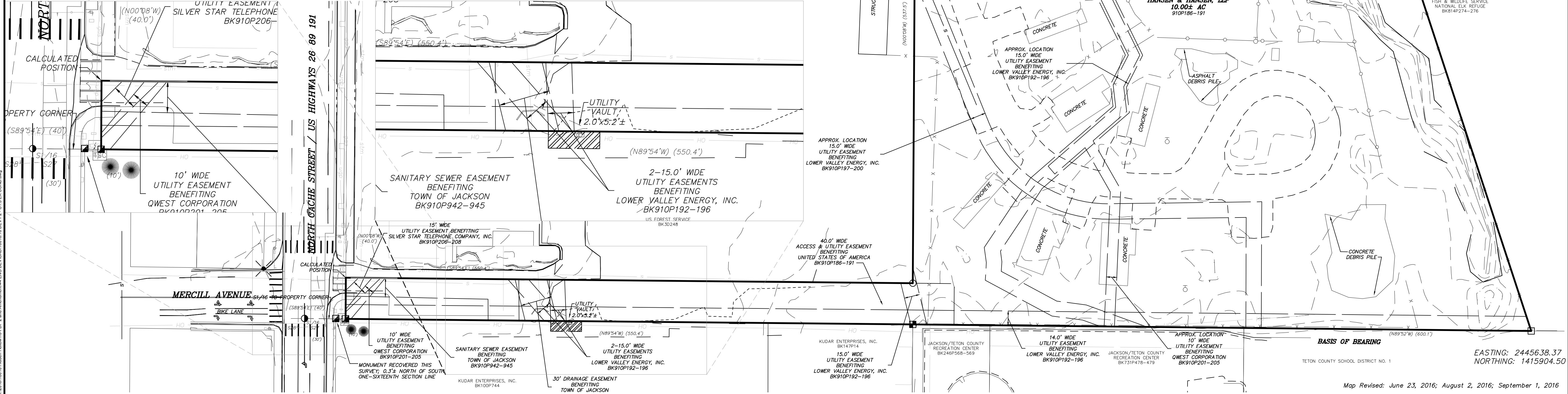
The BASIS OF BEARING for this survey is N89°23'53"W on the south boundary of the subject property between found monuments as depicted hereon.

Locations of structures depicted hereon derived from aerial photography.

Locations of utilities depicted hereon are limited to visible structures; underground location must be verified prior to any construction activity.

Easements shown and/or noted hereon are based on readily available records in the Office of the Clerk of Teton County, Wyoming. Other easements may exist on the subject property. A thorough search of public records was not conducted.

Vertical Datum is NAVD 88. Elevation Benchmarks is NE property corner USFS as shown.




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PROJECT TITLE:
**HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING**

SHEET TITLE:
EXISTING CONDITIONS

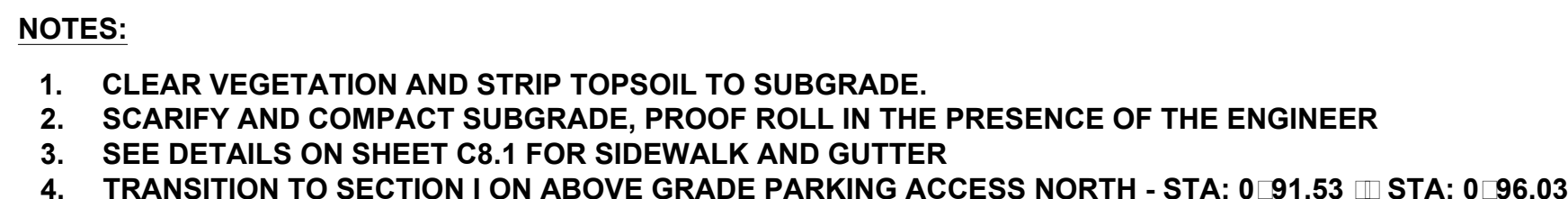
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REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C1.3



PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

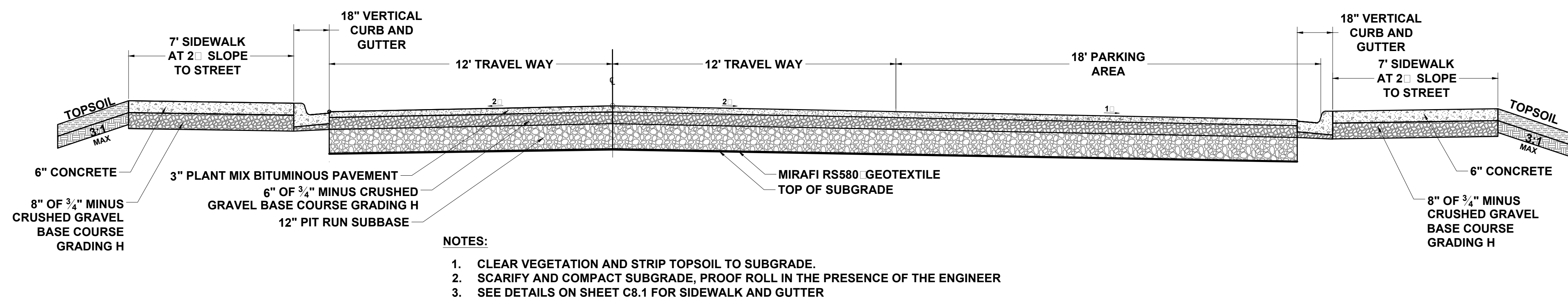
SHEET TITLE:
CIVIL OVERVIEW

DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DAT
FDP 1B	07/01/20
GEC 1B	10/13/20
GEC 1B-R1	11/15/20
GEC 1B-R2	12/14/20
GEC 1B-R3	01/31/20
DEV P2	06/20/20
PROJECT NUMBER 16016	
SHEET C2.1	

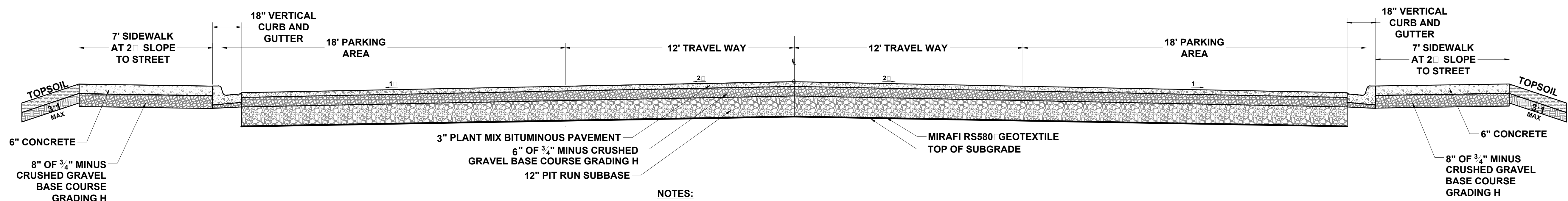


4
C3.1

10' ASPHALT PATHWAY
NOT TO SCALE

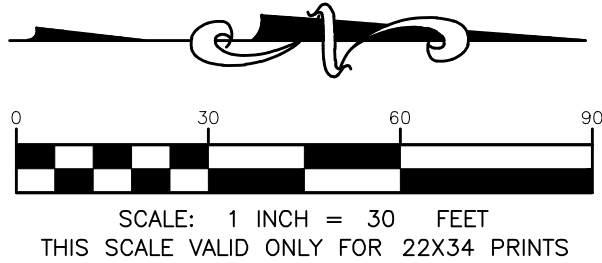
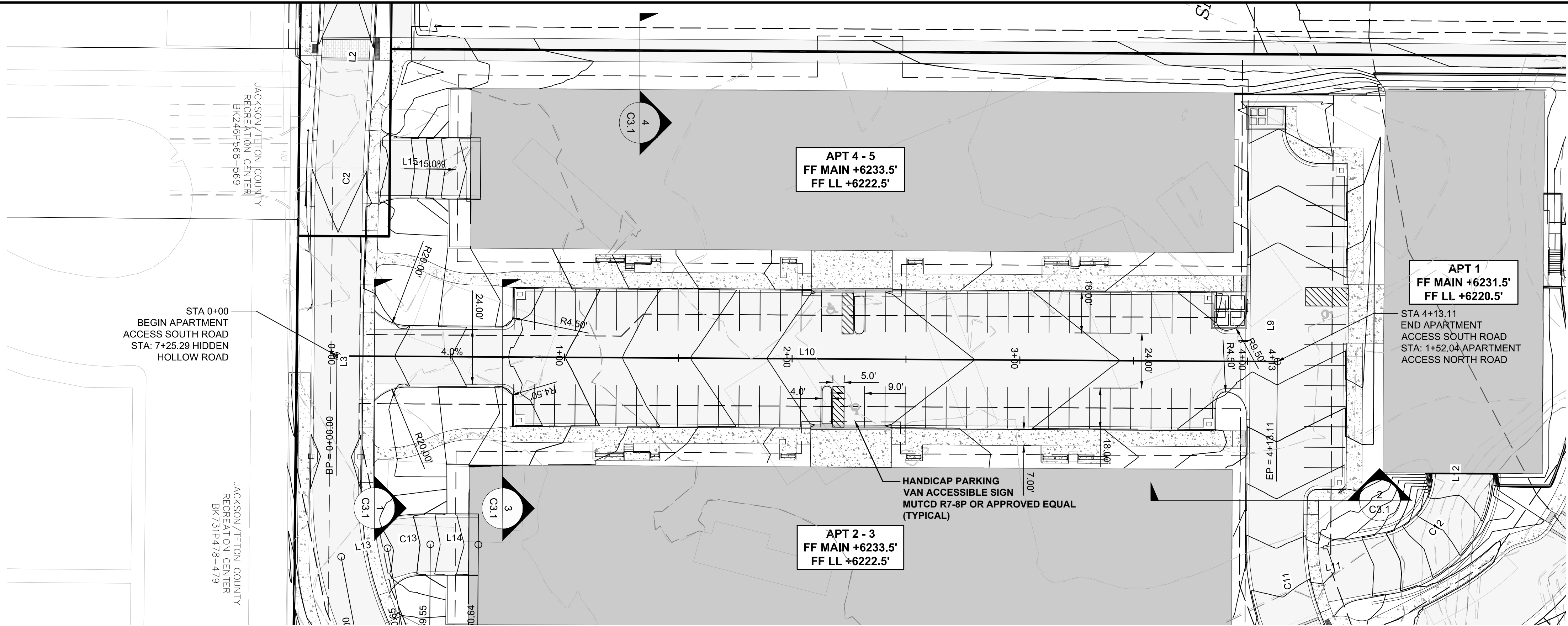


2 ROAD TYPICAL SECTION H
C3.1 NOT TO SCALE APARTMENT ACCESS NORTH ROAD

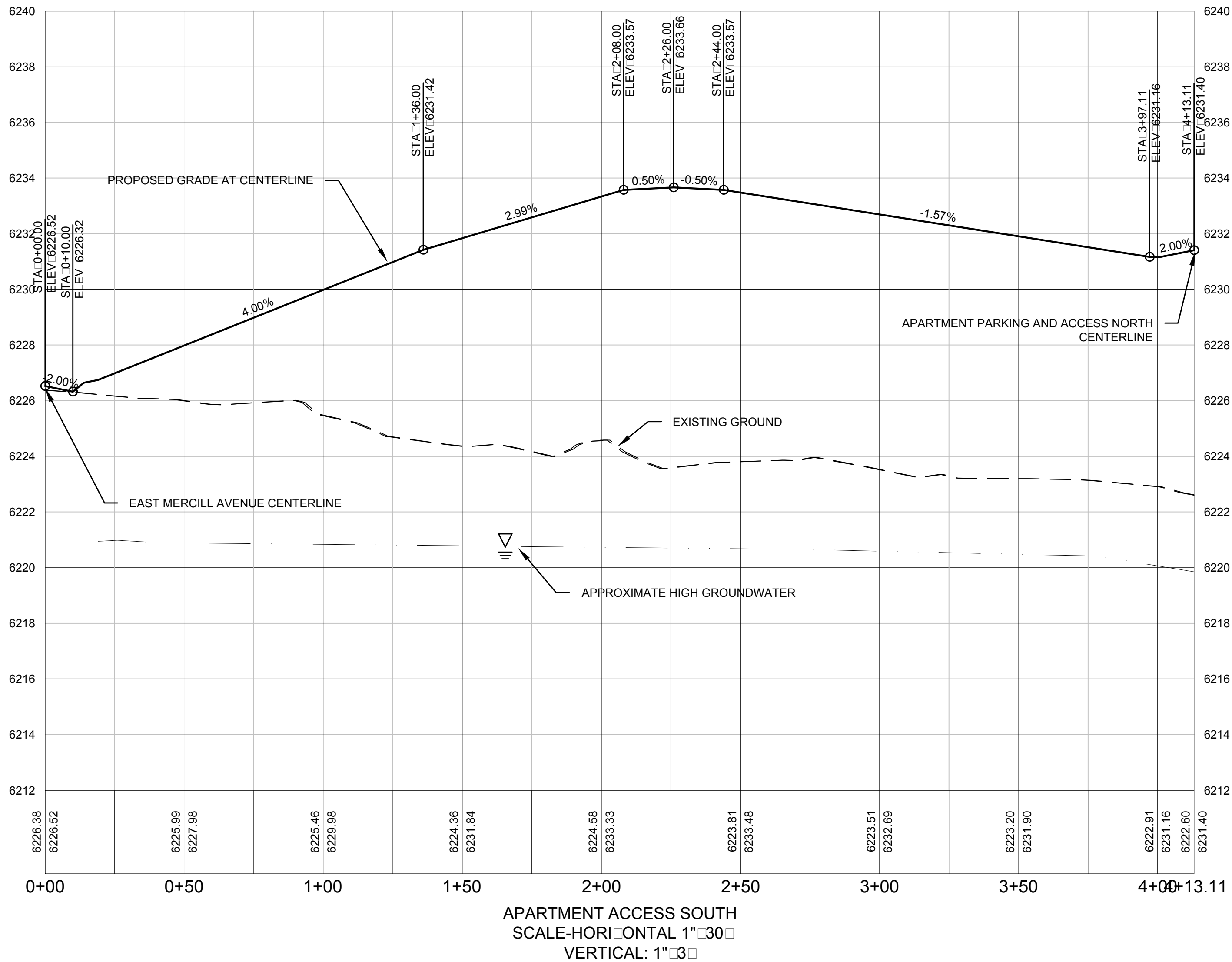


3 C3.1 ROAD TYPICAL SECTION I --- NOT TO SCALE APARTMENT ACCESS SOUTH ROAD

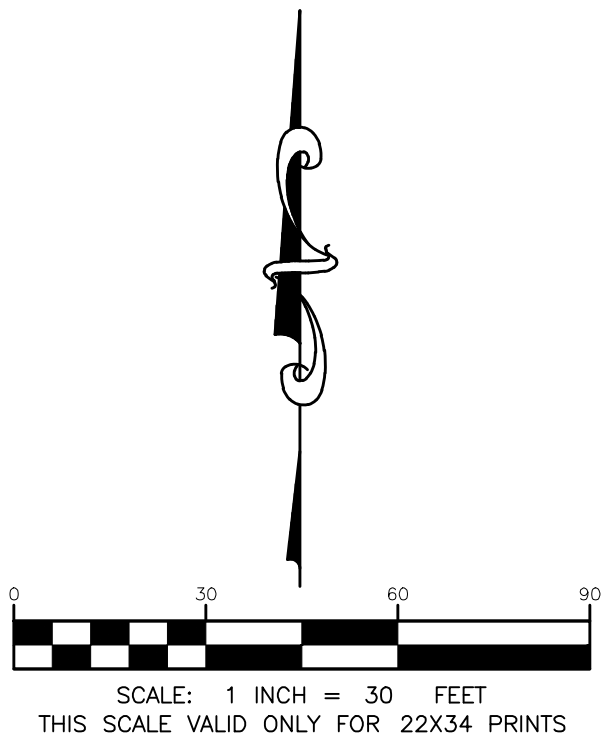
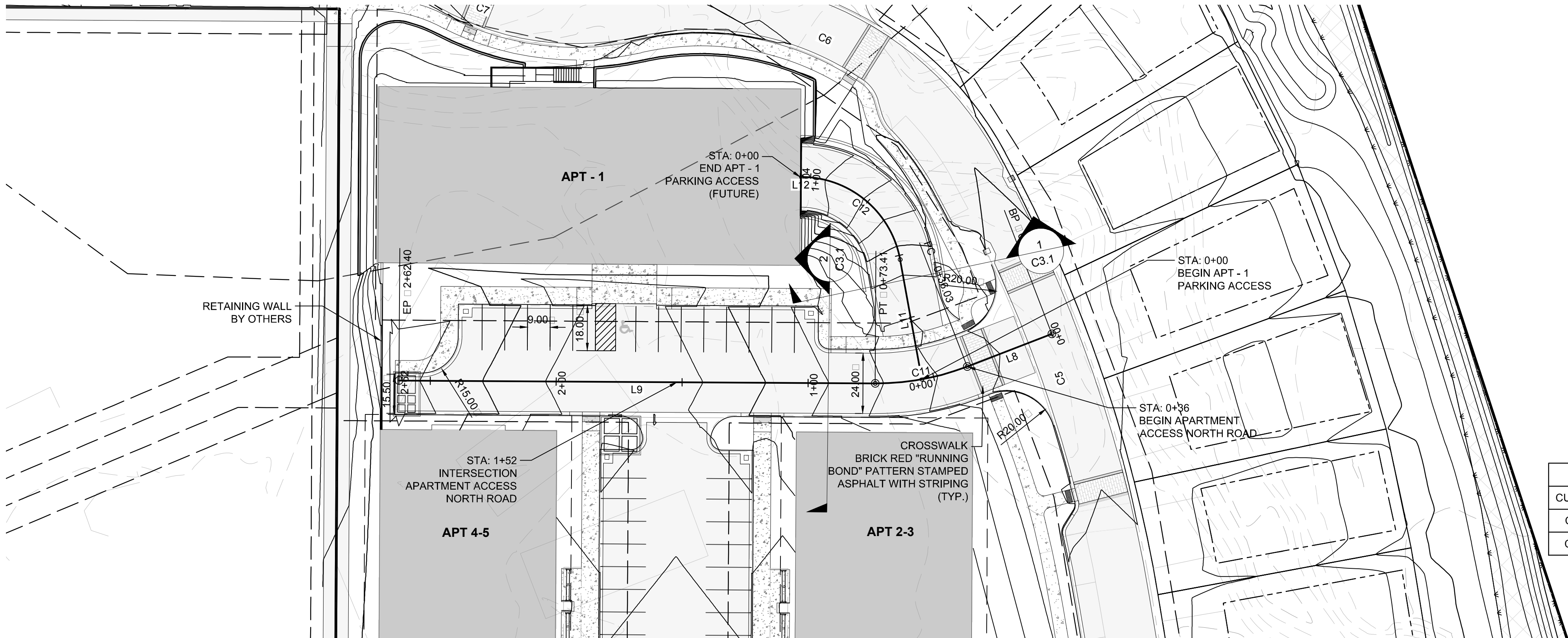
GEOTEXTILE IS SHOWN ON TYPICAL SECTIONS FOR REFERENCE.
PLACEMENT OF GEOTEXTILE IN AREAS OF UNSTABLE SUBGRADE
SHOULD BE VERIFIED ON SITE BY ENGINEER.



LINE TABLE		
LINE	LENGTH	BEARING
L10	413.11	N00° 20' 24"E

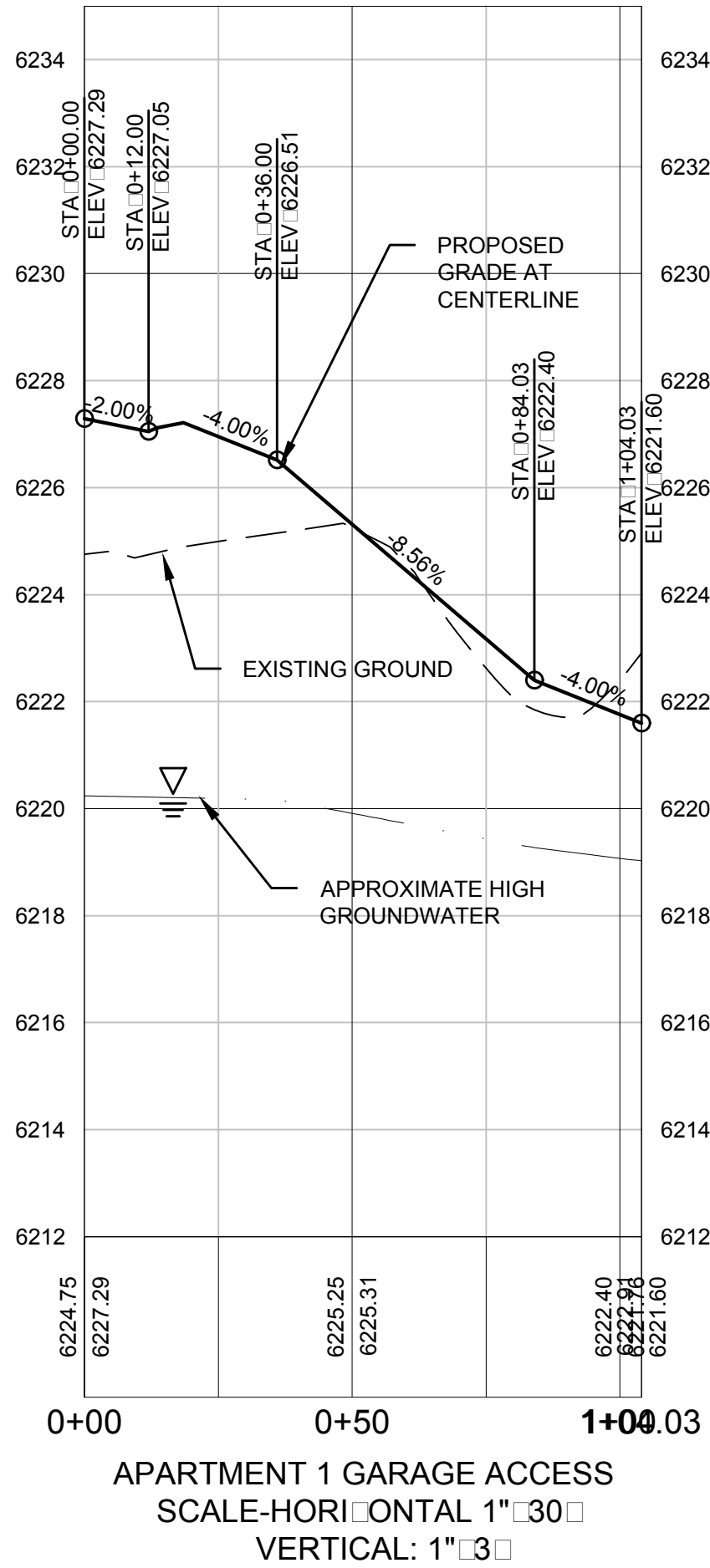
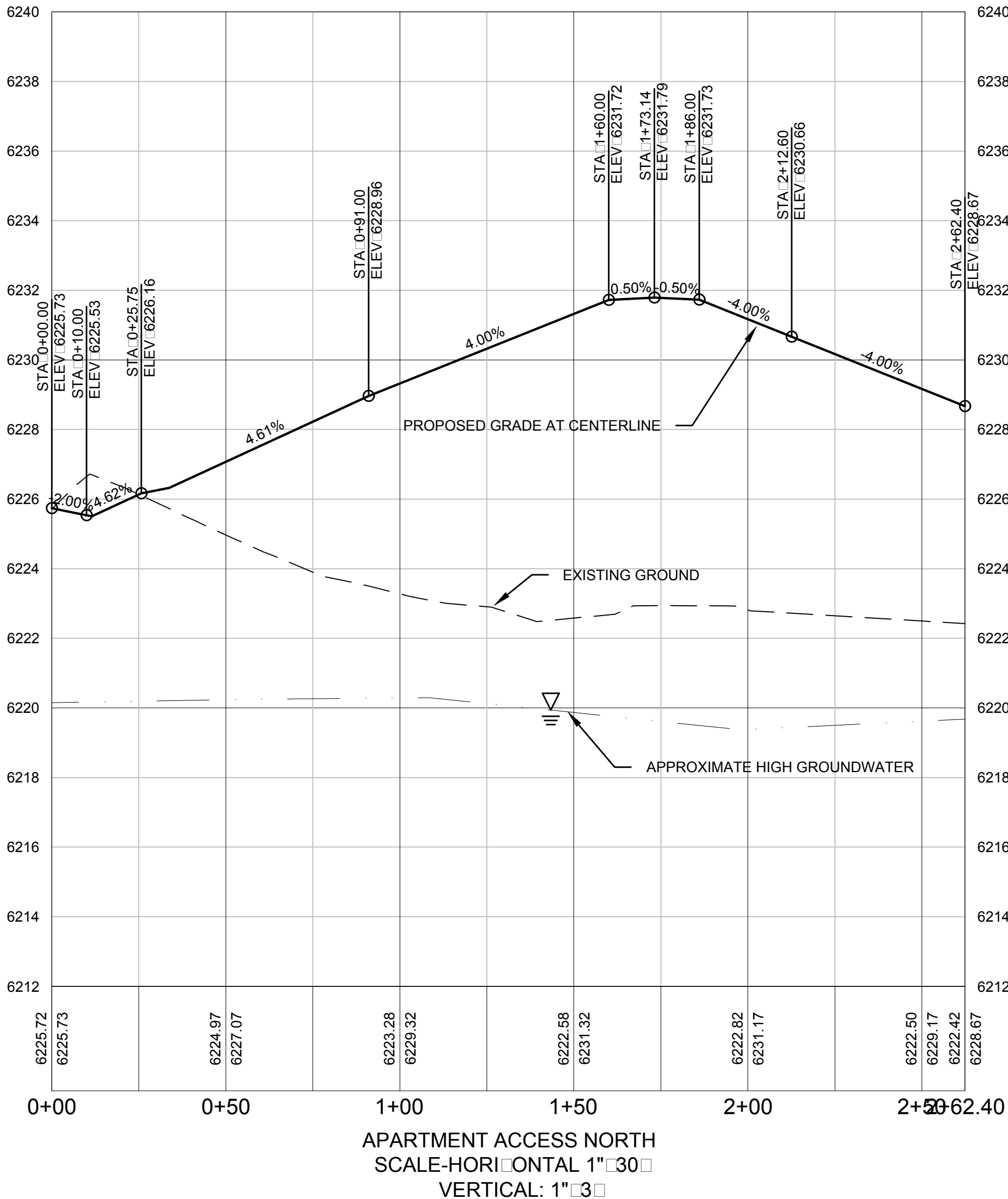


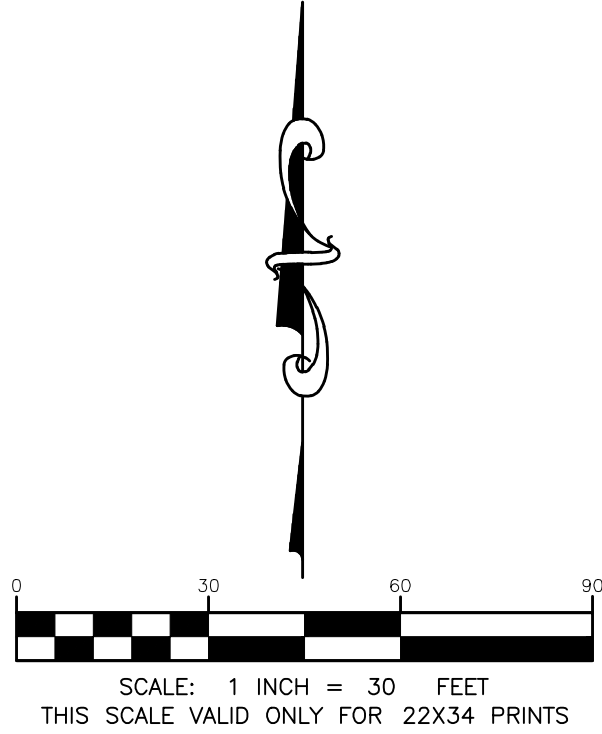
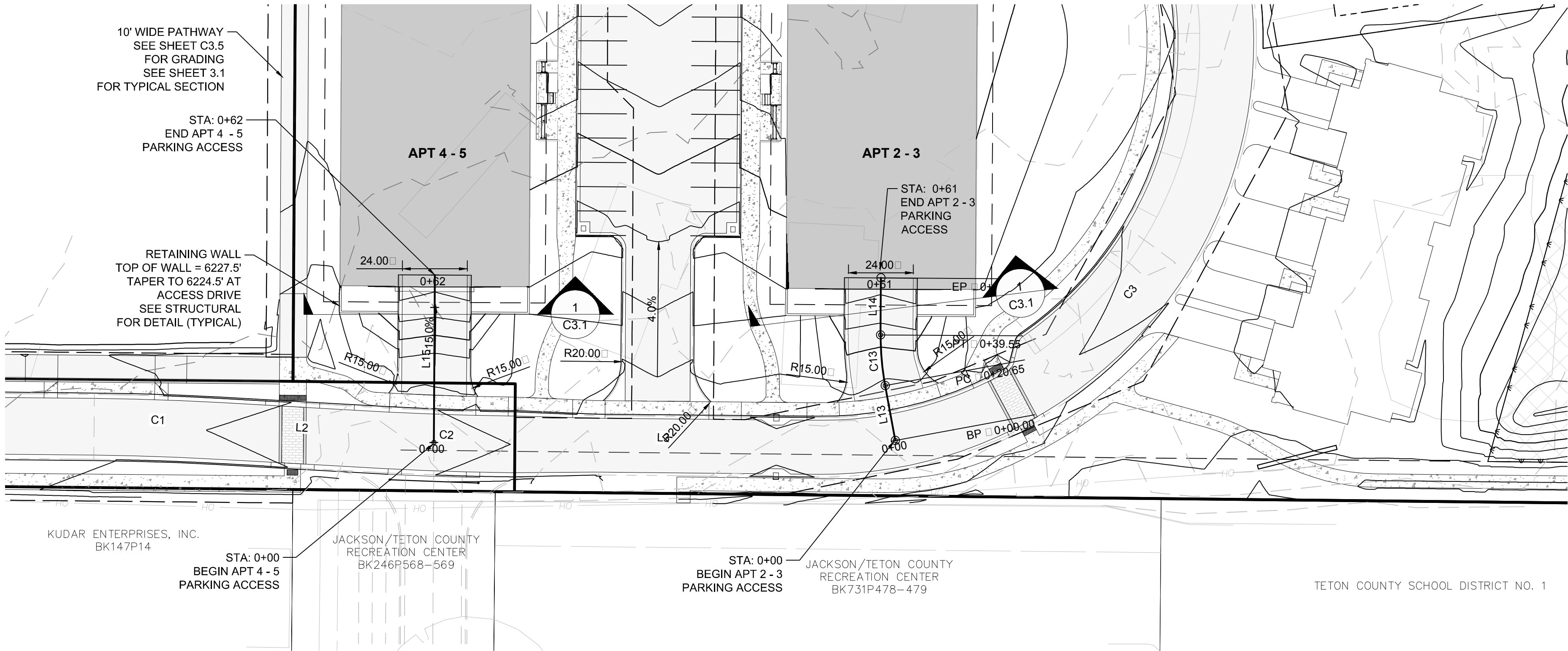
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REVIEWED BY:	AJ
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GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C3.2



LINE TABLE		
LINE	LENGTH	BEARING
L8	36.03	S68° 55' 40"W
L9	189.00	N89° 39' 35"W
L10	413.11	N00° 20' 24"E
L11	48.21	N10° 20' 59"W
L12	0.45	N89° 39' 15"W

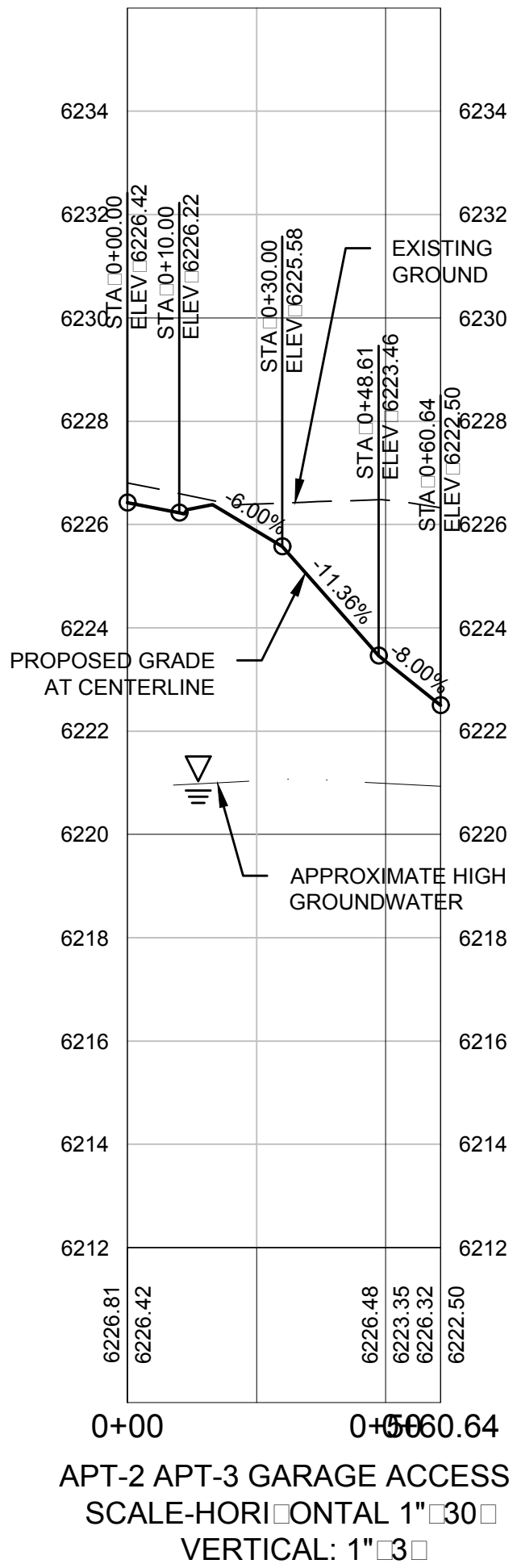
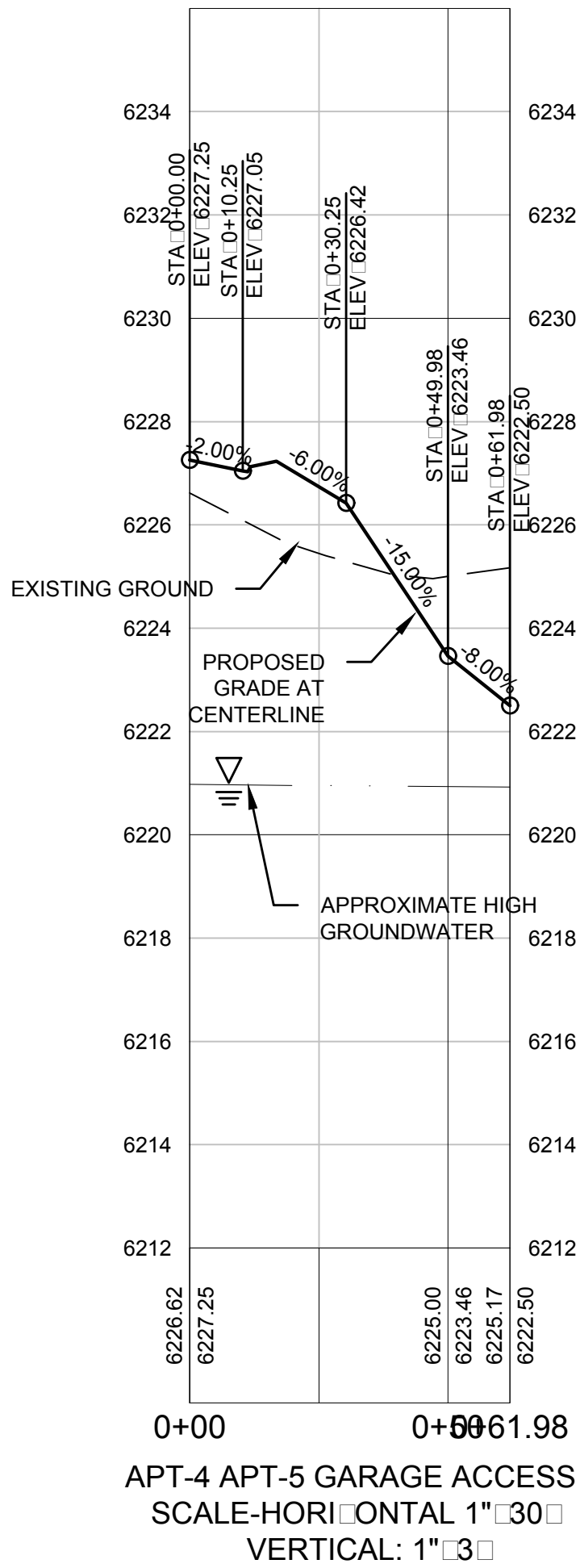
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C11	37.37	100.00	021.41	S79° 38' 03"W	37.15
C12	55.36	40.00	079.30	N50° 00' 07"W	51.05

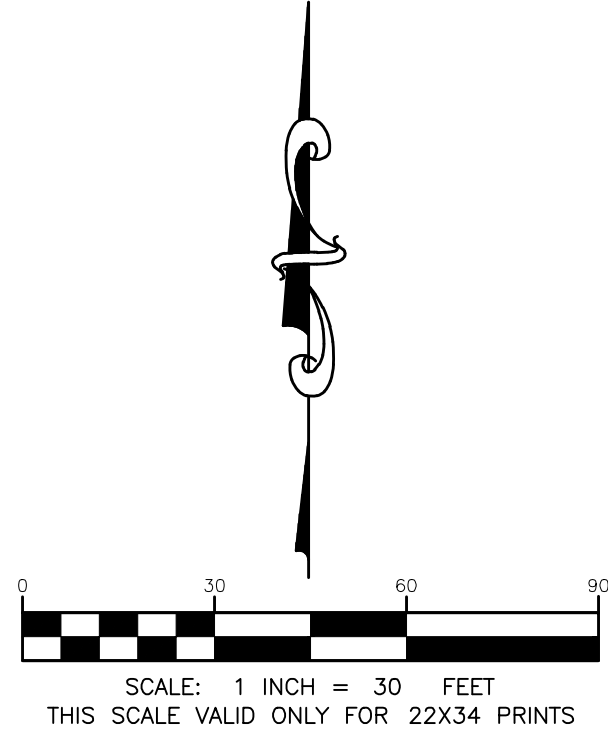
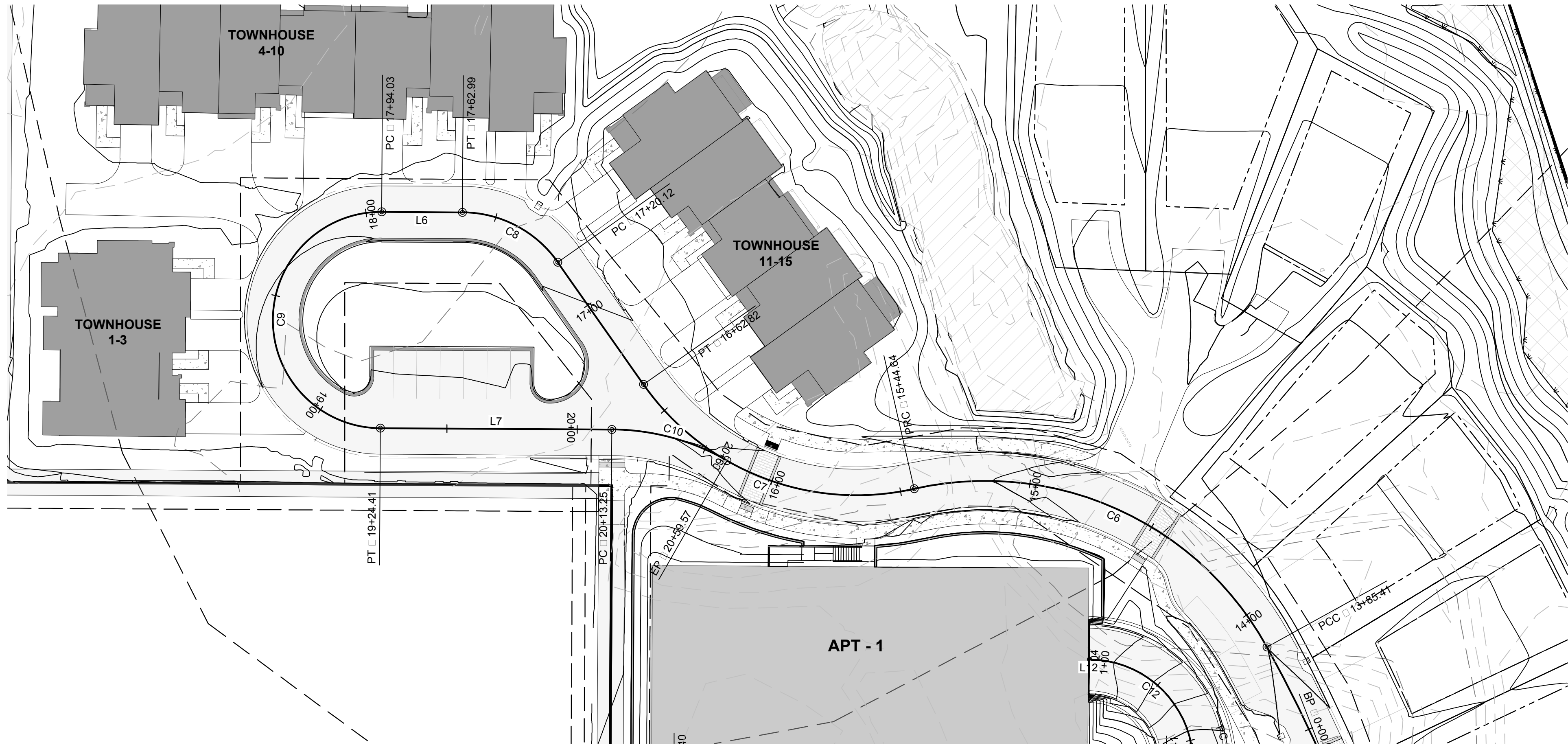




LINE TABLE		
LINE	LENGTH	BEARING
L13	20.65	N10° 29' 29"W
L14	21.08	N00° 20' 24"E
L15	61.98	N00° 20' 24"E

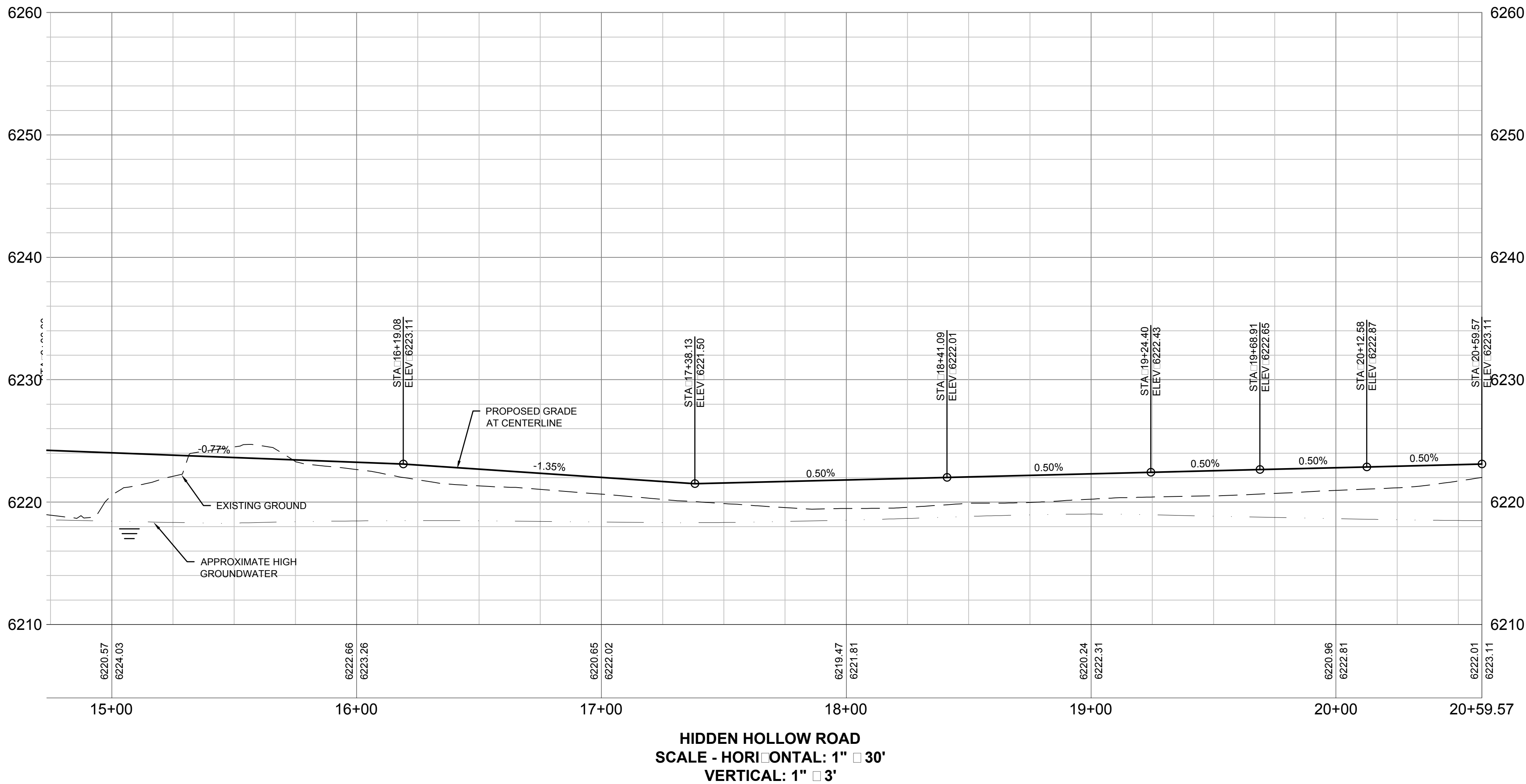
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C13	18.90	100.00	010.83	N05° 04' 32"W	18.88





LINE TABLE		
LINE	LENGTH	BEARING
L13	20.65'	N10° 29' 29"W
L14	21.08'	N00° 20' 24"E
L15	61.98'	N00° 20' 24"E

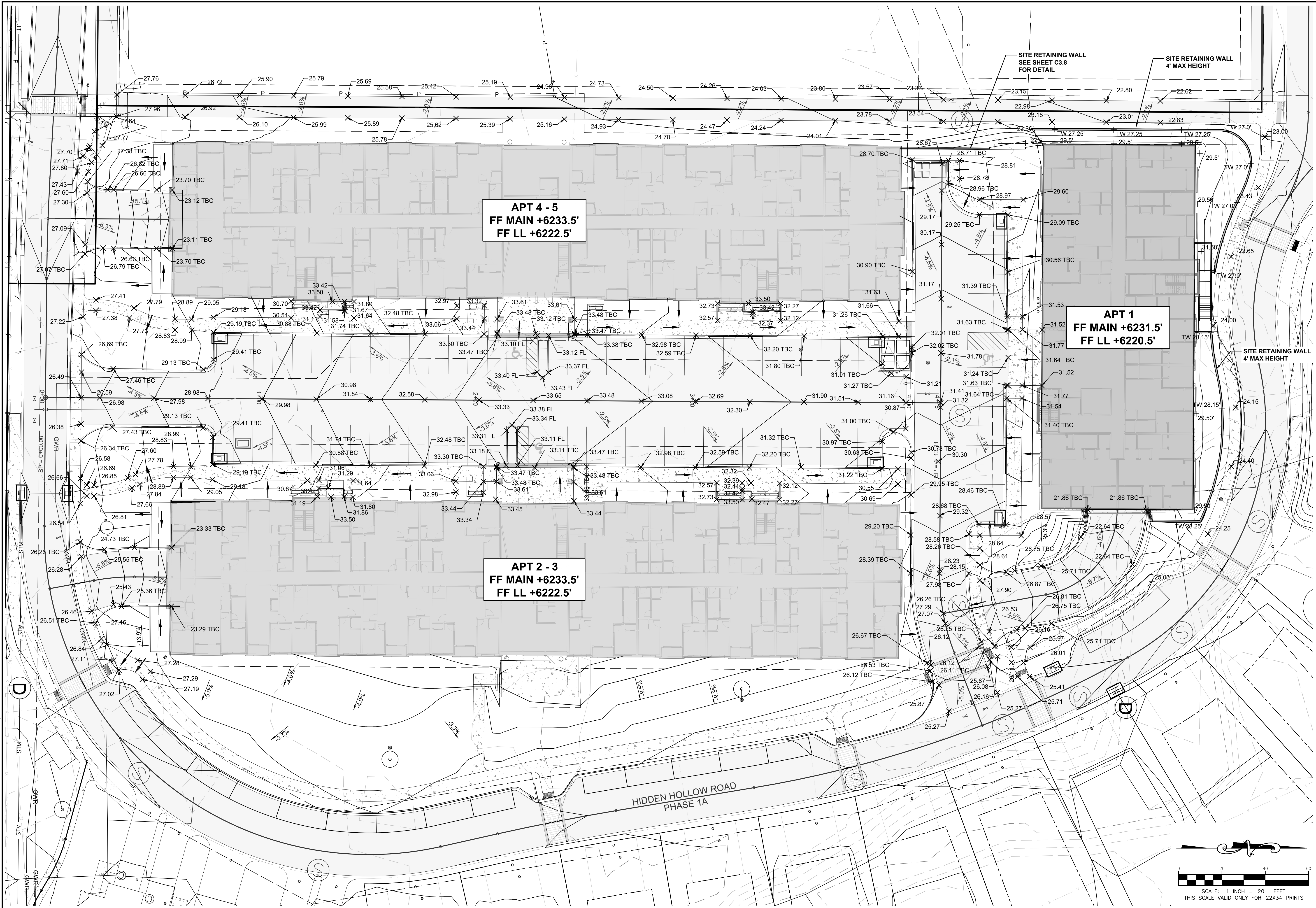
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C13	18.90'	100.00'	010.83	N05° 04' 32"W	18.88'




HIDDEN HOLLOW ROAD
SCALE - HORIZONTAL: 1" = 30'
VERTICAL: 1" = 3'

Ver. 151
Revised by Jorgensen on Jun 21, 2018 - 12:38pm

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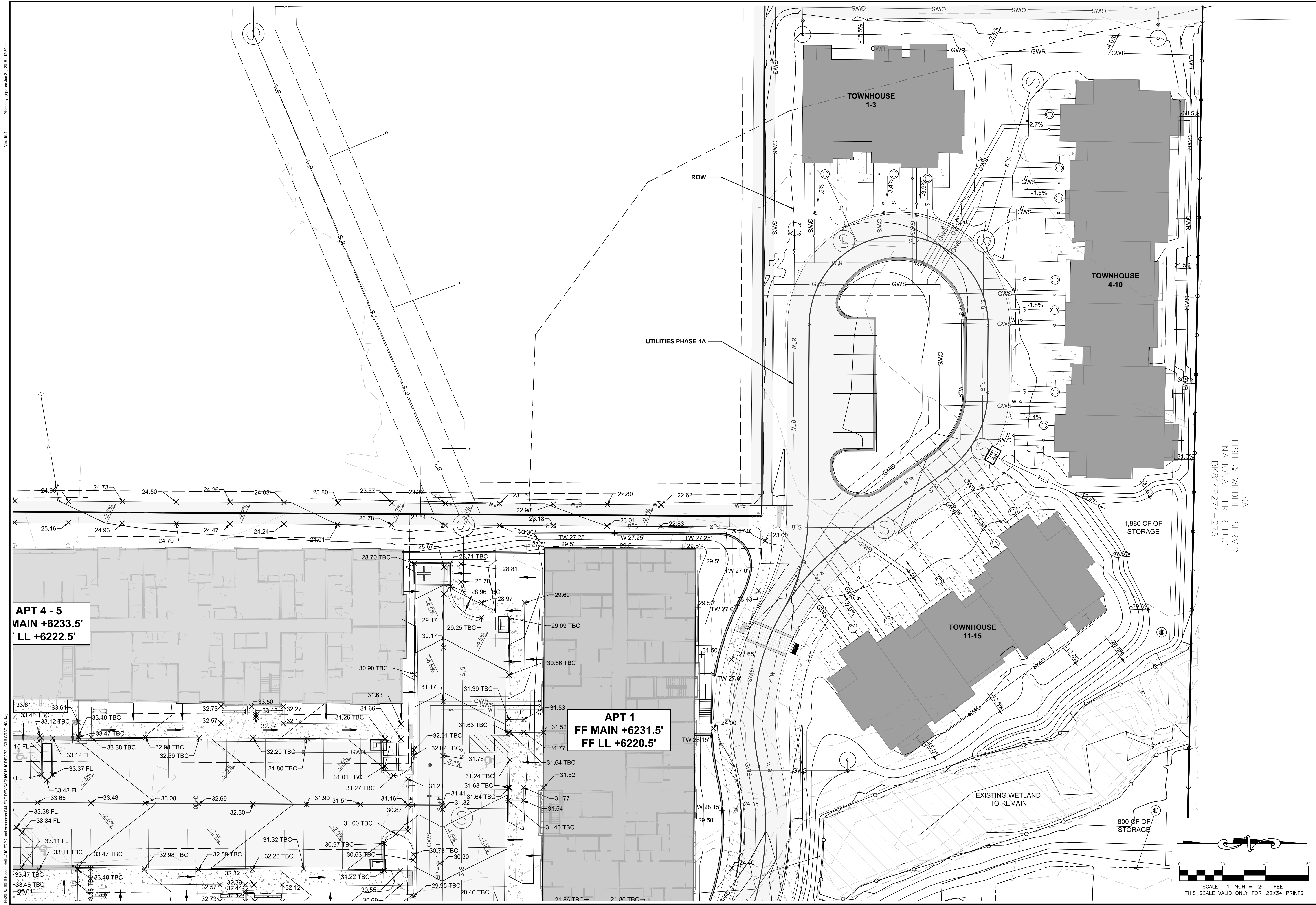



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PROJECT TITLE:
**HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING**

SHEET TITLE:
SITE GRADING PLAN

DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
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GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C3.6





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PROJECT TITLE:
**HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING**

SHEET TITLE:
TOWNHOUSE GRADING & UTILITY PLAN

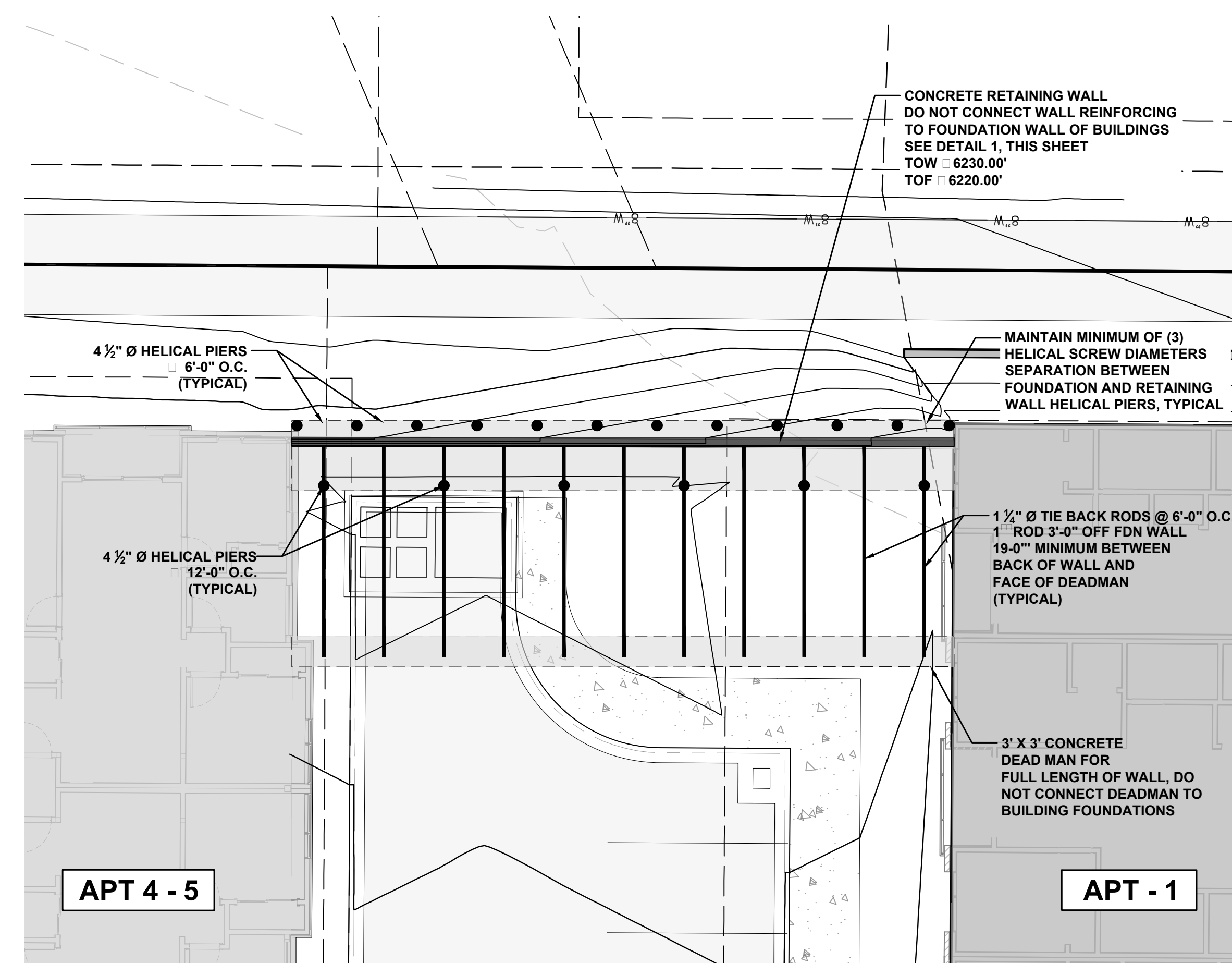
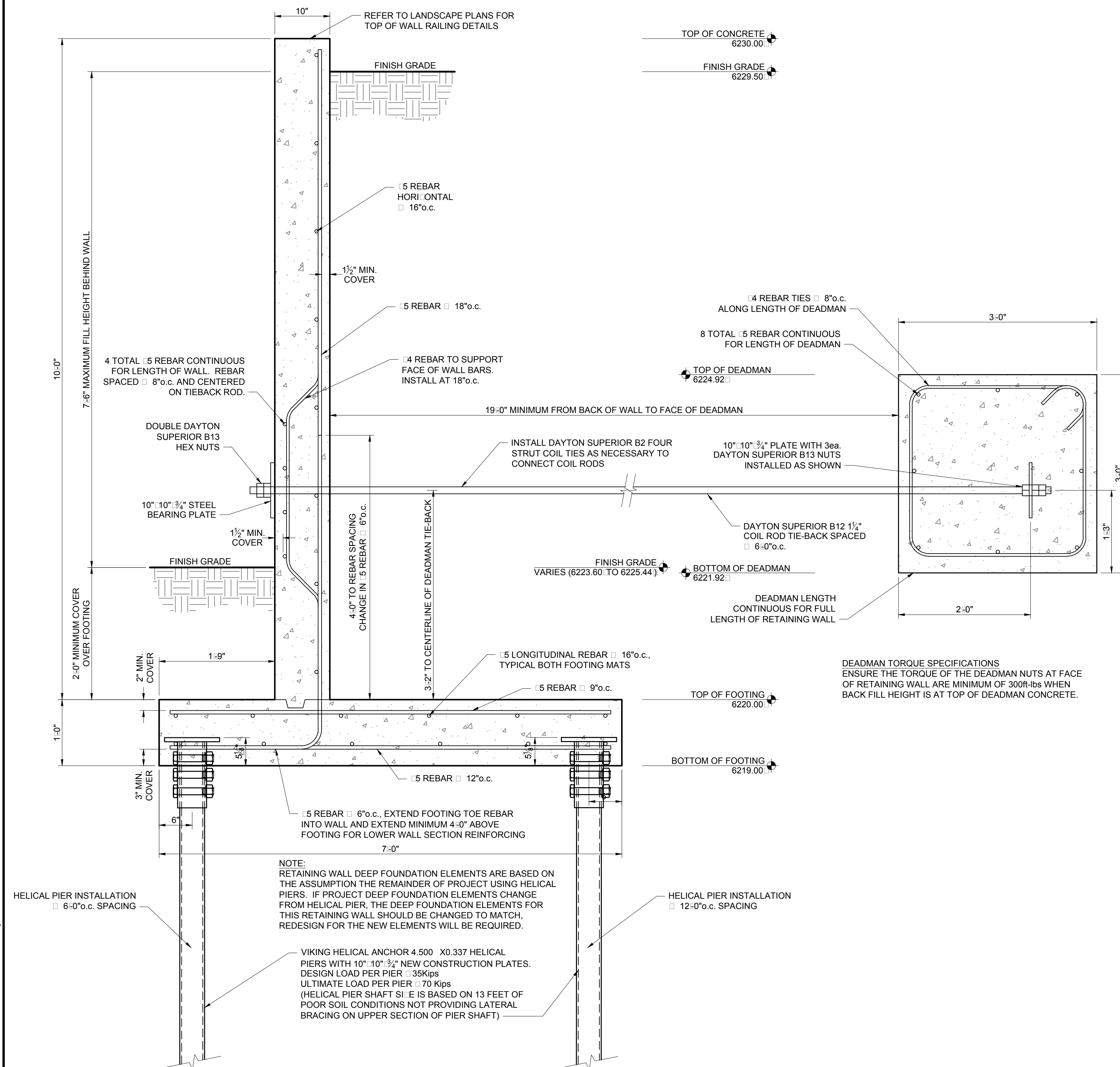
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REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C3.7



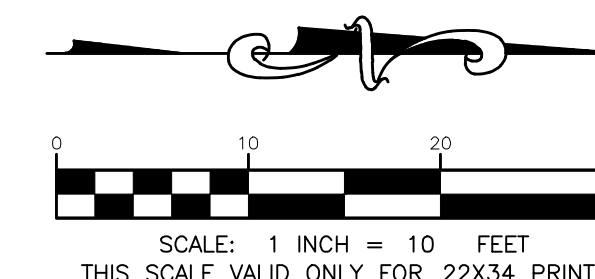
PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

SHEET TITLE:
SITE RETAINING WALL

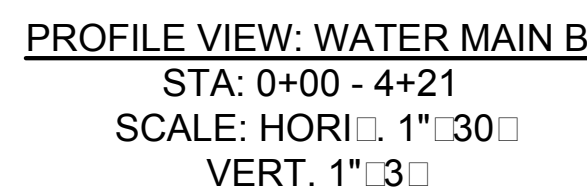
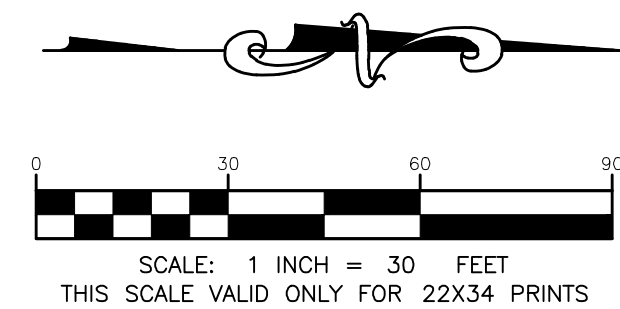
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GEC 1B	10/13/20
GEC 1B-R1	11/15/20
GEC 1B-R2	12/14/20
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DEV P2	06/20/20
PROJECT NUMBER	
16016.10	
SHEET	
C3.8	



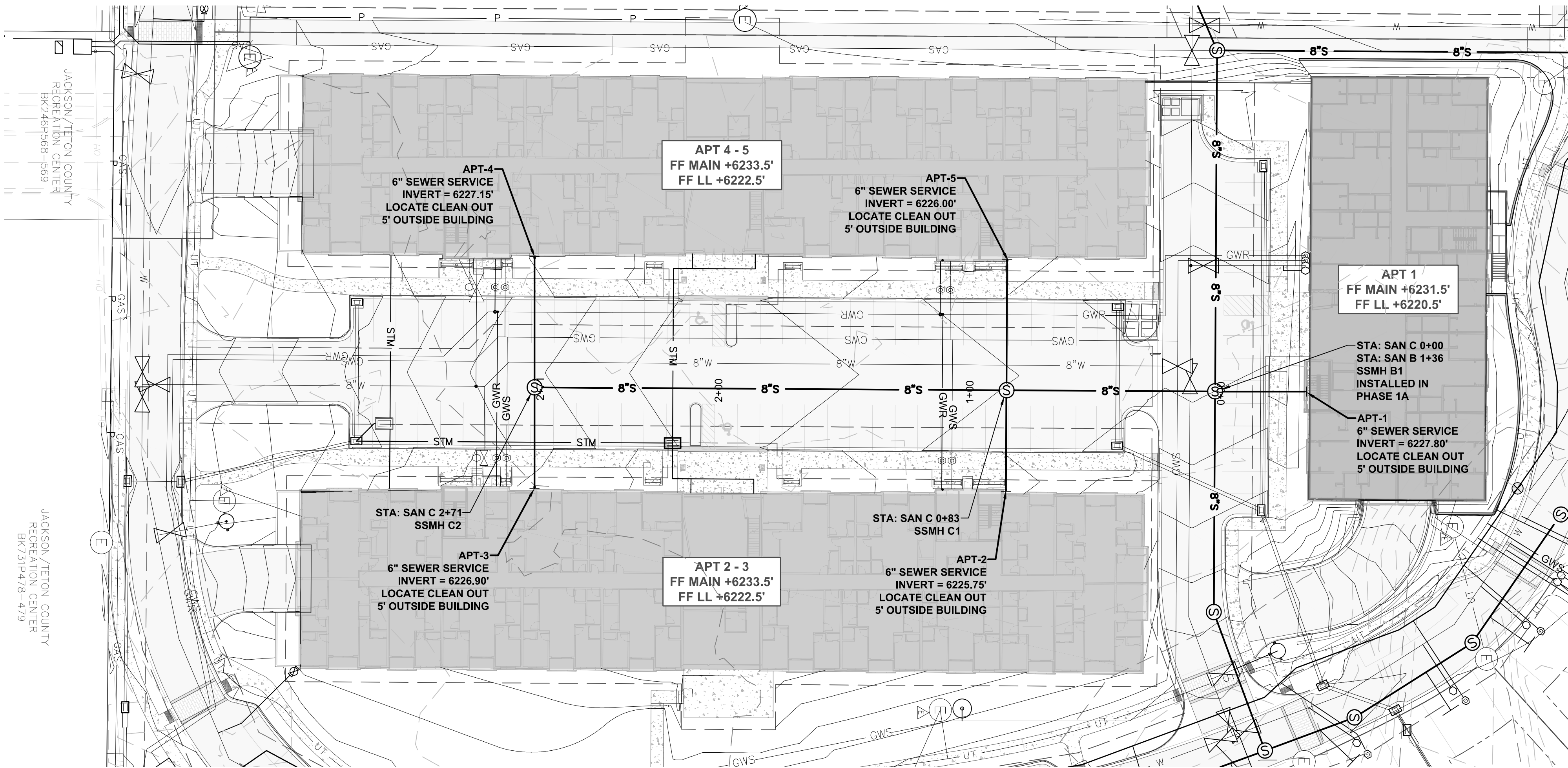
RETAINING WALL PLAN VIEW



1 RETAINING WALL DETAIL
C3 6 SCALE: 1"=10'



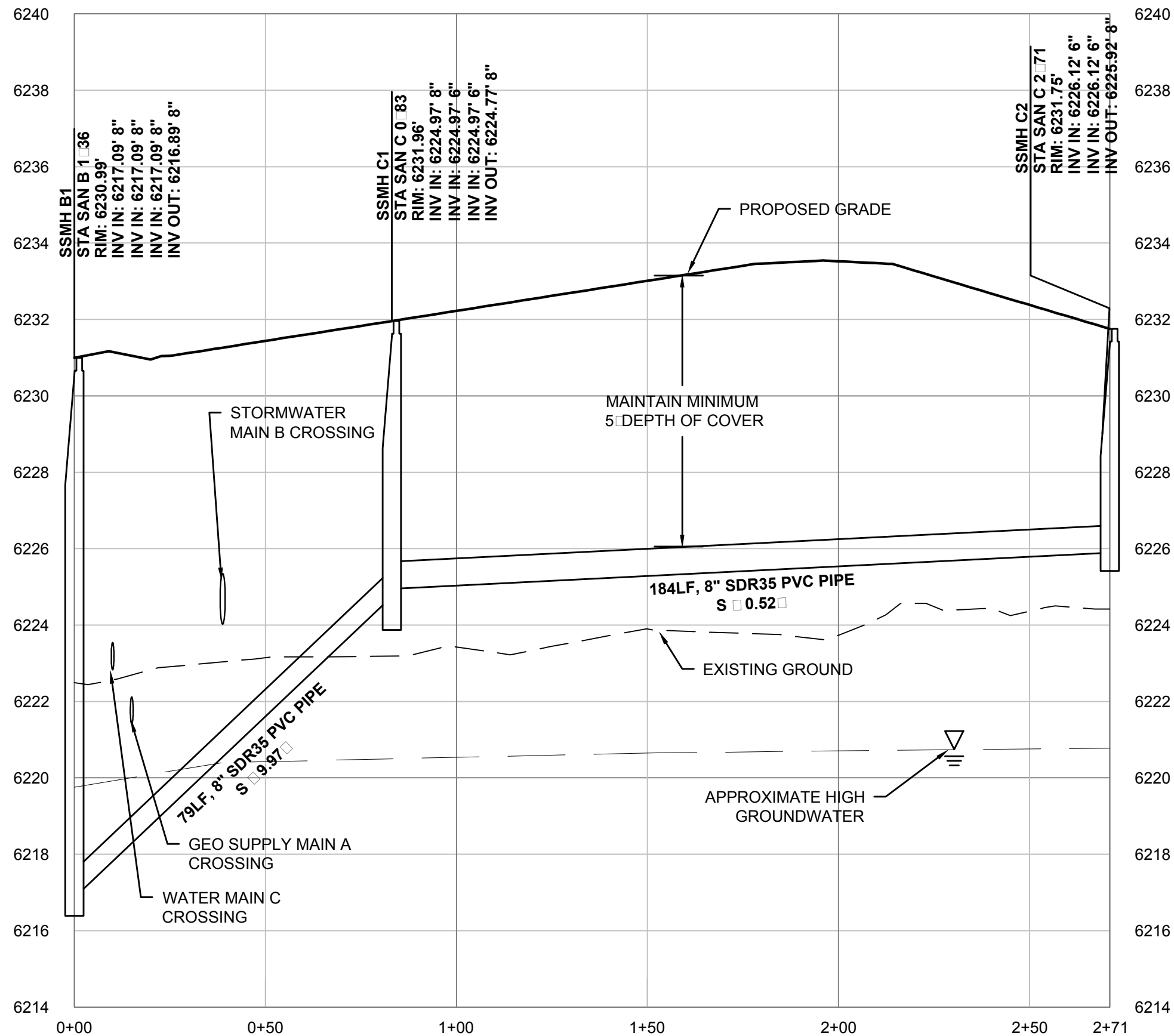
1. PHASE 1B WATER INSTALLATION IS LIMITED TO THE CONSTRUCTION OF WATER MAIN B. ONLY DESIGN FOR THIS LINE IS PROVIDED IN THIS PLAN SET. ADJACENT WATER MAINS ARE SHOWN FOR REFERENCE PURPOSES ONLY. ADJACENT WATER MAINS WILL BE CONSTRUCTED AS PART OF PHASE 1A WORK. REFER TO PHASE 1A PLANS FOR DETAIL.
2. ALL WATER MAINS SHALL BE DR18 C900 PVC PIPE CONFORMING TO THE PROVISIONS OF AWWA RECOMMENDED SPECIFICATIONS C900, CURRENT REVISIONS, AND ALL INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH THE MANUFACTURER S DIRECTIONS. PIPE AND FITTINGS SHALL CONFORM TO THE THE TOWN OF JACKSON CONSTRUCTION STANDARDS.
3. ALL WATER MAINS SHALL BE INSTALLED UTILIZING ELEVATION CONTROL, SUCH THAT RECORD DRAWINGS CAN BE ACCURATELY DRAWN AND CONFORMANCE WITH THE CONSTRUCTION PLANS DOCUMENTED.
4. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER LINES AND SEWER PIPE/MANHOLE. MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINE CROSSINGS. WHERE THESE DISTANCES CANNOT BE MET, SEE TYPICAL DETAILS FOR SPECIAL WATER/SEWER CROSSINGS.
5. MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER SERVICES UNLESS OTHERWISE NOTED ON PLANS.
6. ALL FITTINGS SHALL BE MECHANICAL JOINTS WITH JOINT RESTRAINT AND THRUST BLOCKS INSTALLED PER DETAILS AND SPECIFICATIONS.
7. ALL FITTINGS SHALL HAVE STAINLESS STEEL OR CORROSIVE RESISTANT BOLTS AND BE "POLY WRAPPED".
8. PIPE JOINT DEFLECTION ALLOWED TO MAINTAIN ALIGNMENT. STAB PIPE IN LINE THEN DEFLECT PIPE, ONLY AT JOINT. MAX DEFLECTION 2.5 DEGREES. 2.5 DEGREES IS 12" FOR A 20 LINEAR FOOT LENGTH OF PIPE.
9. ALL WATER MAINS AND SERVICES SHALL BE INSTALLED WITH TRACE WIRE FOR LOCATING PURPOSES. TRACE WIRE TO BE INSTALLED PER SPECIFICATIONS.
10. ALL WATER MAINS AND SERVICES SHALL BE TESTED PER TOWN OF JACKSON CONSTRUCTION STANDARDS PRIOR TO THEIR ACCEPTANCE BY THE TOWN OF JACKSON. SUCH TESTS SHALL BE CONDUCTED IN THE PRESENCE OF AUTHORIZED TOWN OF JACKSON STAFF AND THE ENGINEER. ANY REMEDY OF DEFECTS SHALL BE CARRIED OUT AT THE EXPENSE OF THE CONTRACTOR.



SCALE: 1 INCH = 30 FEET
THIS SCALE VALID ONLY FOR 22X34 PRINTS

SANITARY SEWER MANHOLE TABLE				
MANHOLE NAME	RIM ELEV.	INV. IN	INV. IN ANGLE	INV. OUT
SSMH B1	6230.99	8" 6217.09: S 6" 6217.09: N 8" 6217.09: E		8" 6216.89
SSMH C1	6231.96	8" 6224.97: S 6" 6224.97: E 6" 6224.97: W		8" 6224.77
SSMH C2	6231.75	6" 6226.12: E 6" 6226.12: W		8" 6225.92

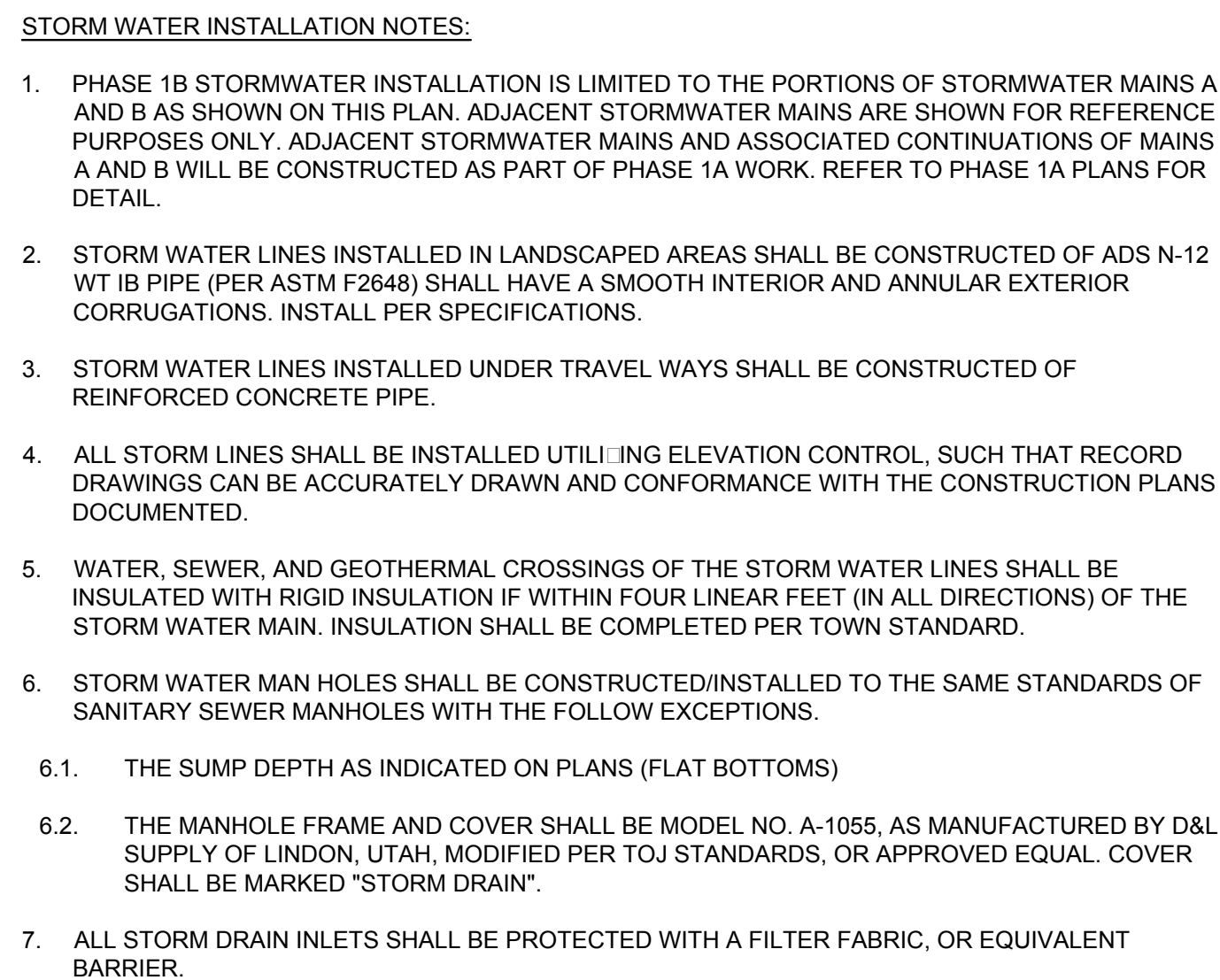
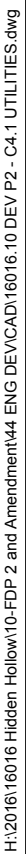
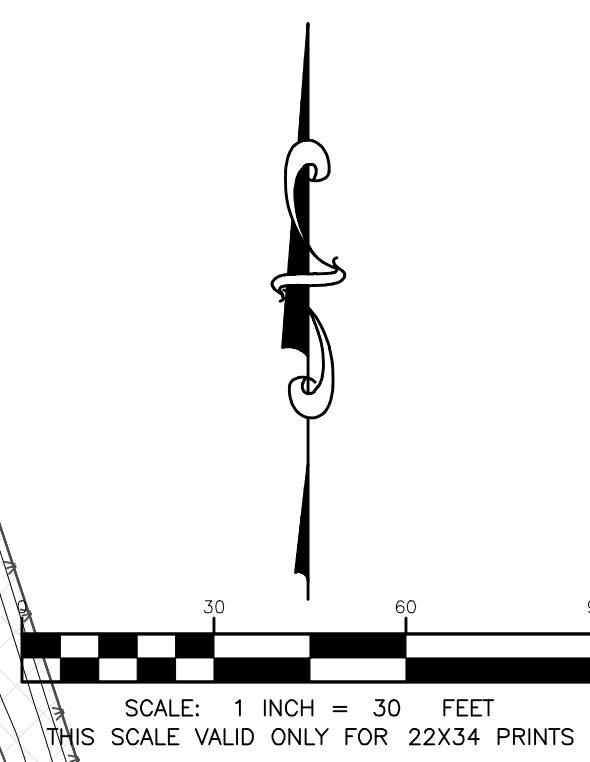
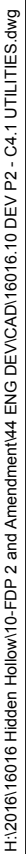
ANGLES MEASURED WITH 0° AT INV. OUT.
INV. IN MEASURED CLOCKWISE FROM INV. OUT



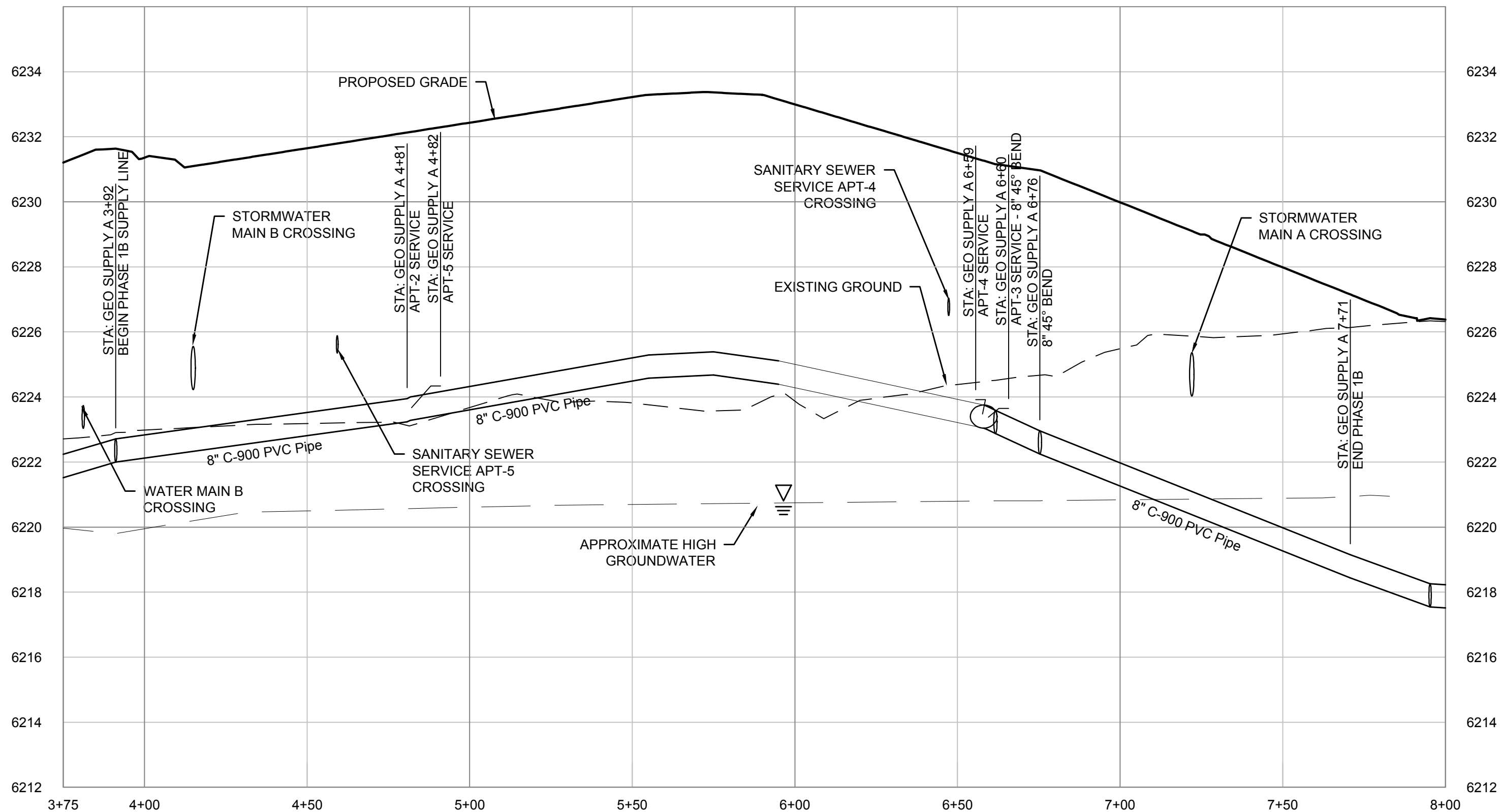
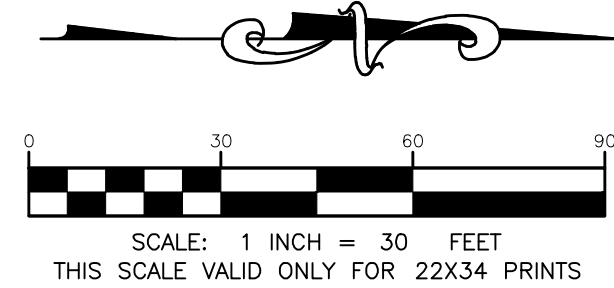
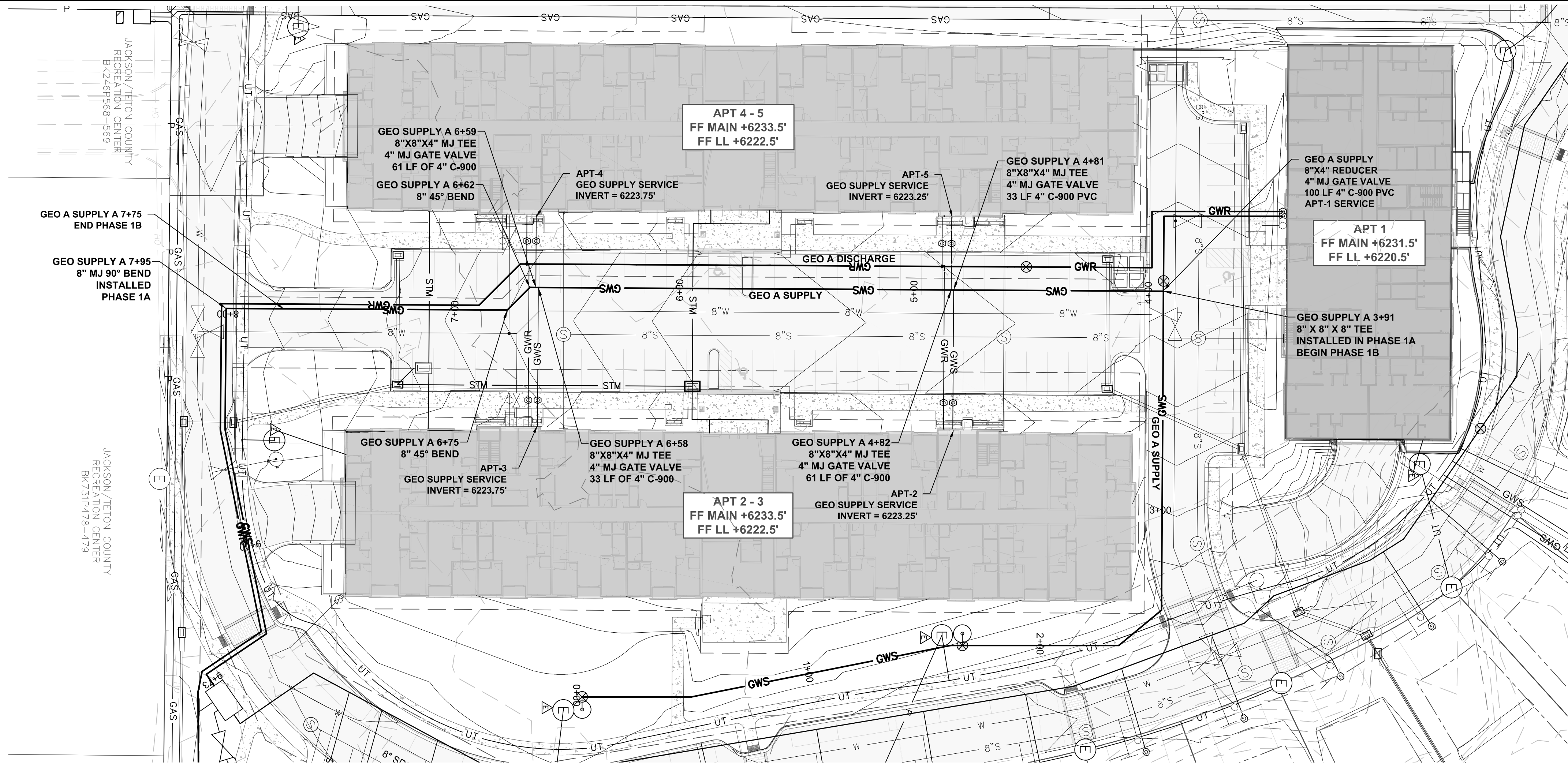
PROFILE VIEW: SANITARY SEWER MAIN C
STA: 0+00 - 2+71
SCALE: HORI. 1"=30'
VERT. 1"=3'

SANITARY SEWER INSTALLATION NOTES:

- PHASE 1B SEWER INSTALLATION IS LIMITED TO THE CONSTRUCTION OF SEWER MAIN C. ONLY DESIGN FOR THIS LINE IS PROVIDED IN THIS PLAN SET. ADJACENT SEWER MAINS ARE SHOWN FOR REFERENCE PURPOSES ONLY. ADJACENT SEWER MAINS WILL BE CONSTRUCTED AS PART OF PHASE 1A WORK. REFER TO PHASE 1A PLANS FOR DETAIL.
- ALL SEWER MAIN PIPE SHALL BE 8" PVC SDR-35 (ASTM D3034) OR APPROVED EQUAL.
- MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL BETWEEN WATER LINES AND SEWER PIPE/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINE CROSSINGS. WHERE THESE DISTANCES CANNOT BE MET, SEE TYPICAL DETAILS FOR SPECIAL WATER/SEWER CROSSINGS.
- SEWER SERVICES ARE TO BE CONSTRUCTED OF 4" PVC SDR-35 PIPE UNLESS OTHERWISE NOTED IN THE PLANTS. ALL SERVICES SHALL BE INSTALLED AT A MINIMUM GRADE OF 1/4" PER FOOT.
- ALL SEWER MANHOLES ARE TO BE CONSTRUCTED WITH AN ECCENTRIC CONE TOP UNLESS OTHERWISE NOTED ON THE PLANS. SEE STANDARD DETAILS FOR MANHOLE INSTALLATION AND STANDARDS.
- ALL MANHOLES IN PAVED AREAS SHALL BE ADJUSTED FOR HEIGHT ACCORDING TO TOWN OF JACKSON STANDARD SS-109.
- NO CONNECTIONS OF GROUNDWATER HEAT PUMP OR GROUNDWATER HEATING OR COOLING SYSTEMS, ROOF DOWNSPOUTS, EXTERIOR FOUNDATION DRAINS, AREAWAY DRAINS, OR OTHER SOURCES OF SURFACE RUNOFF OR GROUNDWATER TO A BUILDING SEWER OR BUILDING DRAIN, WHICH IN TURN IS CONNECTED DIRECTLY OR INDIRECTLY TO A PUBLIC SANITARY SEWER. SEE WYDEQ 13.08.017
- ALL SEWER MAINS SHALL BE JETTED PRIOR TO VIDEO INSPECTIONS. IF VIDEO INSPECTION REVEALS CONDITIONS INDICATING POSSIBLE PIPE DEFLECTION OR DEFORMATION, SUCH IDENTIFIED PIPE SEGMENTS SHALL REQUIRE DEFLECTION TESTING, TO BE PERFORMED BY CONTRACTOR AND WITNESSED BY THE TOWN.
- ALL SEWER MAINS AND SERVICES SHALL BE TESTED PER TOWN OF JACKSON CONSTRUCTION STANDARDS PRIOR TO THEIR ACCEPTANCE BY THE TOWN OF JACKSON. SUCH TESTS SHALL BE CONDUCTED IN THE PRESENCE OF AUTHORIZED TOWN OF JACKSON STAFF AND THE ENGINEER. ANY REMEDY OF DEFECTS SHALL BE CARRIED OUT AT THE EXPENSE OF THE CONTRACTOR.
- SANITARY SEWER MAINS ARE TO BE GRADED AT A MINIMUM OF 0.40% FOR 8" LINE. FLAT GRADE SEWER (BELOW THIS THRESHOLD) SHALL BE SUBJECT TO WYDEQ FLAT GRADE SEWERS VARIANCE. SEE POLICY 13.9.13.
 - THE MINIMUM SLOPE PERMITTED FOR 8" AND LARGER PIPE WILL BE 0.002 FT/FT OR THE MINIMUMS LISTED IN THE CHAPTER XI, PART B, SECTION 9, REGULATIONS.
 - THE GRAVITY SEWER MAIN MUST BE CONSTRUCTED USING EITHER ASTM D3034 SDR 35 PVC PIPE OR ASTM D 3035 POLYETHYLENE PIPE.
 - THE PIPE MUST BE INSTALLED USING A SEWER LASER TO ENSURE AN ACCURATE AND UNIFORM GRADE.
 - THE PIPE SHALL BE BEDDED WITH TYPE 1 BEDDING MATERIAL USING TYPE A TRENCH BACKFILL METHODS OR CEMENT TREATED FILL IN ACCORDANCE WITH THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS, SECTION 02225.
- ALL FLAT GRADE SEWERS SHALL BE INSTALLED UNDER THE SUPERVISION OF A FULL TIME INSPECTOR.
- ALL MANHOLES SHALL HAVE EPOXY COATED INVERTS WITH 2 COATS OF SIKAGUARD 62 (RED, GREY) OR APPROVED EQUAL.



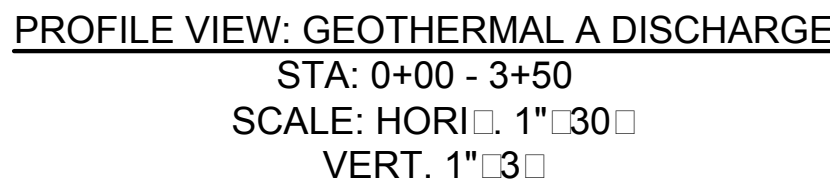
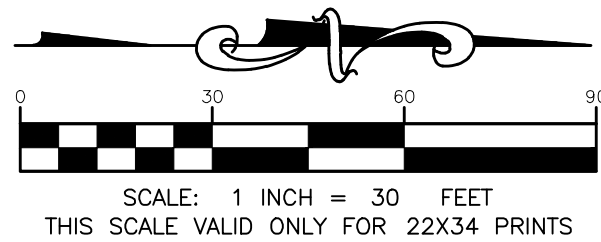
DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C6.1



PROFILE VIEW: GEOTHERMAL SUPPLY MAIN A
STA: 3+75 - 8+00
SCALE: HORIZONTAL 1" = 30'
VERTICAL 1" = 3'

GEOTHERMAL INSTALLATION NOTES:

- PHASE 1B GEOTHERMAL SUPPLY AND DISCHARGE INSTALLATION IS LIMITED TO THE PORTIONS OF GEOTHERMAL SUPPLY AND DISCHARGE MAIN A AS SHOWN ON THIS PLAN. ADJACENT GEOTHERMAL MAINS ARE SHOWN FOR REFERENCE PURPOSES ONLY. ADJACENT GEOTHERMAL MAINS AND ASSOCIATED CONTINUATIONS OF GEOTHERMAL MAIN A WILL BE CONSTRUCTED AS PART OF PHASE 1A WORK. REFER TO PHASE 1A PLANS FOR DETAIL.
- ALL GEOTHERMAL MAINS SHALL BE DR18 C900 PVC PIPE CONFORMING TO THE PROVISIONS OF AWWA RECOMMENDED SPECIFICATIONS C900, CURRENT REVISIONS, AND ALL INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S DIRECTIONS.
- SERVICE LINES ARE TO BE POLYETHYLENE, SIZED PER PLANS. LARGER SERVICES 12" SHALL BE DR-18 C900 PIPE.
- GEOTHERMAL LINES (SUPPLY AND DISCHARGE) SHALL BE INSTALLED WITH TRACE WIRE FOR LOCATING PURPOSES. TRACE WIRE TO BE INSTALLED PER SPECIFICATIONS.
- GEOTHERMAL LINES ARE TO BE CONSTRUCTED IN THE SAME MANNER AS WATER LINES WITH THE EXCEPTION OF THE FOLLOWING:
 - GEOTHERMAL VALVES AND CURB STOP COVERS SHALL NOT BE MARKED WATER. ALL TRACE WIRE AND ABOVE GROUND ACCESS BOXES SHALL BE INSTALLED PER THE AWWA UNIFORM COLOR CODE (GEOTHERMAL = PURPLE).
- ALL FITTINGS SHALL BE MECHANICAL JOINTS WITH JOINT RESTRAINT AND THRUST BLOCKS INSTALLED PER DETAILS AND SPECIFICATIONS.
- ALL FITTINGS SHALL HAVE STAINLESS STEEL OR CORROSIVE RESISTANT BOLTS AND BE "POLY WRAPPED".
- PIPE JOINT DEFLECTION ALLOWED TO MAINTAIN ALIGNMENT. STAB PIPE IN LINE THEN DEFLECT PIPE, ONLY AT JOINT. MAX DEFLECTION 2.5 DEGREES. 2.5 DEGREES IS 12" FOR A 20 LINEAR FOOT LENGTH OF PIPE.
- HOA WILL LOCATE GEOTHERMAL OR ALLOW TOWN TO LOCATE GEOTHERMAL LINES AS NEEDED.



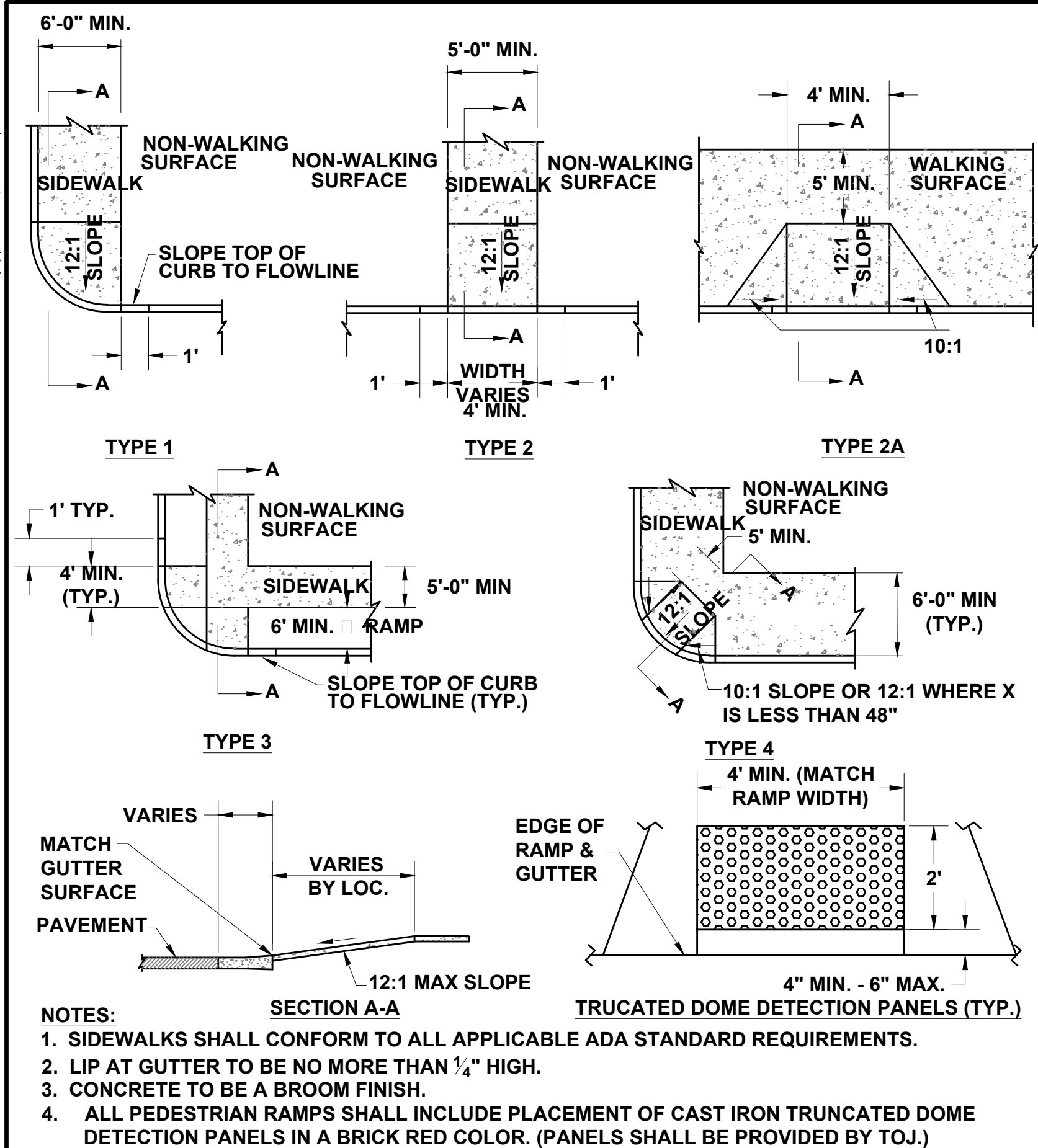
- SHEET TITLE: GEOTHERMAL DISCHARGE MAIN A
STA: 0+00 to STA: 5+24
PLAN AND PROFILE

DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C7.2

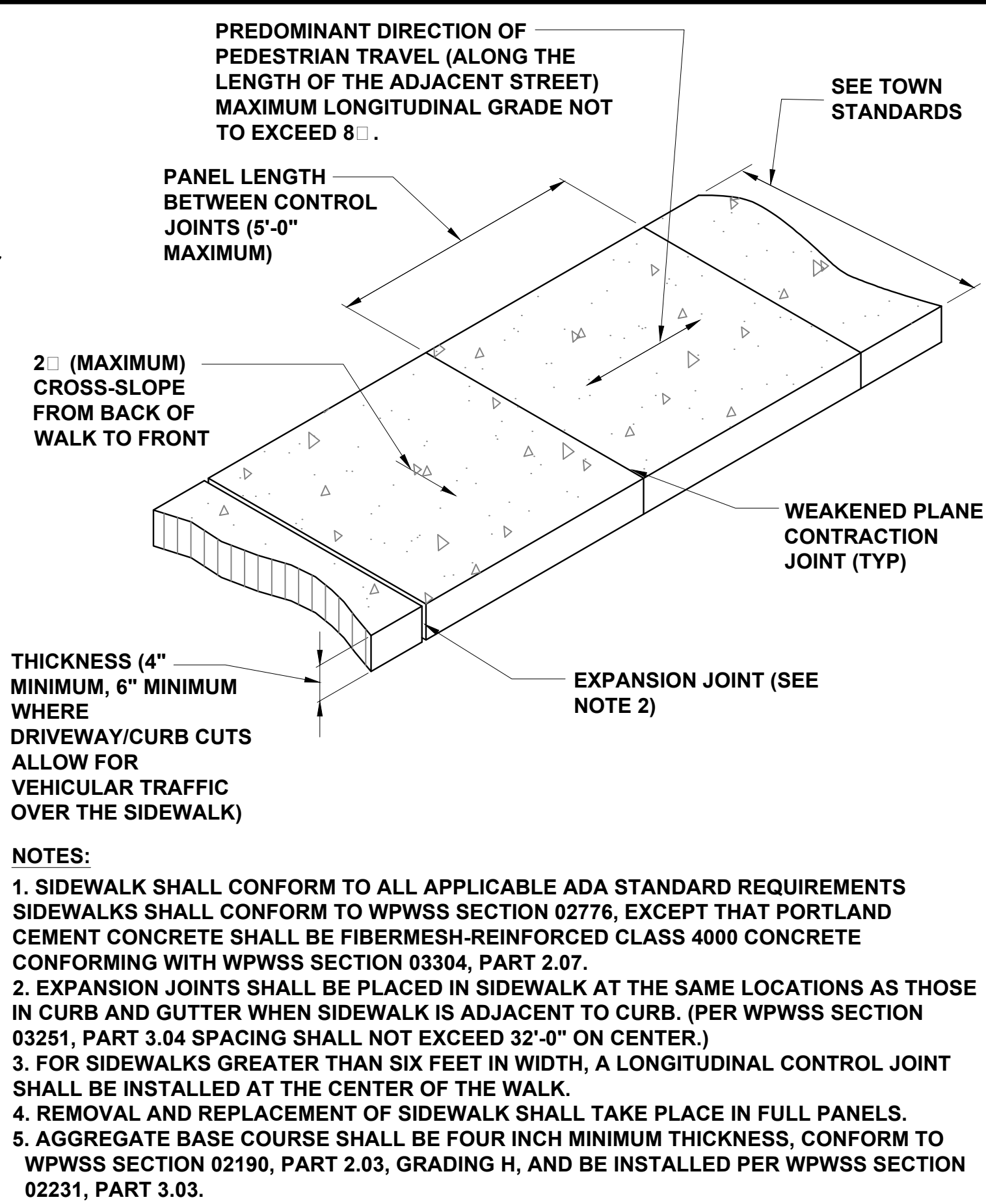
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The Following Images:

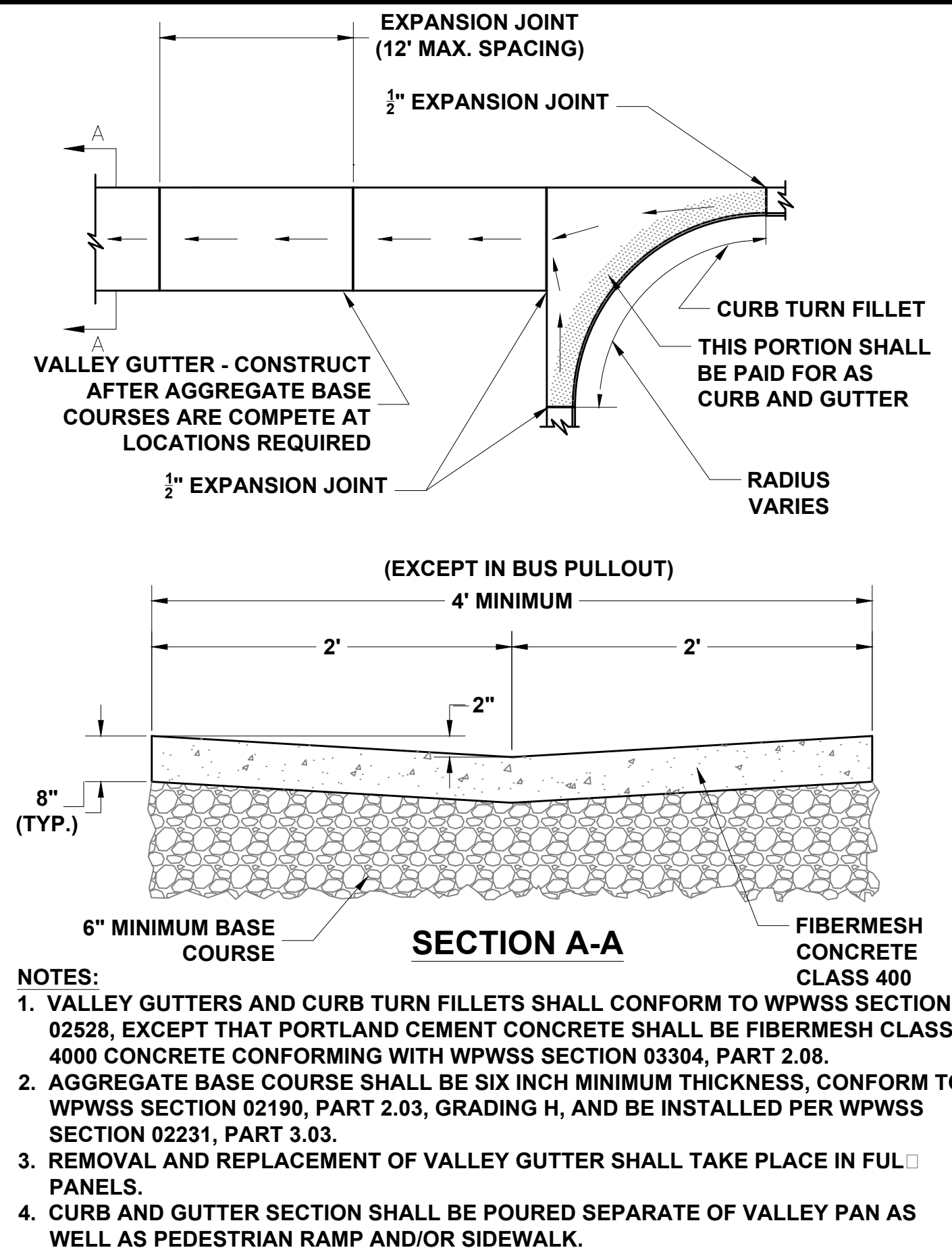
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Ver. 15.1
Revised by: Jorgensen on Jun 20, 2016, 3:28pm



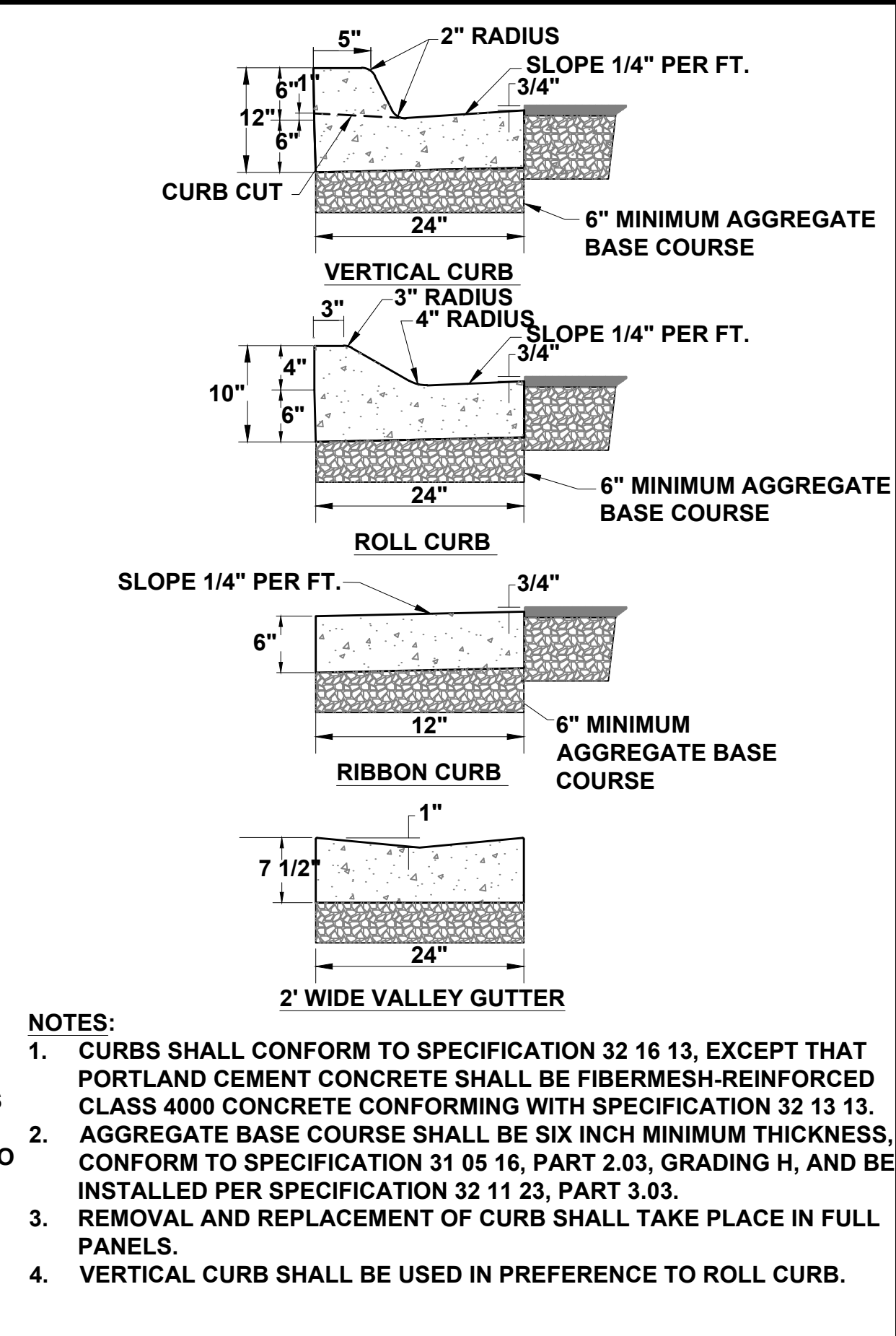
1 PEDESTRIAN RAMP DETAILS
C8.1 NOT TO SCALE



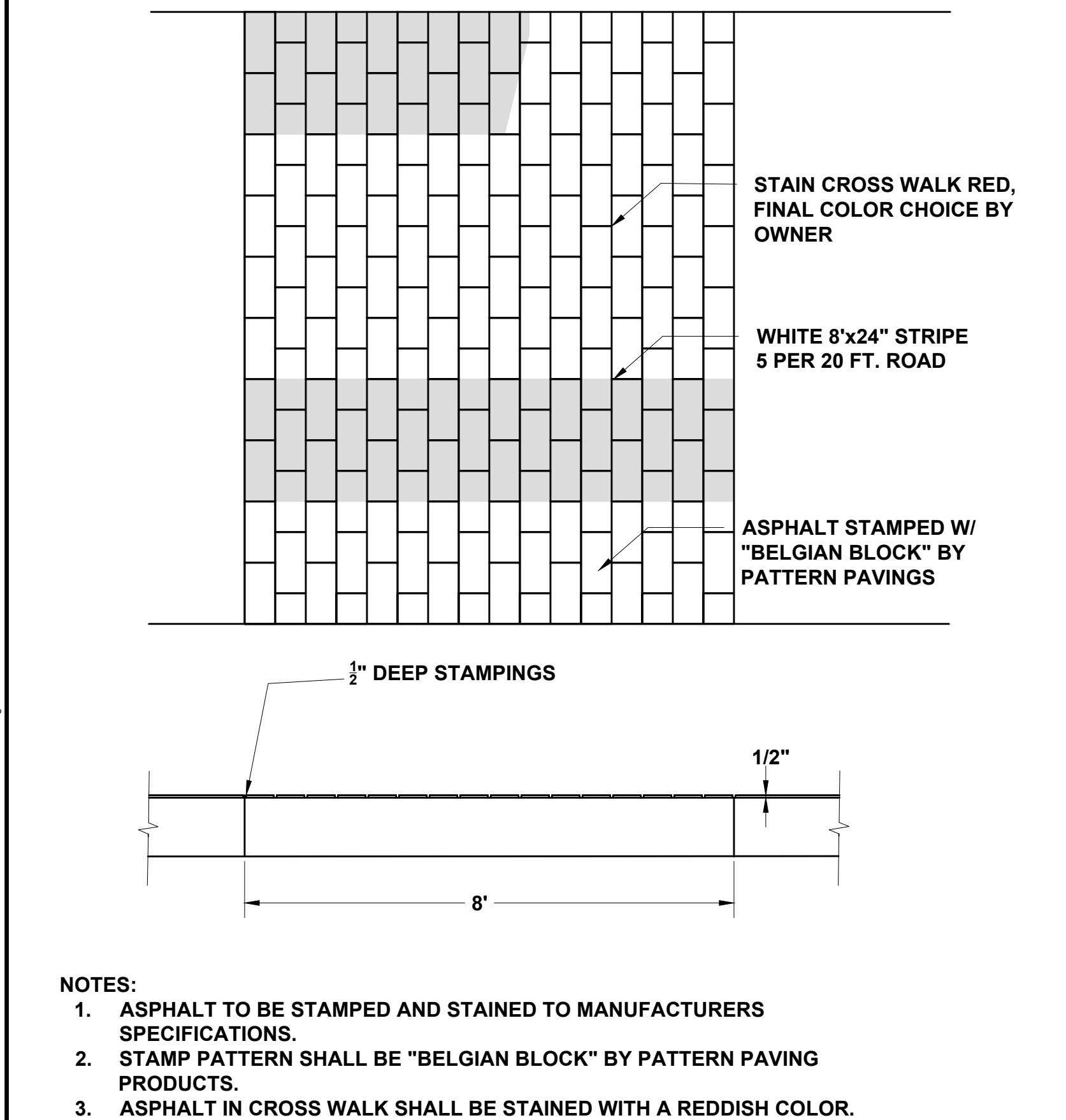
2 SIDEWALK DETAIL
C8.1 NOT TO SCALE



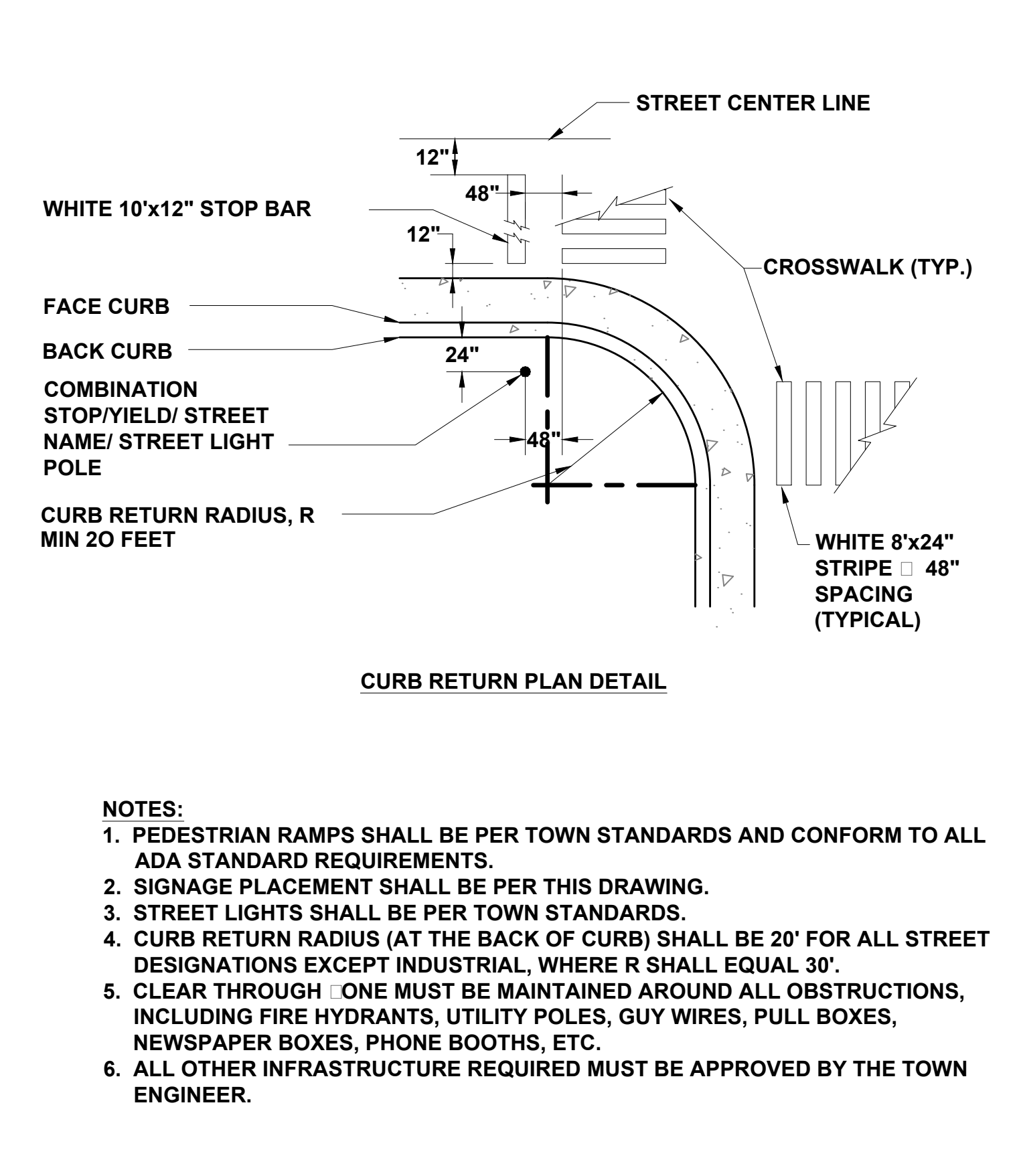
3 VALLEY GUTTER DETAIL
C8.1 NOT TO SCALE



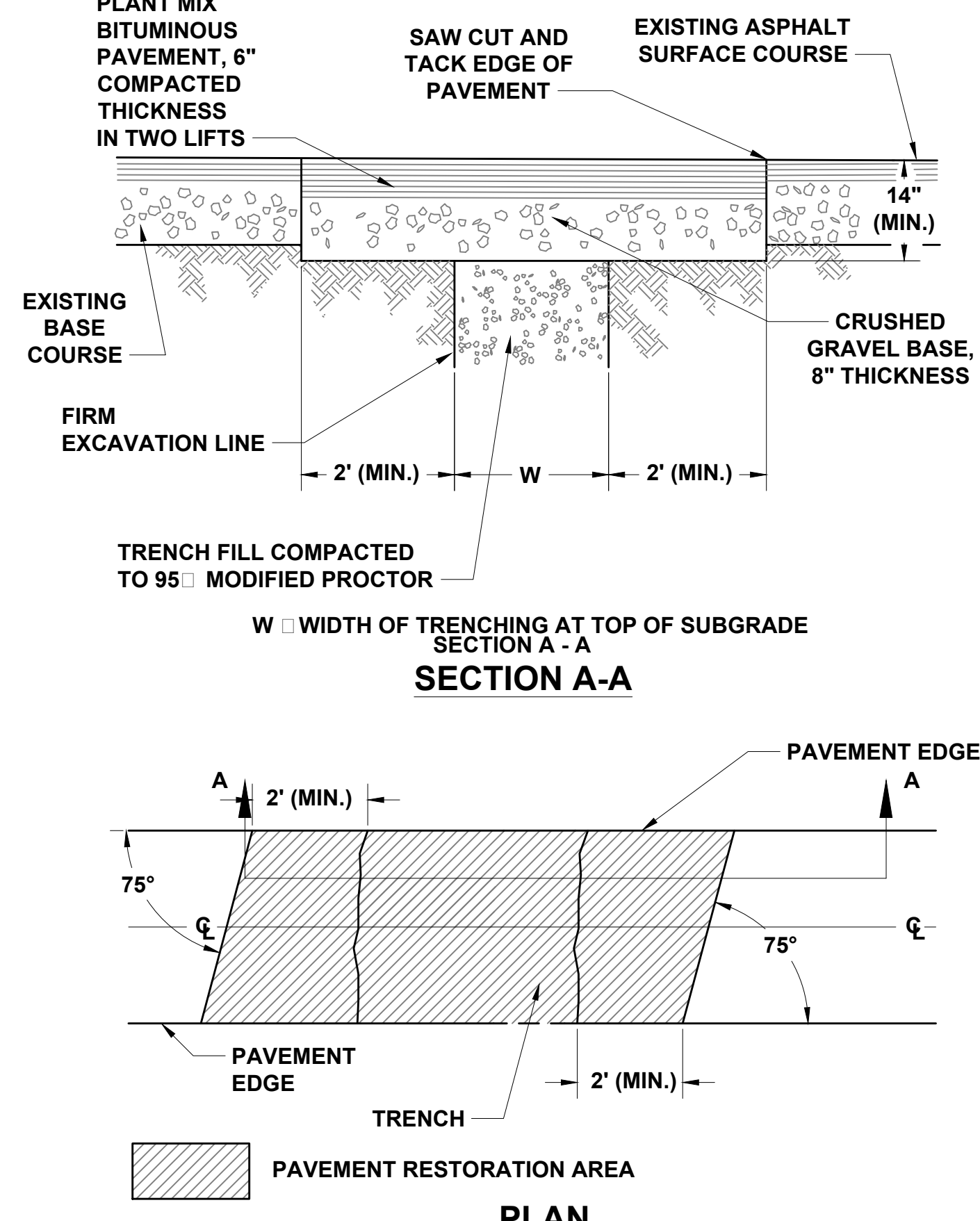
4 CURB DETAILS
C8.1 NOT TO SCALE



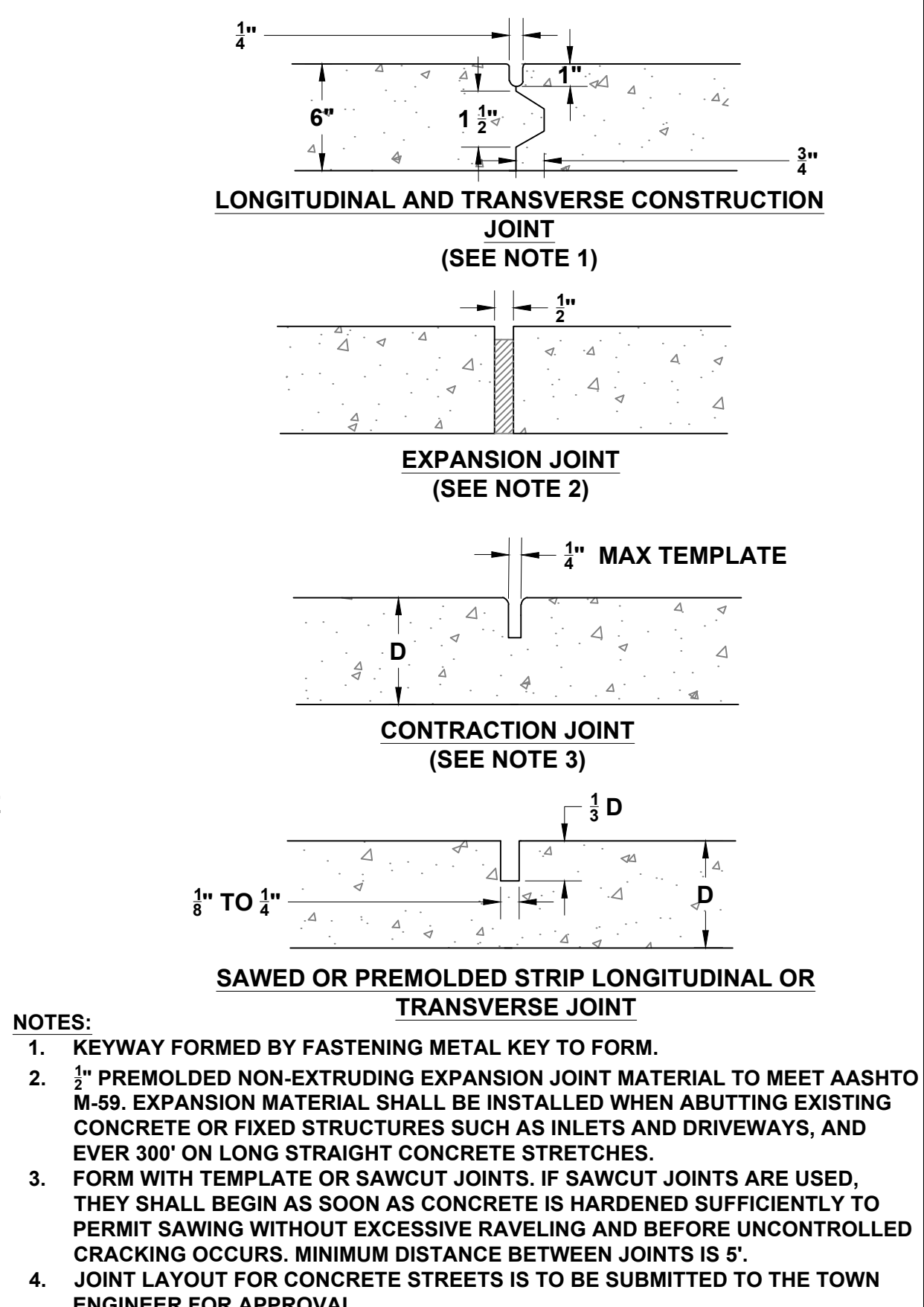
5 CROSSWALK DETAIL
C8.1 NOT TO SCALE



6 STREET INTERSECTION DETAILS
C8.1 NOT TO SCALE



7 PERMANENT CO. ROAD RESTORATION DETAIL
C8.1 NOT TO SCALE



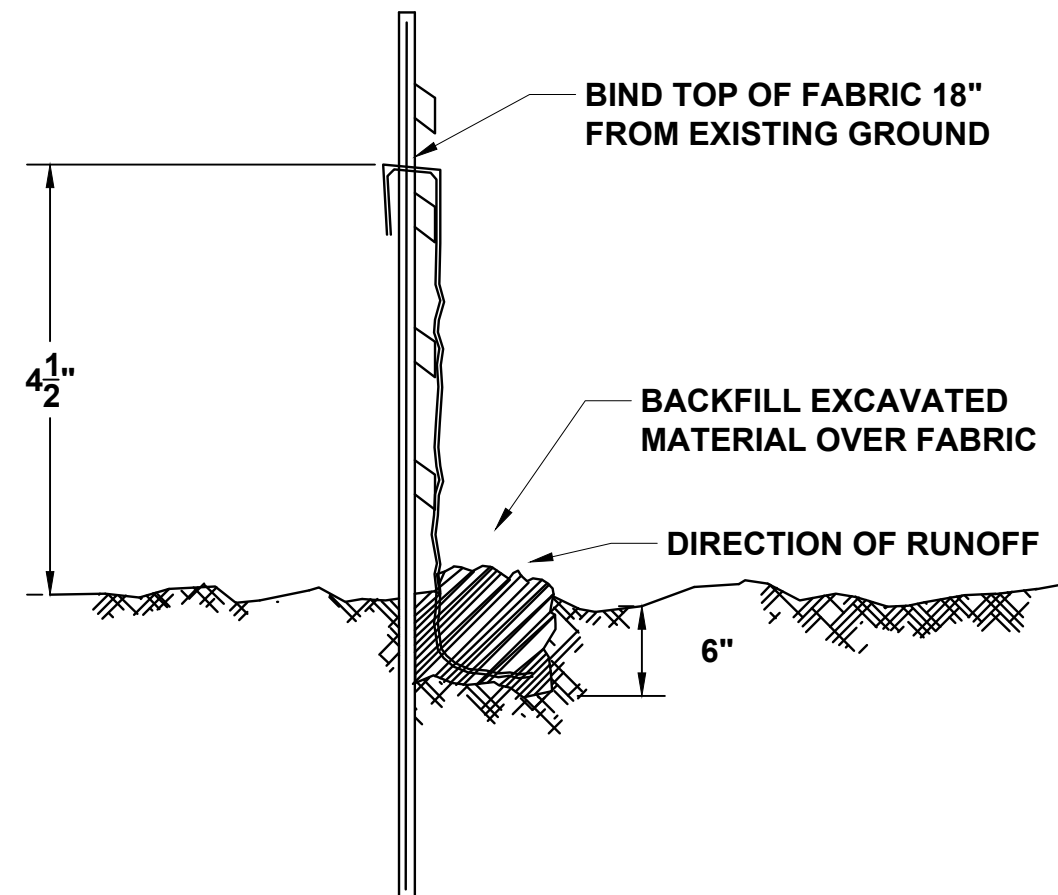
8 PAVING AND CONCRETE JOINT DETAILS
C8.1 NOT TO SCALE

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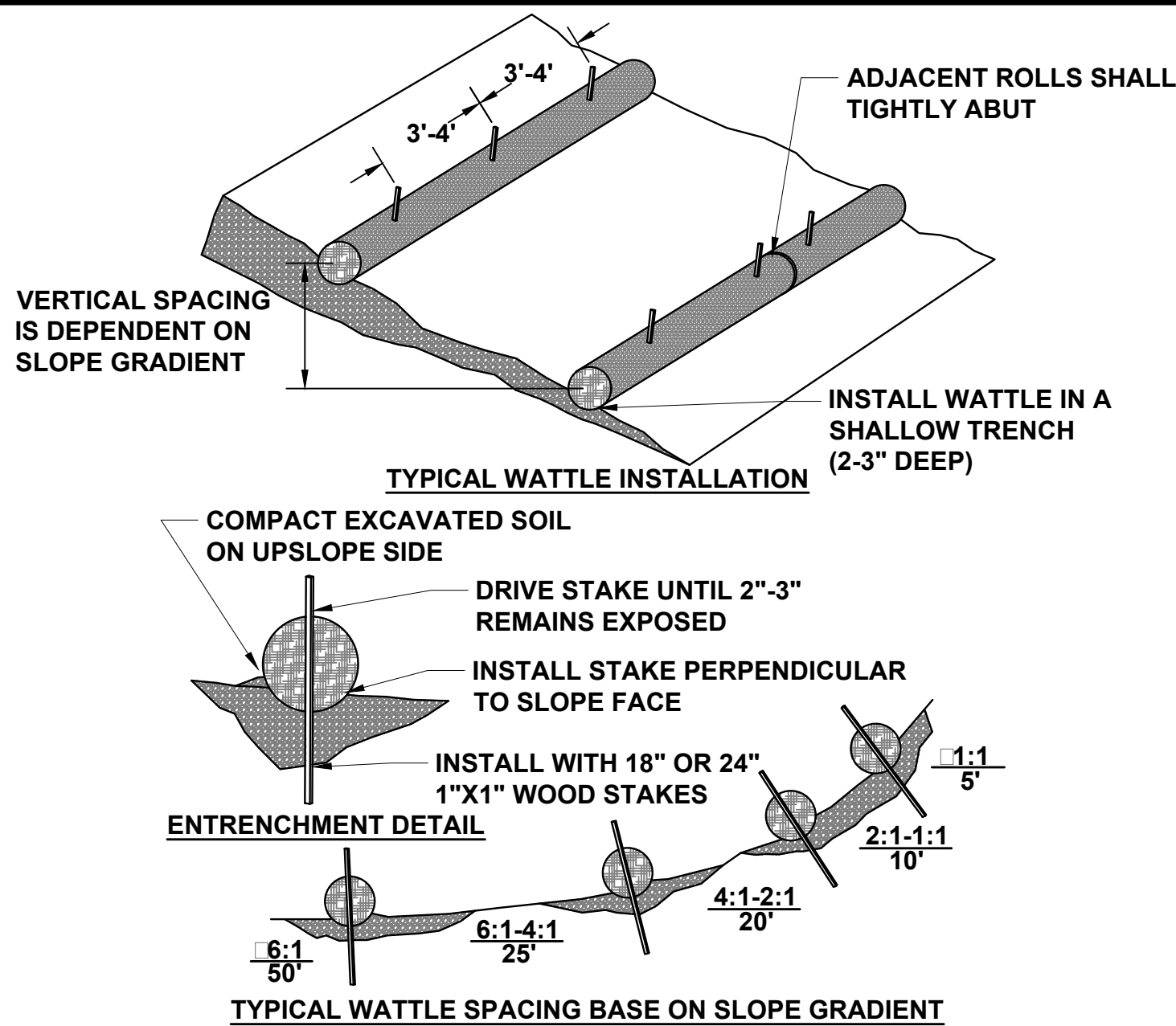
PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

SHEET TITLE:
ROAD AND SITE DETAILS

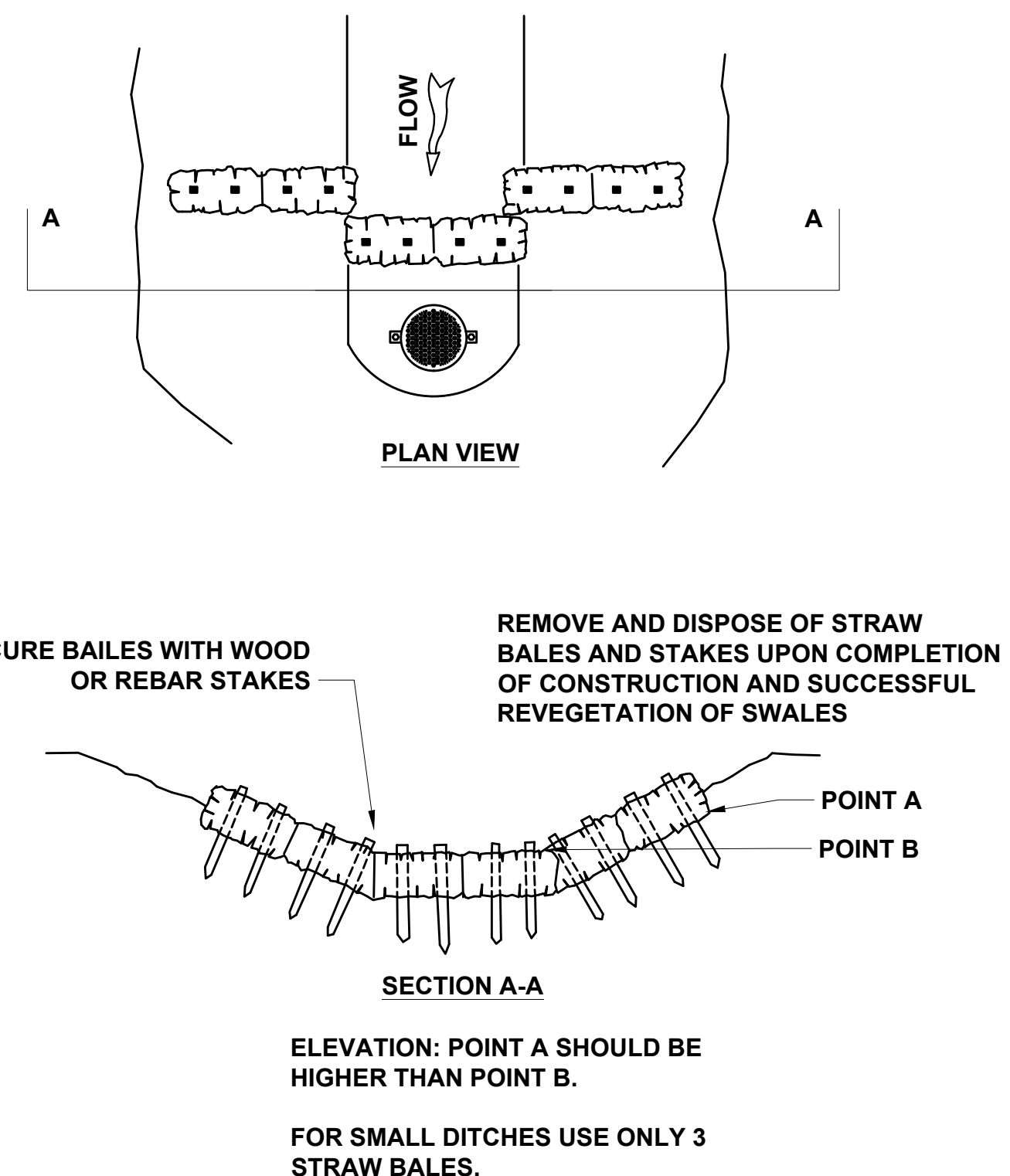
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PLAN VERSION	DATE
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GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C8.1



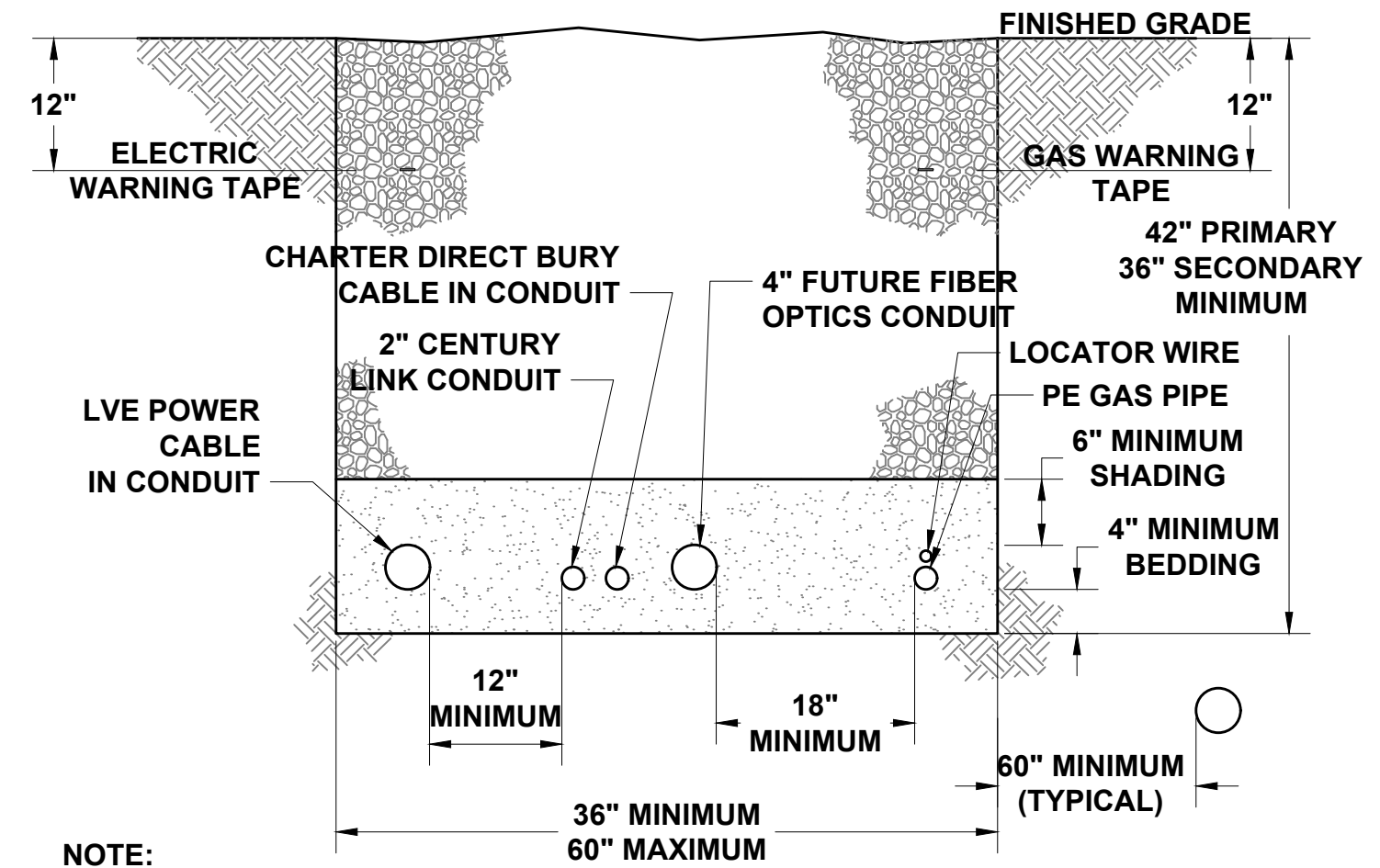
- NOTE:**
1. USE MIRAFI 100X FILTER FABRIC WITH STEEL FENCE POSTS AT 10'0" O.C. MAX., OR APPROVED EQUAL.
 2. PLACE SILT FENCE BARRIER DOWN GRADIENT OF CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS TO CONTROL SILT FROM LEAVING THE SITE.



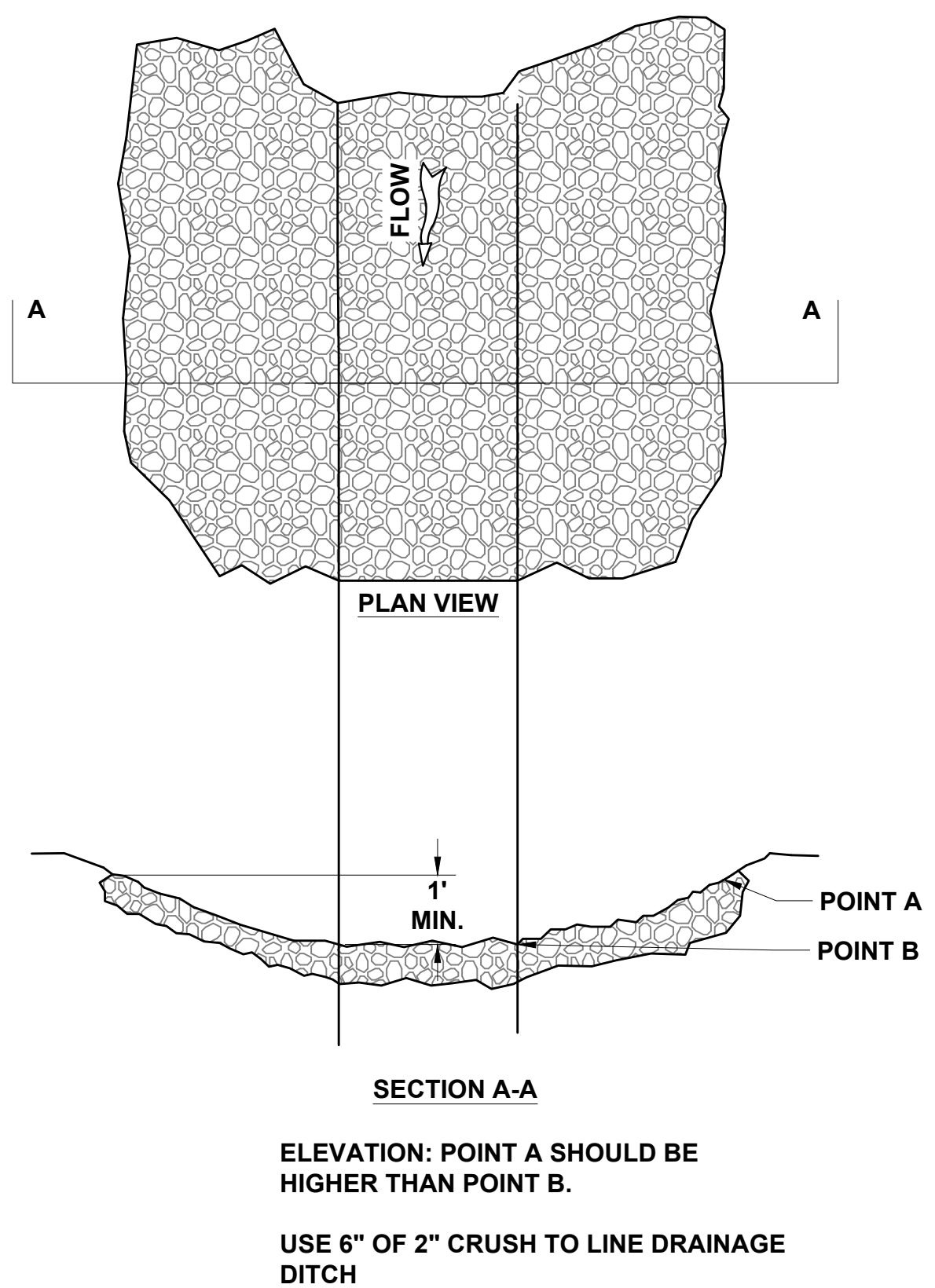
- NOTE:**
1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2"-3" DEEP BY 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
 2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ADJUT
 3. SECURE THE WATTLE WITH 18"-24" STAKES EVERY 3'-4" AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2"-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.
 4. EROSION CONTROL PLAN AND LOCATION OF STRAW WATTLES SHALL BE APPROVED BY THE TOJ PUBLIC WORKS DEPARTMENT.



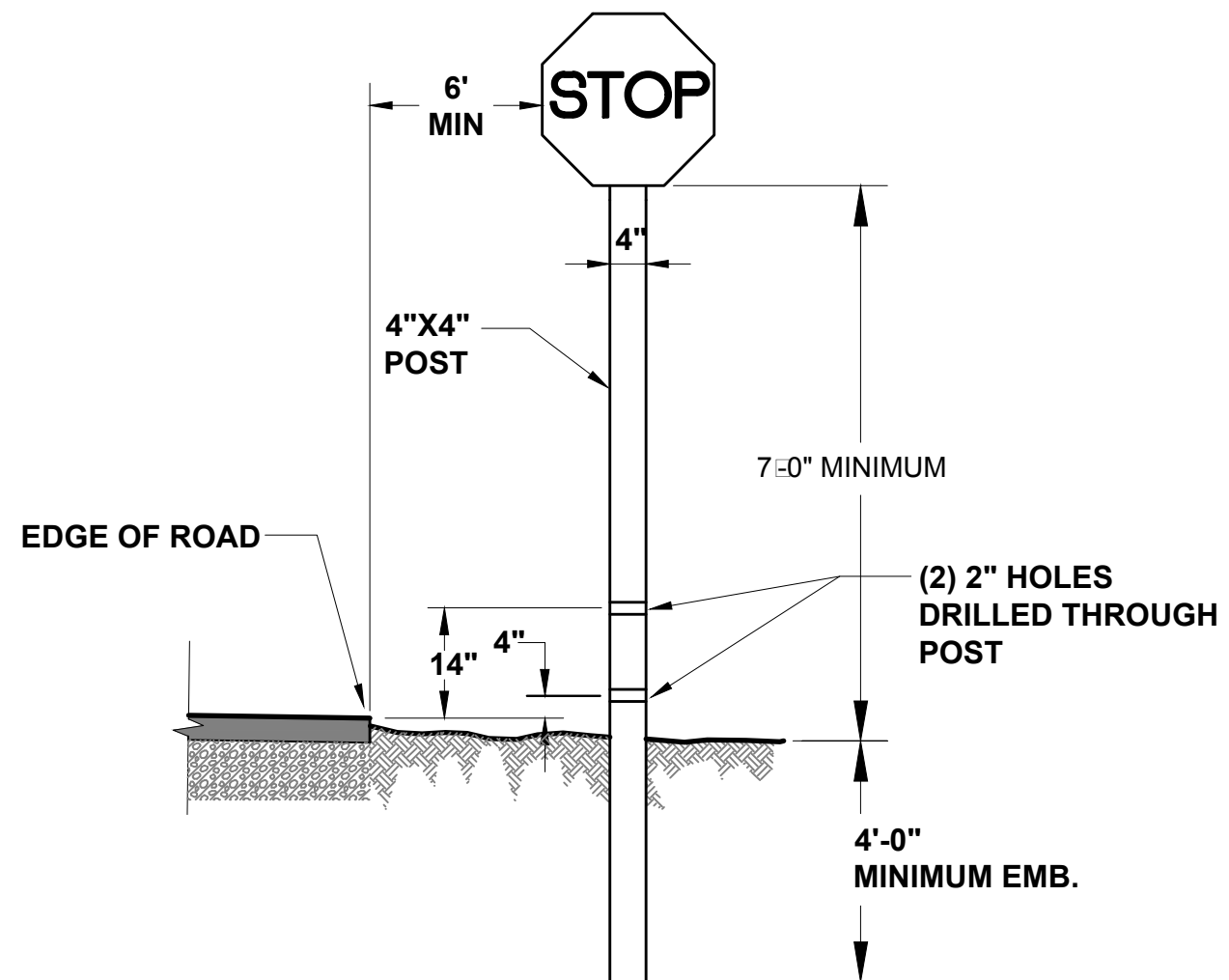
3 C8.2 TEMPORARY STRAW BALE BARRIER DETAIL NOT TO SCALE



- NOTE:** **60" MAXIMUM**
1. CONTRACTOR SHALL VERIFY EXISTING UTILITIES TYPE, SIZE, AND DEPTH PRIOR TO ORDERING MATERIALS.
 2. WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER, SEWER, AND/OR GAS PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" LENGTH OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LEES THAN 24" ON EITHER SIDE OF THE CROSSING.
 3. CUSTOMER INSTALLED CONDUIT MUST BE INSPECTED BY LVE, OR OTHER UTILITY COMPANIES, PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
 4. ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
 5. BEDDING AND SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A 3/4" SCREEN (SAND IS RECOMMENDED).
 6. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR INSTALLATION.
 - 6.1 SOME CONDUIT AND INSTALLATION ARE PROVIDED BY THE UTILITY COMPANY - VERIFY WITH UTILITY AGREEMENTS.
 7. SEE ELECTRICAL PLANS AND RISER DIAGRAMS FOR DETAILS ON QUANTITY AND SIZE OF CONDUITS.
 8. 4" SPARE CONDUIT SHALL BE PLACED ONLY UNDER ALL ROADWAY CROSSINGS. END CAPS AND 4 REBAR FROM END OF CONDUIT TO 4" BELOW FINISHED GRADE.
 9. ADDITIONAL 4" SPARE CONDUIT MAY BE INSTALLED FROM R.O.W. VAULTS TO BUILDING FOR FUTURE CONNECTION OF UNDERGROUND WIRING



4	DRAINAGE DITCH DETAIL
C8.2	NOT TO SCALE



- | | | |
|------------------------|--|---------------------|
| NOTES: | | |
| 1. | HARDWARE TO BE GALVANIZED STEEL OR ALUMINUM ALLOY BOLTS, NUTS AND WASHERS | |
| 2. | SEE LANDSCAPE PLAN, SHEET L1.01 OF THIS DRAWING SET, FOR DETAILS ON STREET NAME SIGNS. | |
| <u>SIGN TABLE</u> | | |
| <u>SIGN</u> | <u>MUTCD CODE</u> | <u>SIZE, INCHES</u> |
| STOP | R1-1 | 30X30 |
| NO PARKING ON PAVEMENT | R8-1 | 24X30 |
| SPEED LIMIT | R2-1 | 24X30 |
| ROAD NAME SIGN | D3-1 □ | VARIES |
| □ OR APPROVED EQUAL, | | |

5

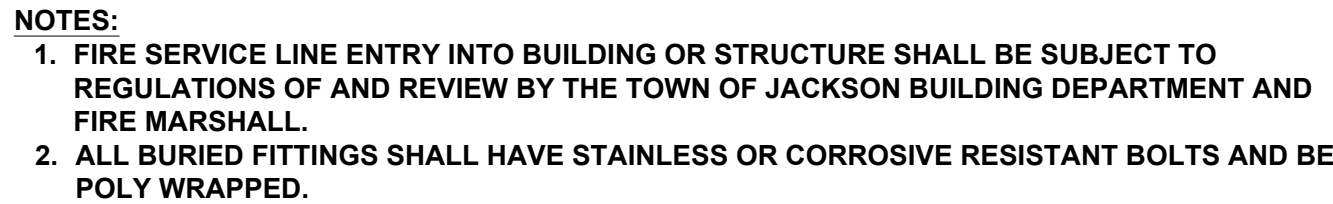
C8.2

SIGN DETAIL

NOT TO SCALE

6 TYPICAL UTILITY TRENCH

C8.2 NOT TO SCALE



This diagram illustrates the trench preparation for a water pipe. A cross-section of a trench is shown, with a 'SEWER PIPE' at the top and a 'WATER PIPE' at the bottom. The 'SEWER PIPE' is shown with a 9' length. The 'WATER PIPE' is shown with a 4" MIN. diameter. The trench is filled with 'PIPE BEDDING' and 'NATIVE BACKFILL'. The 'WATER PIPE' is surrounded by 'FLOWABLE FILL' with a minimum thickness of 4" MIN. on all sides. The 'SEWER PIPE' is also surrounded by 'FLOWABLE FILL' with a minimum thickness of 2" MIN. on all sides.

3 **WATER / SEWER CROSSING** --- C8.3 NOT TO SCALE



4 FIRE HYDRANT DETAIL

BENDS			
SI E	45°	22-1/2°	11-1/4°
3"	8.3	4.4	2.1
4"	14.7	7.5	3.9
6"	33.0	17.0	8.4
8"	58.5	29.7	14.9
10"	91.2	46.5	23.3
12"	131.7	67.5	33.3




5
C8.3

WATER VALVE ADJUSTMENT DETAIL

NOT TO SCALE



- 

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PROJECT TITLE:

HIDDEN HOLLOW
 HANSEN & HANSEN, LLP
 PHASE 2 DEVELOPMENT PLAN
 TOWN OF JACKSON, WYOMING

SHEET TITLE:

STORMWATER SYSTEM DETAILS

DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	
16016.10	
SHEET	
C8.5	

LEGEND

- A** SNOW STORAGE / DETENTION AREA
- B** EXISTING WETLANDS, PRESERVED
- C** PROPOSED WETLAND MITIGATION AREA
- D** SIDEWALK
- E** TRASH RECEPTACLES
- F** 15' OVERHEAD POWER LINE EASEMENT
- G** 50' ACCESS & UTILITY EASEMENT
- H** PAVILION
- I** POTENTIAL KING STREET CONNECTION
- J** POTENTIAL PATHWAY CONNECTION - REQUIRES CURB-CUT & REMOVAL OF 2 PARKING
- K** 10' MULTI-USE PATH
- L** PROPOSED CONNECTION POINT TO FUTURE PATHWAY SYSTEM
- M** PET WALKING AREA W/ MUTT-MITT STATION
- N** PEDESTRIAN CONNECTION - REQUIRES CURB-CUT, REMOVAL OF 2 PARKING, & CROSSWALK STRIPING
- SF** SINGLE FAMILY UNIT
- TH** TOWNHOUSE
- MF** MULTI-FAMILY/CONDO



HIDDEN HOLLOW
PROPOSED SITE PLAN
25 JUNE 2018

HERSHBERGER DESIGN
LANDSCAPE ARCHITECTURE, PLANNING, ENGINEERING

TETON COUNTY RECREATION CENTER

DAVEY JACKSON
ELEMENTARY SCHOOL

LEGEND

- A SNOW STORAGE / DETENTION AREA
- B EXISTING WETLANDS, PRESERVED
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- SF SINGLE FAMILY UNIT
- TH TOWNHOUSE
- MF MULTI-FAMILY/CONDO
- PEDESTRIAN PATH
- 10' MULTI-USE PATH



HIDDEN HOLLOW
PEDESTRIAN CIRCULATION DIAGRAM
25 JUNE 2018

HERSHBERGER DESIGN
LANDSCAPE ARCHITECTURE, PLANNING, & URBAN DESIGN

TETON COUNTY RECREATION CENTER

DAVEY JACKSON
ELEMENTARY SCHOOL

PLANTING & IRRIGATION NOTES

- Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
- Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
- Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
- Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1½ inches below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seed or sod.
- Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
- Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, sod, stones greater than ½" in any dimension, clay lumps, and other extraneous materials detrimental to plant growth.
- For areas to receive sod or seed and/or to produce planting soil for areas indicated on details, amend suitable topsoil with organic compost to a ratio of 1 part compost to 4 parts topsoil by volume.
- Compost shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8.0; moisture content 35 to 55 percent by weight, with organic matter content 50 to 60 percent of dry weight with 16-16-8 nutrient composition. If compost is not 16-16-8 composition, add commercial fertilizer in necessary quantities to meet 16-16-8 nutrient composition. Source: Glacier Gold Compost or approved equal.
- Contact to supplement existing native surface topsoil as necessary. Obtain supplemental topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
- Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-8.0; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 decisiemens/m; not to exceed 0.5 percent inert contaminants and free of substances toxic to planting, organic matter content 50 to 60 percent of dry weight. Source: Glacier Gold Compost or approved equal.
- The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.
- Carefully align and space plant materials as indicated in these notes, drawings, and details. The final location of plant materials is to be approved by the Landscape Architect on site prior to installation. The Contractor is responsible for staking or marking the location of all plant materials on site for review by the Landscape Architect. The Landscape Architect reserves the right to adjust the exact locations of plants on site.
- All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
- All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray or rotor system. Irrigation system shall be design-build by Contractor. Contractor shall provide an irrigation shop-drawing for review by Landscape Architect before proceeding. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project.
- The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
- No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
- For ball & burlap trees, remove burlap from top ⅓ of rootball and entire wire basket as tree pits are backfilled.
- All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
- During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.
- All disturbed areas not receiving other planting treatment shall be seeded with native seed mix as specified on these plans. Mix as Follows:

Species	Rate (LBS/acre)	Percent
<i>Deschampsia caespitosa</i> / Tufted Hairgrass	7.2	36
<i>Phleum virginicum</i> / Alpine Timothy	7.2	36
<i>Chamerion angustifolium</i> / Fireweed	1.0	5
<i>Balsamorhiza macrophylla</i> / Cutleaf Balsamroot	1.0	5
<i>Iris missouriensis</i> / Rocky Mountain Iris	1.4	7
<i>Linum lewisii</i> var. <i>lewisii</i> / Lewis Flax	1.0	5
<i>Solidago canadensis</i> / Canada Goldenrod	0.6	3
<i>Mimulus floribundus</i> / Manyflowered Monkeyflower	0.6	3
TOTAL	20.0	100

- Apply 16-16-8 fertilizer at the rate of 15 lbs per 1,000 SF and till into top 4" of areas to receive sod or seed.
- Planting period for seed and sod shall be immediately after finish grading and irrigation installation are accepted but no later than September 30 for sod. Seed shall be installed after September 30 or no later than June 1.

PLANT UNIT SUMMARY

HIDDEN HOLLOW PLANT UNIT SUMMARY, FULL BUILDOUT - ALL PHASES

Plant Unit Requirements:
1 Plant Unit per Dwelling Unit (171 Dwelling Units Proposed) = 171 Plant Units
1 Plant Unit per 12 Parking Spaces (81 Surface Parking Spaces Proposed) = 7 Plant Units
TOTAL PLANT UNIT REQUIREMENT = 178 PLANT UNITS

Plant Unit Breakdown of Submissions:
Previously Submitted and Approved:
Total Plant Units previously proposed in Phase 1a FDP / CEC2 = 6 Plant Units
Total Plant Units previously proposed Phase 1b FDP (TH Units 1-3 & 16-20) = 8 Plant Units
Total Plant Units previously proposed Multi-Family Buildings 4&5 Building Permit = 36 Plant Units
This Submission:
Total Plant Units currently proposed in FDP2 (see detail breakdown to right) = 108 Plant Units
Future Submissions:
Total Future Plant Units proposed in Single Family Lots (at B.P. submission) = 20 Plant Units

TOTAL PLANT UNITS PROPOSED, ALL PHASES = 178 Plant Units

HIDDEN HOLLOW PLANT UNIT SUMMARY, FDP2

95 Dwelling Units Proposed:
55 Units in Multi-Family Buildings 2&3, 28 units in Multi-Family Building 1 and 12 Townhouse Units)
15 Surface Parking Spaces Proposed

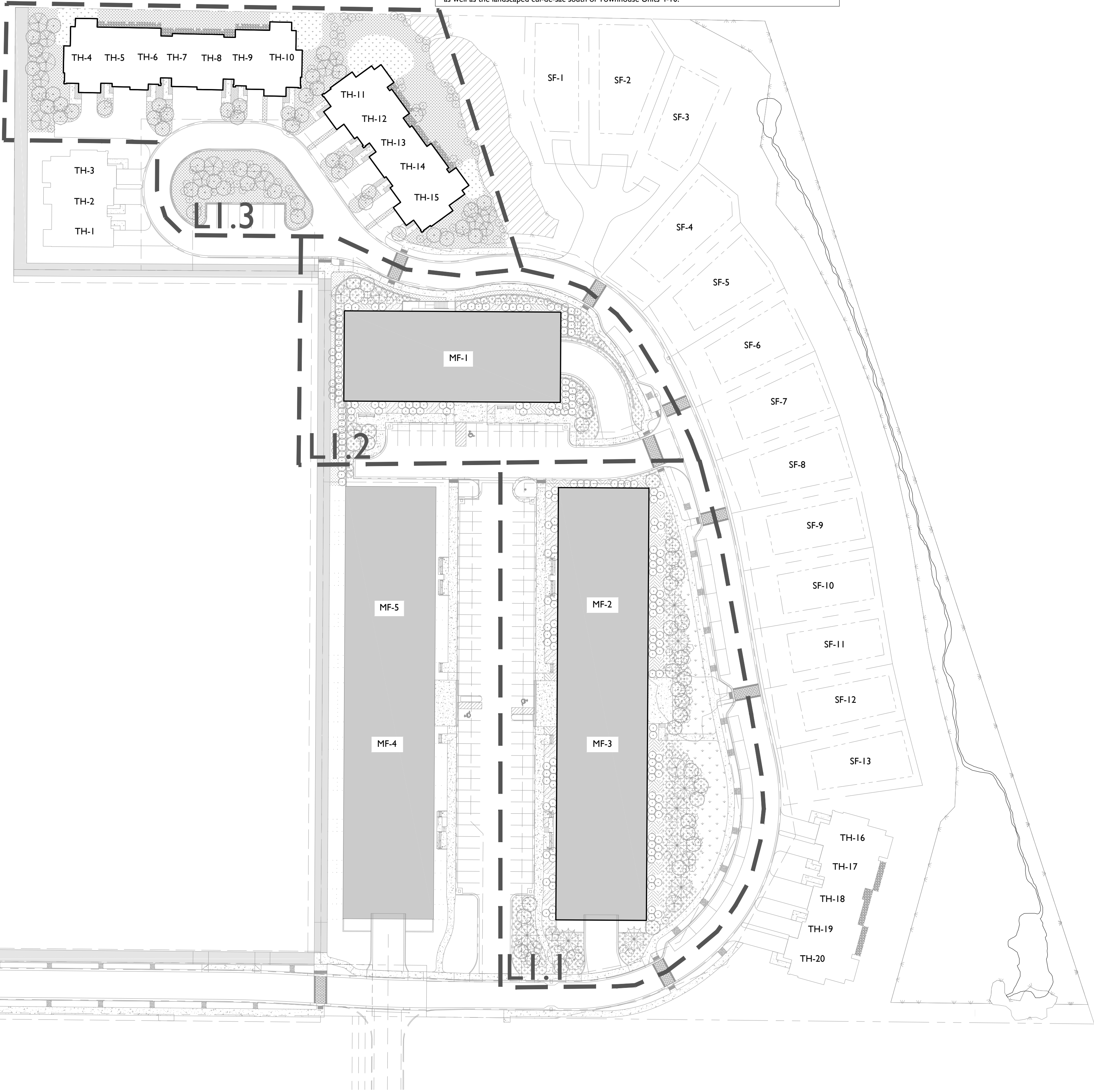
1 Plant Unit Required per Dwelling Unit = 95 Plant Units
1 Plant Unit Required per 12 Parking Spaces = 2 Plant Units

FDP2 Plant Unit Requirement = 97 Plant Units

Total Plant Units proposed Multi-Family Buildings 2&3 = 61 Plant Units
Total Plant Units proposed Multi-Family Building 1 = 23 Plant Units
Total Plant Units proposed Townhouse Units 4-15 = 24 Plant Units

FDP2 Plant Units Proposed = 108 Plant Units*

*The additional plant units proposed within this Final Development Plan is to meet the plant unit requirement of the overall project. The additional plant units are located in the common area east of Multi-Family Buildings 2&3 as well as the landscaped cul-de-sac south of Townhouse Units 4-10.



HIDDEN HOLLOW
MERCILL AVENUE AT HIDDEN HOLLOW
FDP2

60 ROSENCRANS
JACKSON, WYOMING

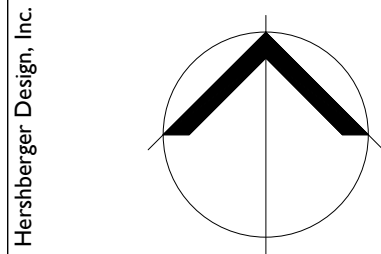
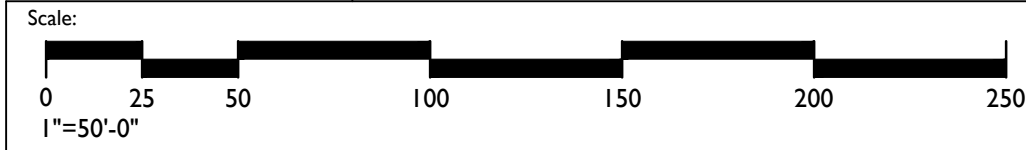
LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- SINGLE FAMILY BUILDING ENVELOPE
- TOP OF CURB
- SIDEWALK
- BUILDING FOOTPRINT (THIS APPLICATION, FDP2)

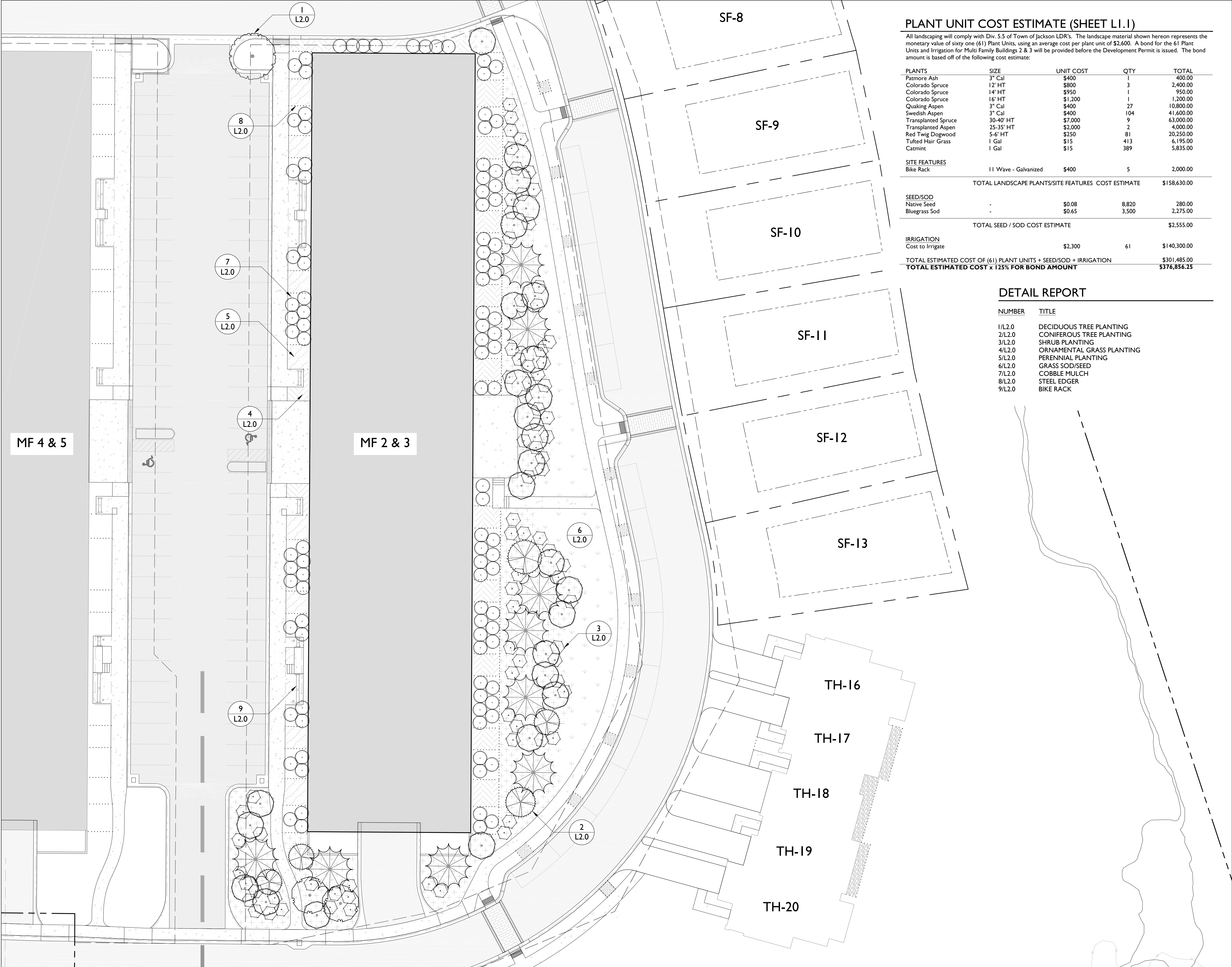
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Landscape Architecture · Environmental Planning · Urban Design
560 South Glenwood P.O. Box 1648 Jackson, Wyoming 83001 T:307.739.1001 F:307.734.8322

Issue Date:	06.25.2018	FDP2 SUBMISSION
Drawing Title:	MATERIALS & PLANTING KEY PLAN	
Drawing Number:	LI.0	



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PLANT UNIT COST ESTIMATE (SHEET LI.1)

All landscaping will comply with Div. 5.5 of Town of Jackson LDR's. The landscape material shown hereon represents the monetary value of sixty one (61) Plant Units, using an average cost per plant unit of \$2,600. A bond for the 61 Plant Units and Irrigation for Multi Family Buildings 2 & 3 will be provided before the Development Permit is issued. The bond amount is based off of the following cost estimate:

PLANTS	SIZE	UNIT COST	QTY	TOTAL
Patmore Ash	3" Cal	\$400	1	400.00
Colorado Spruce	12' HT	\$800	3	2,400.00
Colorado Spruce	14' HT	\$950	1	950.00
Colorado Spruce	16' HT	\$1,200	1	1,200.00
Quaking Aspen	3" Cal	\$400	27	10,800.00
Swedish Aspen	3" Cal	\$400	104	41,600.00
Transplanted Spruce	30-40' HT	\$7,000	9	63,000.00
Transplanted Aspen	25-35' HT	\$2,000	2	4,000.00
Red Twig Dogwood	5-6' HT	\$250	81	20,250.00
Tufted Hair Grass	1 Gal	\$15	413	6,195.00
Catmint	1 Gal	\$15	389	5,835.00
SITE FEATURES				
Bike Rack	11 Wave - Galvanized	\$400	5	2,000.00
TOTAL LANDSCAPE PLANTS/SITE FEATURES COST ESTIMATE				\$158,630.00
SEED/SOD				
Native Seed	-	\$0.08	8,820	280.00
Bluegrass Sod	-	\$0.65	3,500	2,275.00
TOTAL SEED / SOD COST ESTIMATE				\$2,555.00
IRRIGATION				
Cost to Irrigate		\$2,300	61	\$140,300.00
TOTAL ESTIMATED COST OF (61) PLANT UNITS + SEED/SOD + IRRIGATION				\$301,485.00
TOTAL ESTIMATED COST x 125% FOR BOND AMOUNT				\$376,856.25

DETAIL REPORT

NUMBER	TITLE
1/L2.0	DECIDUOUS TREE PLANTING
2/L2.0	CONIFEROUS TREE PLANTING
3/L2.0	SHRUB PLANTING
4/L2.0	ORNAMENTAL GRASS PLANTING
5/L2.0	PERENNIAL PLANTING
6/L2.0	GRASS SOD/SEED
7/L2.0	COBBLE MULCH
8/L2.0	STEEL EDGER
9/L2.0	BIKE RACK

HIDDEN HOLLOW
MERCILL AVENUE AT HIDDEN HOLLOW
FDP2

60 ROSENCRANS
JACKSON, WYOMING

LEGEND

- PROPERTY BOUNDARY / LOT LINES
- SINGLE FAMILY LOT BOUNDARY
- SINGLE FAMILY BUILDING ENVELOPE
- TOP OF CURB
- SIDEWALK / PATHWAY
- STEEL EDGER

PLANT SCHEDULE (SHEET LI.1)

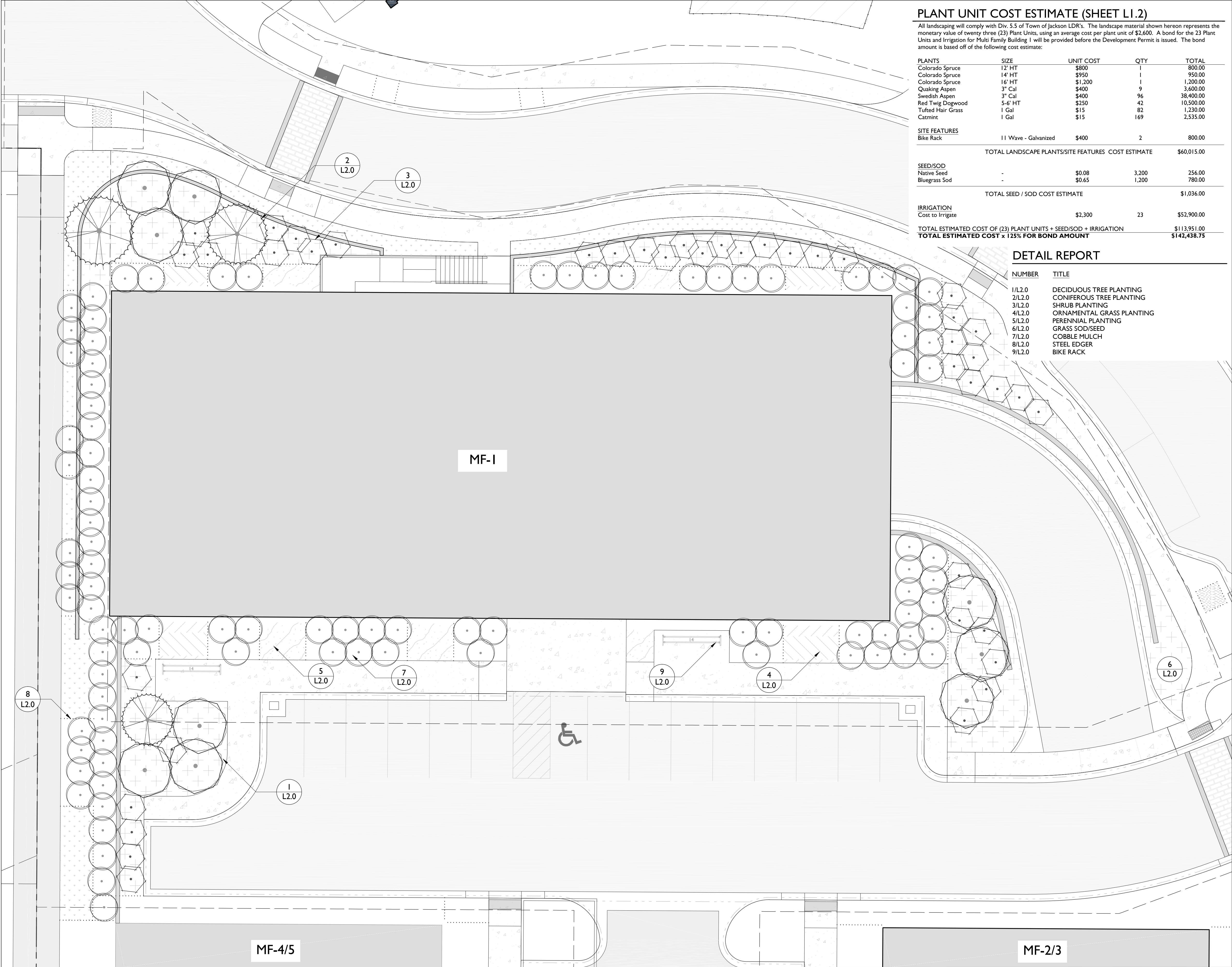
TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Ash	B & B	3"	1
	Picea pungens / Spruce	B & B	12'	3
	Picea pungens / Spruce	B & B	14'	1
	Picea pungens / Spruce	B & B	16'	1
	Populus tremuloides / Quaking Aspen	B & B	3"	27
	Populus tremuloides erecta / Swedish Aspen	B & B	3"	104
	Colorado Spruce (Transplanted from on-site)	Spade	30-40'	9
	Quaking Aspen (Transplanted from on-site)	Spade	25-35'	2
SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY	
	Cornus stolonifera / Red Twig Dogwood	5-6' HT	81	
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Deschampsia cespitosa / Tufted Hair Grass	1 gal.	24" o.c.	413
	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal.	18" o.c.	389
	Bluegrass Sod			3,500 sf
	Native Seed			8,820 sf
		Rate (LB/sacre)	Percent	
Deschampsia caespitosa / Tufted Hairgrass		7.2	36	
Phleum alpinum / Alpine Timothy		7.2	36	
Chamerion angustifolium / Fireweed		1.0	5	
Balsamorhiza macrophylla / Cutleaf Balmroot		1.0	5	
Iris missouriensis / Rocky Mountain Iris		1.4	7	
Linum lewisii var. lewisii / Lewis Flax		1.0	5	
Solidago canadensis / Canada Goldenrod		0.6	3	
Mimulus floribundus / Manyflowered Monkeyflower		0.6	3	

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Issue Date:	06.25.2018	FDP2 SUBMISSION
Drawing Title:		
MULTI-FAMILY BUILDINGS 2&3 PLANTING PLAN		
Drawing Number:		
LI.1		



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PLANT UNIT COST ESTIMATE (SHEET LI.2)

All landscaping will comply with Div. 5.5 of Town of Jackson LDR's. The landscape material shown hereon represents the monetary value of twenty three (23) Plant Units, using an average cost per plant unit of \$2,600. A bond for the 23 Plant Units and Irrigation for Multi Family Building 1 will be provided before the Development Permit is issued. The bond amount is based off of the following cost estimate:

PLANTS	SIZE	UNIT COST	QTY	TOTAL
Colorado Spruce	12' HT	\$800	1	800.00
Colorado Spruce	14' HT	\$950	1	950.00
Colorado Spruce	16' HT	\$1,200	1	1,200.00
Quaking Aspen	3" Cal	\$400	9	3,600.00
Swedish Aspen	3" Cal	\$400	96	38,400.00
Red Twig Dogwood	5-6' HT	\$250	42	10,500.00
Tufted Hair Grass	1 Gal	\$15	82	1,230.00
Catmint	1 Gal	\$15	169	2,535.00
SITE FEATURES				
Bike Rack	11 Wave - Galvanized	\$400	2	800.00
TOTAL LANDSCAPE PLANTS/SITE FEATURES COST ESTIMATE				\$60,015.00
SEED/SOD				
Native Seed	-	\$0.08	3,200	256.00
Bluegrass Sod	-	\$0.65	1,200	780.00
TOTAL SEED / SOD COST ESTIMATE				\$1,036.00
IRRIGATION				
Cost to Irrigate		\$2,300	23	\$52,900.00
TOTAL ESTIMATED COST OF (23) PLANT UNITS + SEED/SOD + IRRIGATION				\$113,951.00
TOTAL ESTIMATED COST x 125% FOR BOND AMOUNT				\$142,438.75

DETAIL REPORT

NUMBER	TITLE
1/L2.0	DECIDUOUS TREE PLANTING
2/L2.0	CONIFEROUS TREE PLANTING
3/L2.0	SHRUB PLANTING
4/L2.0	ORNAMENTAL GRASS PLANTING
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7/L2.0	COBBLE MULCH
8/L2.0	STEEL EDGER
9/L2.0	BIKE RACK

HIDDEN HOLLOW
MERCILL AVENUE AT HIDDEN HOLLOW
FDP2

60 ROSENCRANS
JACKSON, WYOMING

LEGEND

---	PROPERTY BOUNDARY
- - -	SINGLE FAMILY LOT BOUNDARY
- . - . -	SINGLE FAMILY BUILDING ENVELOPE
---	TOP OF CURB
---	SIDEWALK / PATHWAY
.....	STEEL EDGER

PLANT SCHEDULE (SHEET LI.2)

TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY
	Picea pungens / Spruce	B & B	12'	1
	Picea pungens / Spruce	B & B	14'	1
	Picea pungens / Spruce	B & B	16'	1
	Populus tremuloides / Quaking Aspen	B & B	3"	9
	Populus tremuloides erecta / Swedish Aspen	B & B	3"	96

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Cornus stolonifera / Red Twig Dogwood	5-6' HT	42

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Deschampsia cespitosa / Tufted Hair Grass	1 gal.	24" o.c.	82
	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal.	18" o.c.	169
	Bluegrass Sod			1,200 sf
	Native Seed			3,200 sf

	Rate (LBS/sqre)	Percent
Deschampsia cespitosa / Tufted Hairgrass	7.2	36
Phleum alpinum / Alpine Timothy	7.2	36
Chamerion angustifolium / Fireweed	1.0	5
Balsamorhiza macrophylla / Cutleaf Balsamroot	1.0	5
Iris missouriensis / Rocky Mountain Iris	1.4	7
Linum lewisii var. lewisii / Lewis Flax	1.0	5
Solidago canadensis / Canada Goldenrod	0.6	3
Mimulus floribundus / Manyflowered Monkeyflower	0.6	3
TOTAL	20.0	100

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Issue Date:	
· 06.25.2018	FDP2 SUBMISSION
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Drawing Title:
**MULTI-FAMILY
BUILDING I
PLANTING PLAN**

Drawing Number:

L1.2



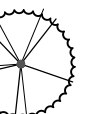

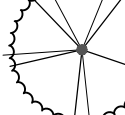
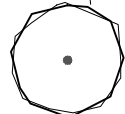
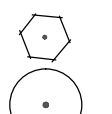

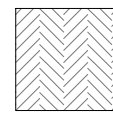
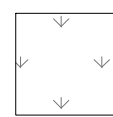
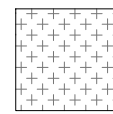
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HIDDEN HOLLOW
MERCILL AVENUE AT HIDDEN HOLLOW
FDP2
60 ROSENCRANS
JACKSON, WYOMING

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- TOP OF CURB / DRIVEWAY
- SIDEWALK / PATHWAY
- STEEL EDGER
- SITE WALL

PLANT SCHEDULE (SHEET LI.3)

TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY																											
	Picea pungens / Spruce	B & B	12'	2																											
	Picea pungens / Spruce	B & B	14'	6																											
	Picea pungens / Spruce	B & B	16'	5																											
	Populus tremuloides / Quaking Aspen	B & B	3"	51																											
SHRUBS	BOTANICAL NAME / COMMON NAME		SIZE	QTY																											
	Cornus stolonifera / Red Twig Dogwood		5-6' HT	71																											
	Salix species / Native Willow		5-6' HT	31																											
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY																											
	Deschampsia cespitosa / Tufted Hair Grass	1 gal.	24" o.c.	214																											
	Bluegrass Sod			2,900 sf																											
	Native Seed			18,700 sf																											
<table><tr><td>Deschampsia cespitosa / Tufted Hairgrass</td><td>Rate (LBS/acre)</td><td>Percent</td></tr><tr><td>Phleum alpinum / Alpine Timothy</td><td>7.2</td><td>36</td></tr><tr><td>Chamerion angustifolium / Fireweed</td><td>1.0</td><td>5</td></tr><tr><td>Balsamorhiza macrophylla / Cutleaf Balsamroot</td><td>1.0</td><td>5</td></tr><tr><td>Iris missouriensis / Rocky Mountain Iris</td><td>1.4</td><td>7</td></tr><tr><td>Linum lewisii var. lewisii / Lewis Flax</td><td>1.0</td><td>5</td></tr><tr><td>Solidago canadensis / Canada Goldenrod</td><td>0.6</td><td>3</td></tr><tr><td>Mimulus floribundus / Manyflowered Monkeyflower</td><td>0.6</td><td>3</td></tr><tr><td>TOTAL</td><td>20.0</td><td>100</td></tr></table>					Deschampsia cespitosa / Tufted Hairgrass	Rate (LBS/acre)	Percent	Phleum alpinum / Alpine Timothy	7.2	36	Chamerion angustifolium / Fireweed	1.0	5	Balsamorhiza macrophylla / Cutleaf Balsamroot	1.0	5	Iris missouriensis / Rocky Mountain Iris	1.4	7	Linum lewisii var. lewisii / Lewis Flax	1.0	5	Solidago canadensis / Canada Goldenrod	0.6	3	Mimulus floribundus / Manyflowered Monkeyflower	0.6	3	TOTAL	20.0	100
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Balsamorhiza macrophylla / Cutleaf Balsamroot	1.0	5																													
Iris missouriensis / Rocky Mountain Iris	1.4	7																													
Linum lewisii var. lewisii / Lewis Flax	1.0	5																													
Solidago canadensis / Canada Goldenrod	0.6	3																													
Mimulus floribundus / Manyflowered Monkeyflower	0.6	3																													
TOTAL	20.0	100																													

PLANT UNIT COST ESTIMATE (SHEET LI.3)

All landscaping will comply with Div. 5.5 of Town of Jackson LDR's. The landscape material shown hereon represents the monetary value of twenty four (24) Plant Units, using an average cost per plant unit of \$3,600. A bond for the 24 Plant Units and Irrigation for Townhouse Units 4-15 will be provided before the Development Permit is issued. The bond amount is based off of the following cost estimate:

PLANTS	SIZE	UNIT COST	QTY	TOTAL
Colorado Spruce	12' HT	\$800	2	1,600.00
Colorado Spruce	14' HT	\$950	6	5,700.00
Colorado Spruce	16' HT	\$1,200	5	6,000.00
Quaking Aspen	3" Cal	\$400	51	20,400.00
Red Twig Dogwood	5-6' HT	\$250	71	17,750.00
Native Willow	5-6' HT	\$250	31	7,750.00
Tufted Hair Grass	1 Gal	\$15	214	3,210.00

TOTAL LANDSCAPE PLANT COST ESTIMATE \$62,410.00

SEED/SOD				
Native Seed	-	\$0.08	18,700	1,496.00
Bluegrass Sod	-	\$0.65	2,900	1,885.00

TOTAL SEED / SOD COST ESTIMATE \$3,381.00

IRRIGATION				
Cost to Irrigate	\$2,300	24		\$55,200.00

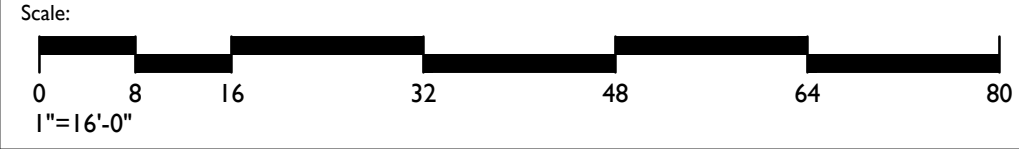
TOTAL ESTIMATED COST OF (24) PLANT UNITS + SEED/SOD + IRRIGATION \$120,991.00
TOTAL ESTIMATED COST x 125% FOR BOND AMOUNT \$151,238.75

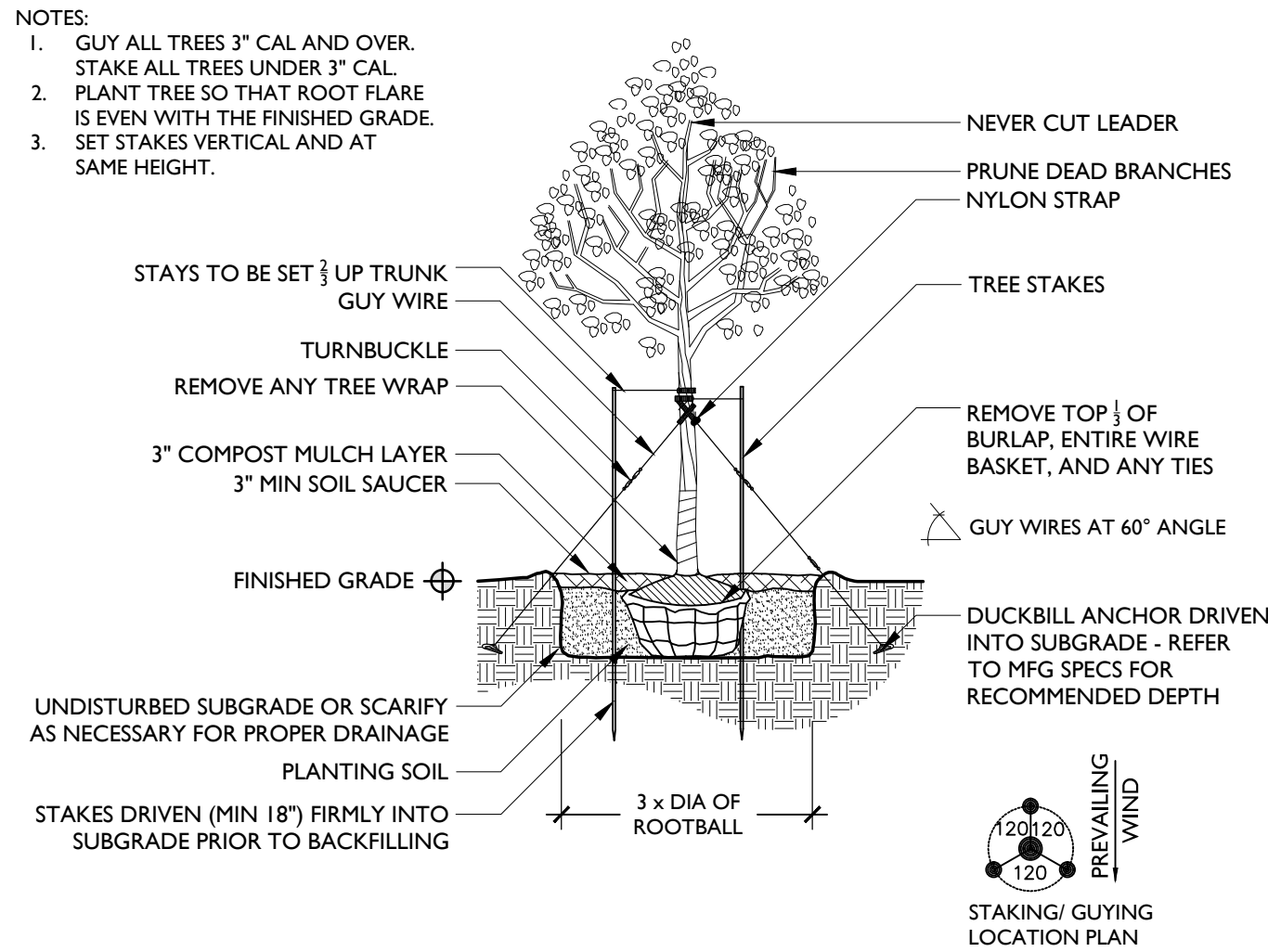
DETAIL REPORT

NUMBER	TITLE
1/L2.0	DECIDUOUS TREE PLANTING
2/L2.0	CONIFEROUS TREE PLANTING
3/L2.0	SHRUB PLANTING
4/L2.0	ORNAMENTAL GRASS PLANTING
5/L2.0	PERENNIAL PLANTING
6/L2.0	GRASS SOD/SEED
7/L2.0	COBBLE MULCH
8/L2.0	STEEL EDGER
9/L2.0	BIKE RACK

HERSHBERGER DESIGN
Landscape Architecture · Environmental Planning · Urban Design
560 South Glenwood P.O. Box 1648 Jackson, Wyoming 83001 T:307.739.1001 F:307.734.8322

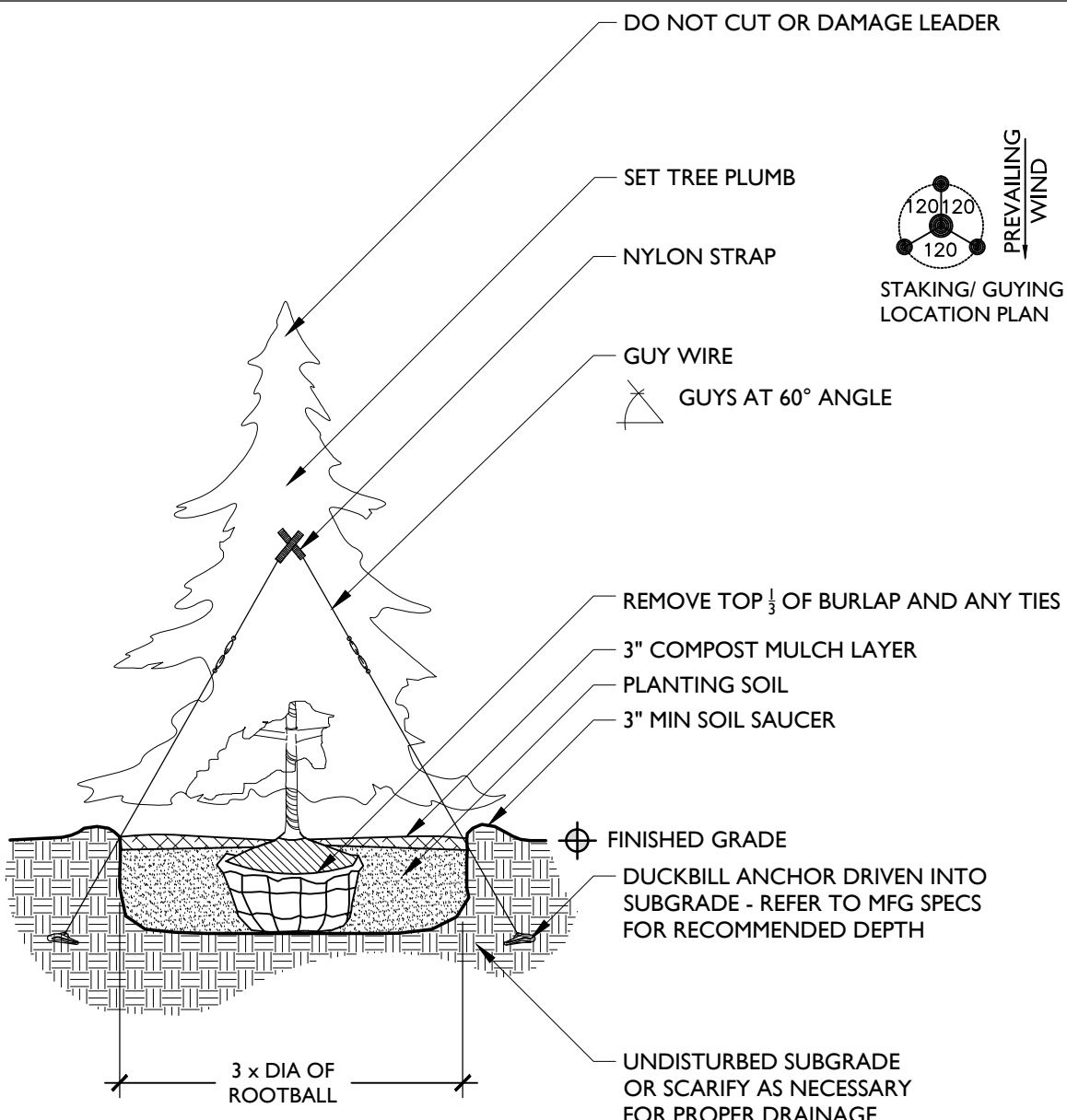
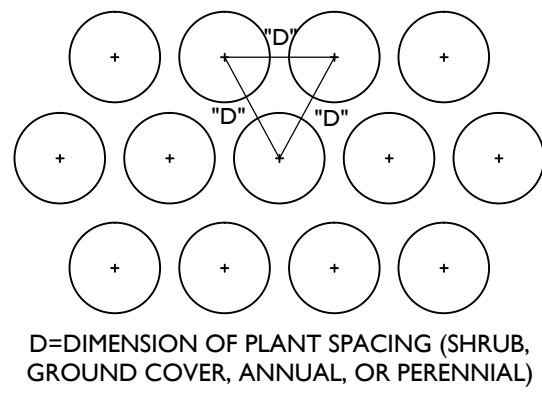
Issue Date:	06.25.2018	FDP2 SUBMISSION
Drawing Title:	TOWNHOUSE UNITS 4-15 PLANTING PLAN	
Drawing Number:	LI.3	





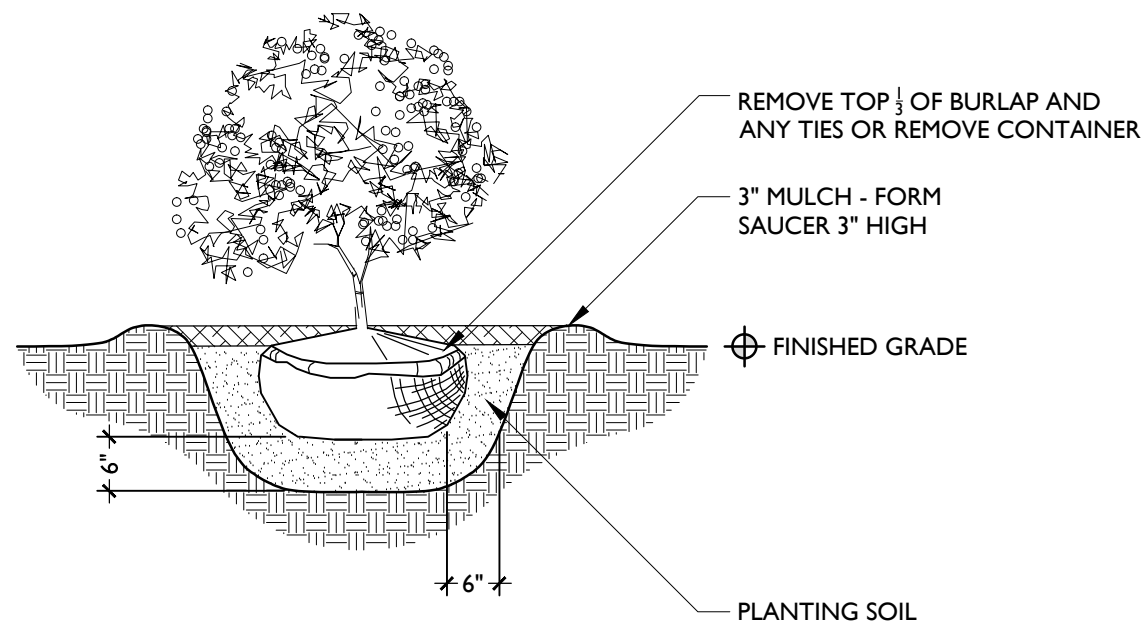
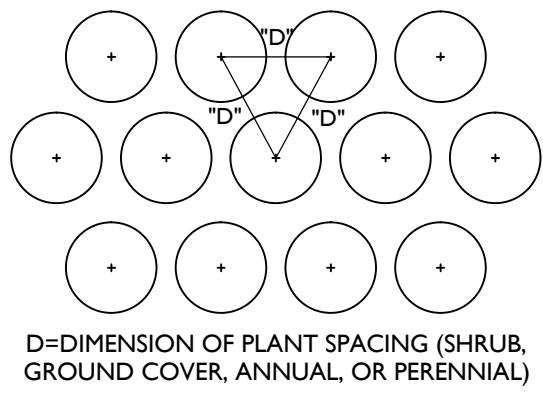
1 DECIDUOUS TREE PLANTING

1/4" = 1'-0"



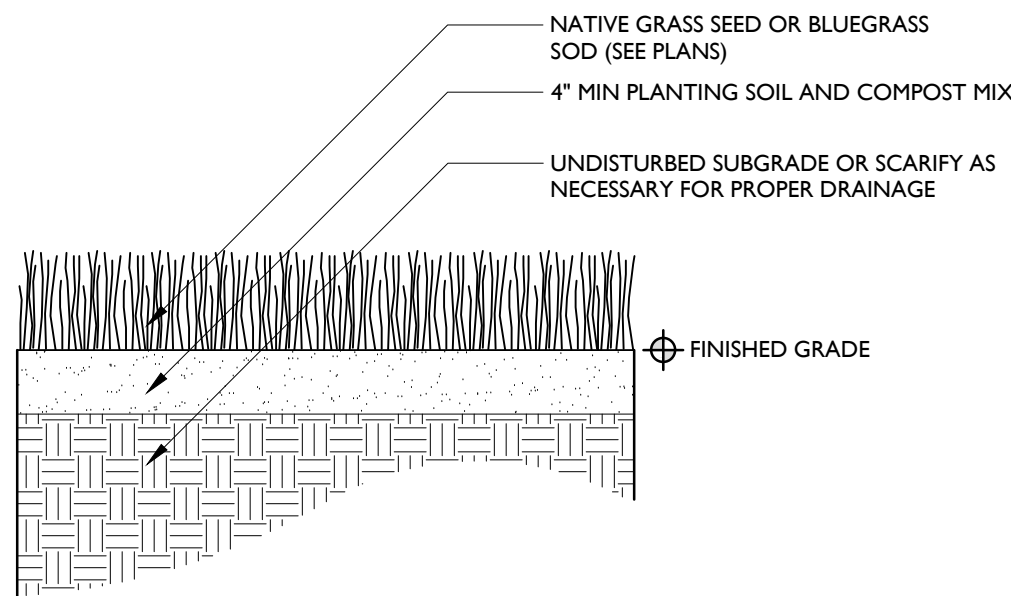
2 CONIFEROUS TREE PLANTING

1/4" = 1'-0"



3 SHRUB PLANTING

1/2" = 1'-0"

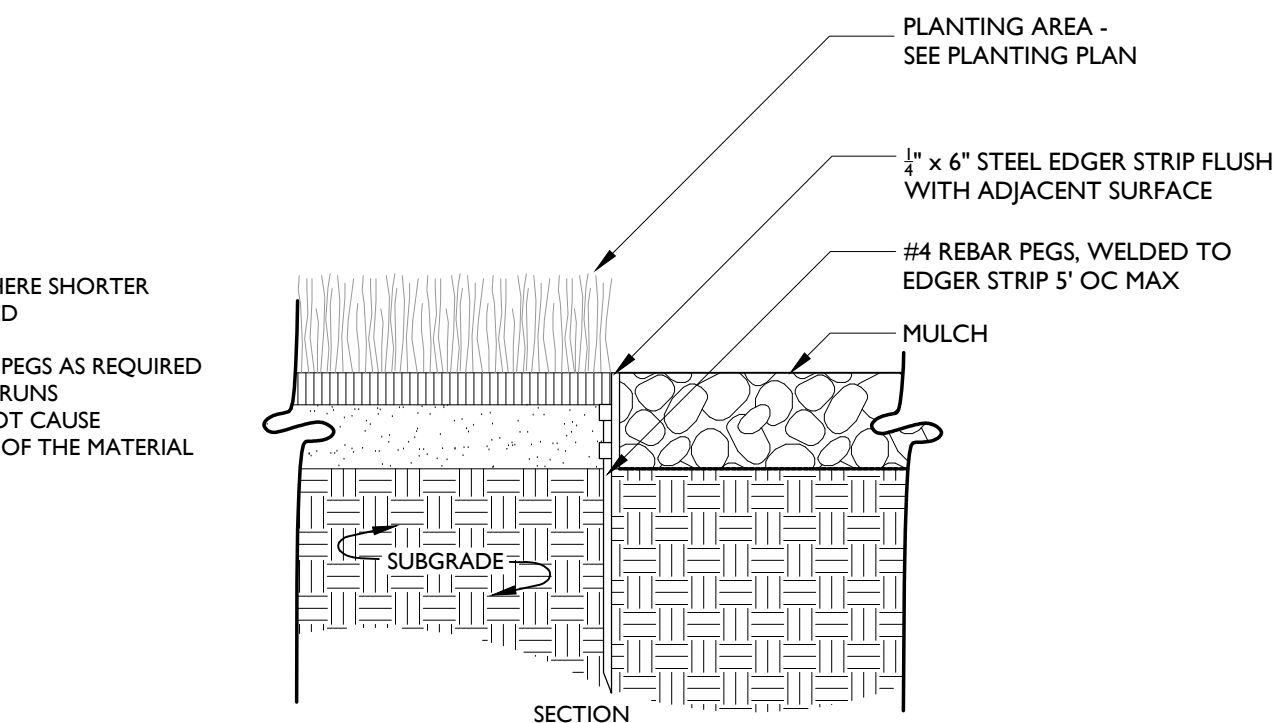


4 ORNAMENTAL GRASS PLANTING

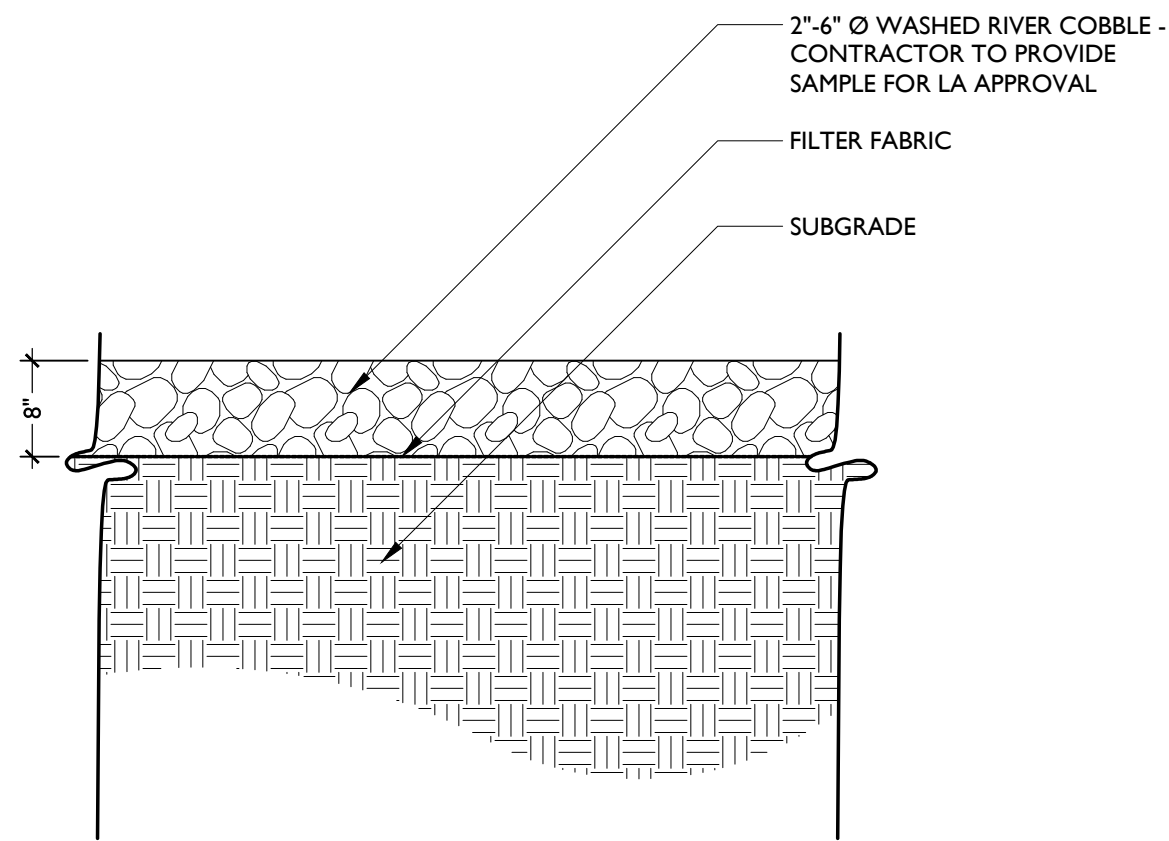
1" = 1'-0"

5 PERENNIAL PLANTING

1" = 1'-0"



- NOTES:
- CUT EDGER TO FIT WHERE SHORTER LENGTHS ARE REQUIRED
 - SPOT WELD CORNERS
 - PROVIDE ADDITIONAL PEGS AS REQUIRED TO ENSURE STRAIGHT RUNS
 - FIELD WELDS SHALL NOT CAUSE BOWING/DEFLECTION OF THE MATERIAL

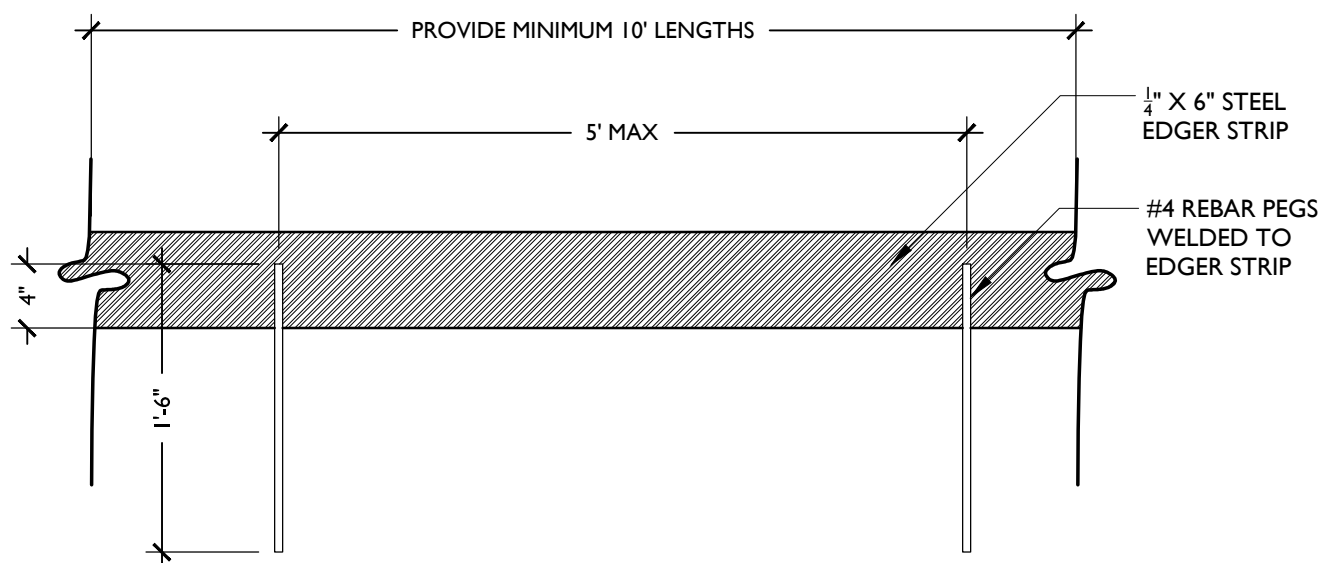


7 COBBLE MULCH

1" = 1'-0"

8 STEEL EDGER

1" = 1'-0"



ADDITIONAL SITE SPECIFIC NOTES:

- BIKE RACK SHOWN AT RIGHT IS ANOVA MODEL #BRP300 (7 BIKE CAPACITY).
- BIKE RACKS ADJACENT TO MULTI-FAMILY BUILDINGS 2 AND 3 INCLUDE RACKS THAT FIT 14, 11, 7 AND 4 BIKES (SEE PLANS FOR SPECIFIC LOCATIONS OF EACH SIZE RACK). THE 14 CAPACITY BIKE RACK SHALL BE ANOVA MODEL #BRP300E. THE 7 CAPACITY BIKE RACK SHALL BE ANOVA MODEL #BRP300. THE 11 AND 4 CAPACITY BIKE RACKS SHALL BE CUSTOM MADE TO MATCH THE STYLE AND COLOR OF THE 14 AND 7 CAPACITY RACKS. AT MULTI-FAMILY BUILDING #1, TWO 14 CAPACITY BIKE RACKS SHALL BE UTILIZED (ANOVA MODEL #BRP300E).
- THE LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE SHOP DRAWINGS OF THE 4 AND 11 CAPACITY CUSTOM BIKE RACKS PRIOR TO FABRICATION TO ENSURE PROPER FIT WITHIN THE CONSTRAINTS OF THE SITE.

FINISH: FUSION GAURD®
MATERIAL: 2.38" OD STEEL TUBE SUPPORT SECTIONS AND 0.5" OD STEEL RODS WELDED AT 3.5" INTERVALS

UNIT WEIGHT: 120 lbs

MOUNTING: SURFACE MOUNT

SOME ASSEMBLY REQUIRED

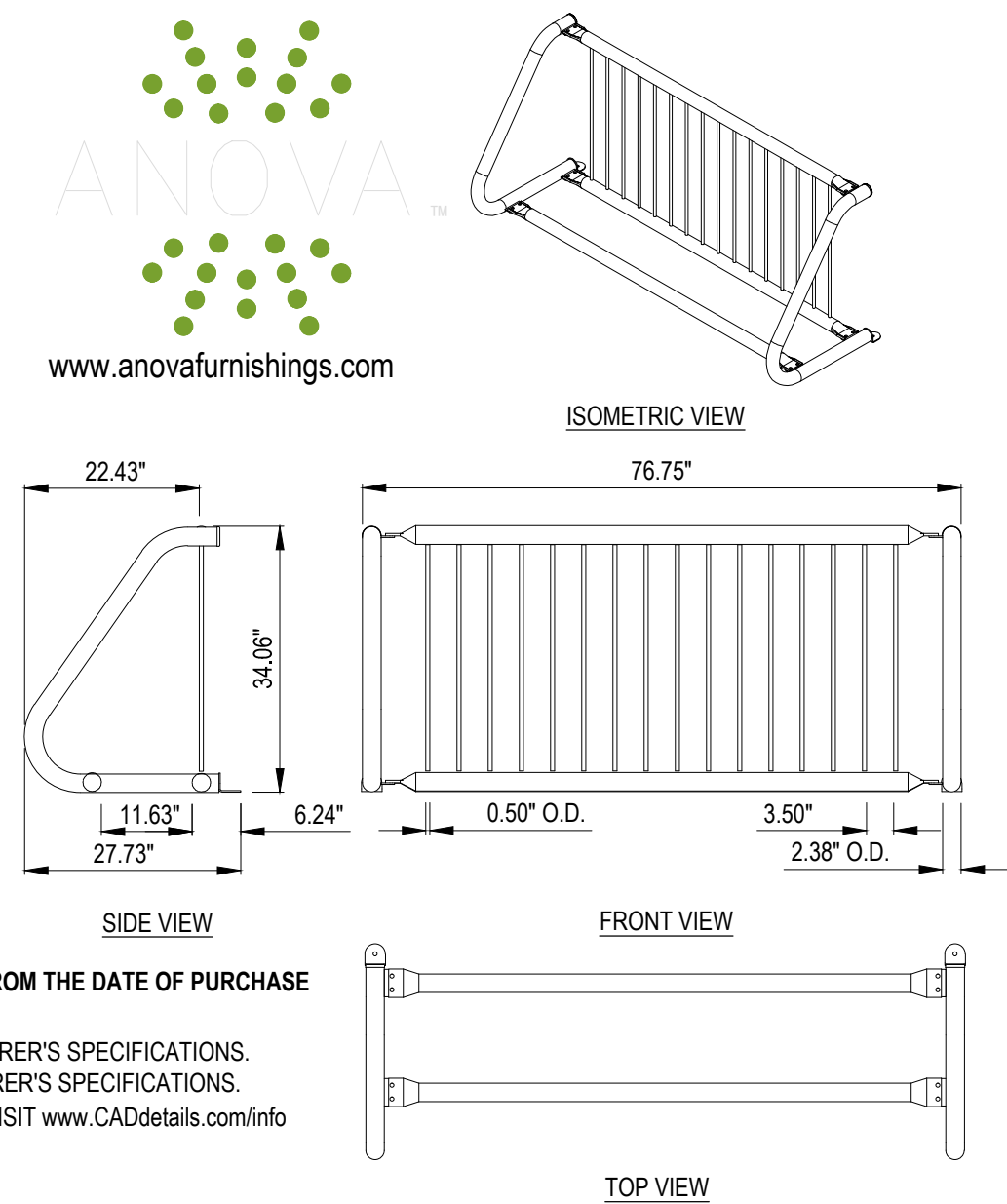
CLEAN CITY™ PRODUCTS ARE COVERED BY A FIVE-YEAR WARRANTY FROM THE DATE OF PURCHASE

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info

9 BIKE RACK

1/2" = 1'-0"



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Issue Date:	
· 06.25.2018	FDP2 SUBMISSION
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·	
·	
·	
·	
·	

Drawing Title:

LANDSCAPE
DETAILS

Drawing Number:

L2.0

Scale:

CIRCUITING LEGEND

CONDUCTORS LARGER THAN #12 CU

SIZE OF CIRCUIT CONDUCTOR

QUANTITY OF CIRCUIT CONDUCTORS

TRADE SIZE OF CONDUIT

TYPE AS ALLOWED BY

SPECIFICATIONS

QUANTITY OF GROUNDING

CONDUCTORS

SIZE OF GROUNDING CONDUCTOR

LIGHT FIXTURE OR

POWER DEVICE

TICK MARKS INDICATE THE NUMBER OF

#12 CU CONDUCTOR FOR CIRCUIT.

GROUND NOT SHOWN, BUT IS REQUIRED.

AT LEAST 1 GROUNDED CONDUCTOR SHALL

BE INSTALLED PER 3 CIRCUIT HOME RUN

NEUTRAL CONDUCTOR:

EACH CIRCUIT REQUIRES A

SEPARATE NEUTRAL CONDUCTOR

3/4"C 4#10 CU
AND 1#10 CU GND

NO TICK MARKS INDICATE
1#12 CU (LINE), 1#12 CU (NEUTRAL)
AND 1#12 CU (GROUND)

PANEL NAME

CIRCUIT NUMBER REFERENCE
TO PANEL SCHEDULE

NUMBER OF ARROWS INDICATE THE
NUMBER OF CIRCUITS IN HOME RUN

3/4"C MINIMUM CONDUIT AND CONDUCTOR
TO BE INSTALLED UNLESS NOTED OTHERWISE

LINE CONDUCTOR:

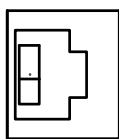
EACH CIRCUIT REQUIRES A

SEPARATE LINE CONDUCTOR

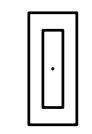
SITE ELECTRICAL LEGEND



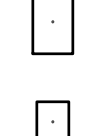
SINGLE PHASE UTILITY TRANSFORMER GROUND SLEEVE



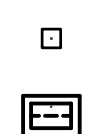
THREE PHASE UTILITY TRANSFORMER AND MOUNTING PAD



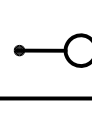
UTILITY PRIMARY POWER GROUND SLEEVE



CITY OF IDAHO FALLS FIBER OPTIC VAULT



CENTURY LINK PEDESTAL



CABLE ONE PEDESTAL



MYERS POWER PEDESTAL



PARKING LOT LIGHT POLE

NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT

POWER LEGEND



MANUAL MOTOR STARTER SWITCH



TIMECLOCK



CONTACTOR



IRRIGATION CONTROL PANEL



DISCONNECT SWITCH
POLES, AMPS, AND NEMA ENCLOSURE TYPE AS NOTED



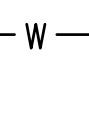
FUSED DISCONNECT SWITCH
POLES, AMPS, NEMA ENCLOSURE TYPE, AND
FUSE SIZE AS NOTED



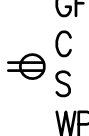
THERMOSTAT, AT +48"



MOTOR
F INDICATES FAN (FRACTIONAL HORSEPOWER)
INDICATES MOTOR SIZE (IN HORSEPOWER)



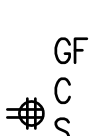
JUNCTION BOX



RECESSED AUDIO SPEAKER



ELECTRICAL PANEL



SURFACE RACEWAY



DUPLEX RECEPTACLE AT +18"
UNLESS NOTED OTHERWISE
GFI GROUND FAULT INTERRUPTER
C MOUNTED ON CEILING
S SURGE SUPPRESSION
WP IN-USE WEATHERPROOF RATED COVER WITH
WEATHER RESISTANT GFI RECEPTACLE



DOUBLE DUPLEX RECEPTACLE AT +18"
UNLESS NOTED OTHERWISE
GFI GROUND FAULT INTERRUPTER
C MOUNTED ON CEILING
S SURGE SUPPRESSION
WP IN-USE WEATHERPROOF RATED COVER WITH
WEATHER RESISTANT GFI RECEPTACLE



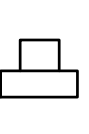
DATA/COMM/POWER FLOOR BOX



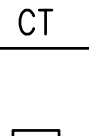
RECESSED ENTERTAINMENT BOX



TELEVISION DUPLEX RECEPTACLE AND CABLE
JUNCTION BOX LOCATION



30A, 250V SPECIAL PURPOSE RECEPTACLE
VERIFY NEMA PLUG TYPE REQUIRED
PRIOR TO INSTALLATION



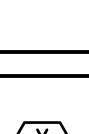
50A, 250V SPECIAL PURPOSE RECEPTACLE
VERIFY NEMA PLUG TYPE REQUIRED
PRIOR TO INSTALLATION



ELECTRICAL METER



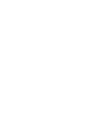
CURRENT TRANSFORMER CABINET
SIZE AS INDICATED ON DRAWINGS



UNIT HEATER
SIZE AS INDICATED ON DRAWINGS



FAN FORCED WALL HEATER
SIZE AS INDICATED ON DRAWINGS



WATER HEATER
SIZE AND TYPE AS INDICATED ON DRAWINGS



ELECTRIC BASEBOARD HEATER
SIZE AND TYPE AS INDICATED ON DRAWINGS



MECHANICAL EQUIPMENT CALLOUT

NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT

ABBREVIATIONS

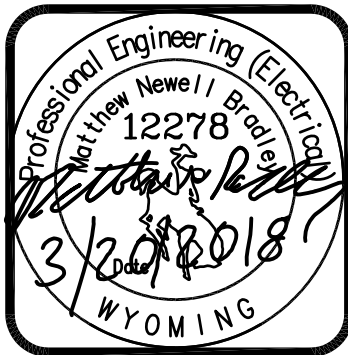
AL	ALUMINUM
AWG	AMERICAN WIRE GAUGE
A	AMPERE(S)
CKT	CIRCUIT
CB	CIRCUIT BREAKER
C	CONDUIT
CU	COPPER
CT	CURRENT TRANSFORMER
DISC	DISCONNECT
DWG	DRAWING
EMT	ELECTRICAL METALLIC TUBING
HZ	FREQUENCY IN CYCLES PER SECOND
F	FUSE
FS	FUSIBLE SWITCH
GEN	GENERATOR
GND	GROUND
GFI	GROUND FAULT INTERRUPTER
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
IMC	INTERMEDIATE METALLIC CONDUIT
INC	INCANDESCENT
KVA	KILOWATT VOLT AMPS
KW	KILOWATT(S)
MCC	MOTOR CONTROL CENTER
KCMIL	THOUSAND CIRCULAR MIL(S)
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NTS	NOT TO SCALE
NIC	NOT IN CONTRACT
PNL	PANEL
PVC	POLYVINYL CHLORIDE
GRS	GALVANIZED RIGID STEEL
SWBD	SWITCHBOARD
XMFR	TRANSFORMER
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTED POWER SYSTEM
V	VOLT(S)
VA	VOLTAMP(S)
W	WATT(S)
WP	WEATHER PROOF

ELECTRICAL DRAWING LIST

PE1.1	ELECTRICAL TITLE DRAWING
PE2.1	PHOTOMETRIC PLAN
PE2.2	LIGHTING PLAN
PE3.1	POLE DETAILS AND FIXTURE SCHEDULE

HIDDEN HOLLOW SITE - PHASE 1b

ELECTRICAL TITLE DRAWING

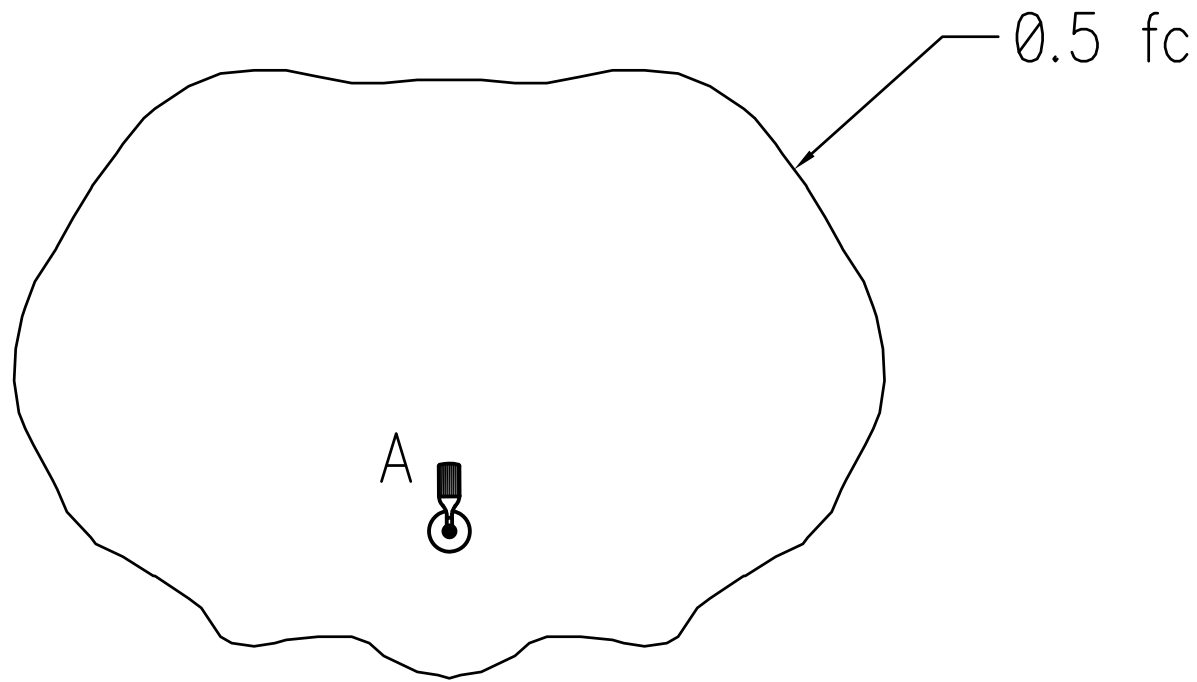


DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	1707-1b
DATE	3-20-18

DRAWING NO.

PE1.1

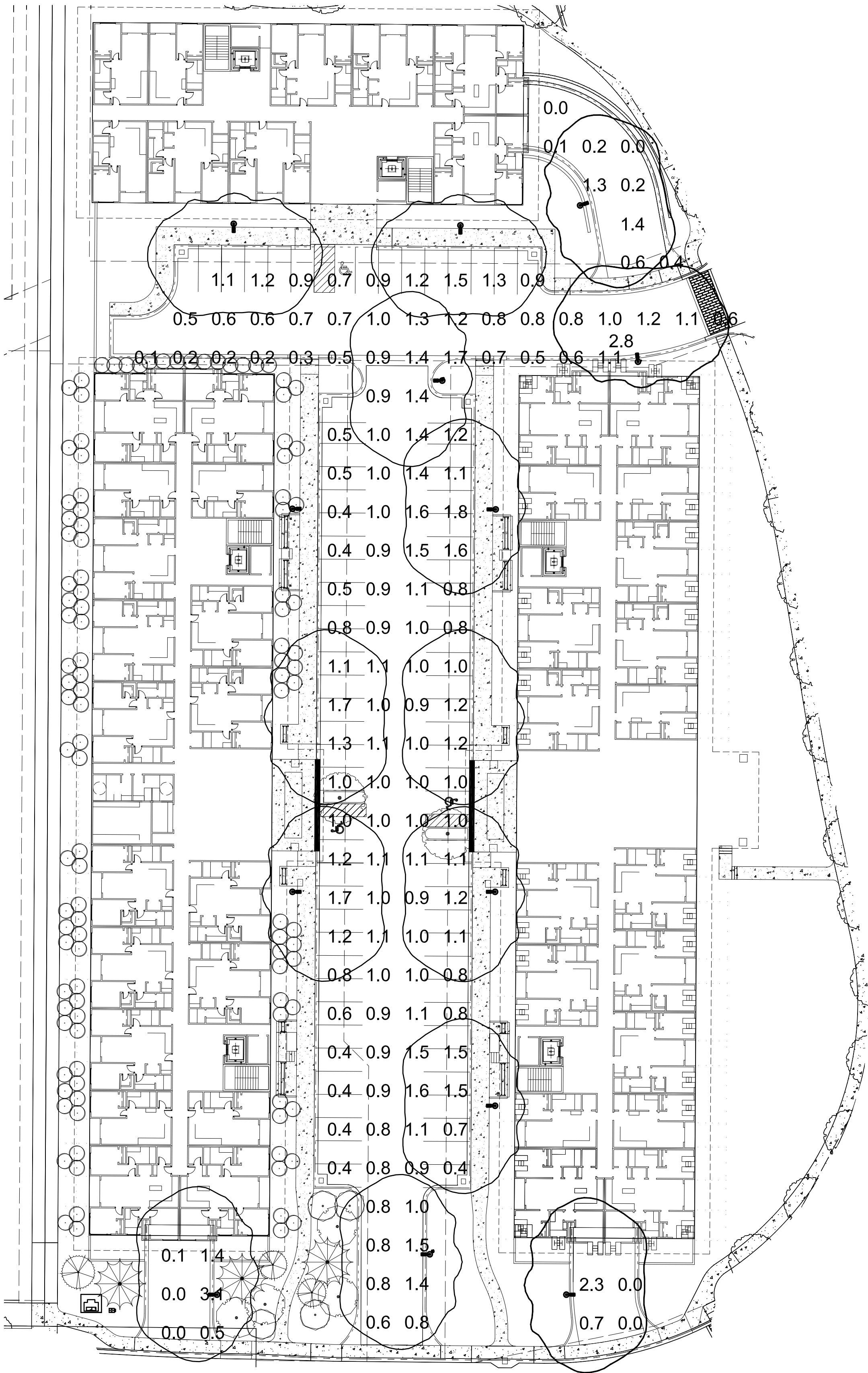
HIDDEN HOLLOW SITE LIGHTING STATISTICS					
LOCATION	AVERAGE fc	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
PARKING AREA	1.00 fc	2.8	0.10	28.0/1	10.0/1
EAST BUILDING APRON	0.70 fc	2.3	0.10	23.0/1	7.0/1
WEST BUILDING APRON	0.80 fc	3.1	0.10	31.0/1	8.0/1
NORTH BUILDING APRON	0.50 fc	1.4	0.10	14.0/1	5.0/1



PHOTOMETRIC TEMPLATE LEGEND
SCALE: NTS

DRAWING NOTE:

1. THE ILLUMINATION LIMITS AS STATED PER TOWN OF JACKSON BUILDING PERMIT FOR ZONE R-1, R-22 AND R-3 IS ALLOWED 1.5 LUMENS/SQFT. TOTAL PARKING LOT SQUARE FOOTAGE IS 48,380 SQUARE FEET. 48,380 X 1.5 = 72,570 ALLOWED LUMENS. PROPOSED LUMENS FOR PARKING LOT LIGHTING IS 63,465 LUMENS



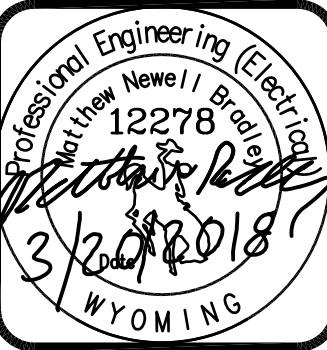
PHOTOMETRIC PLAN (PHASE 1b)
SCALE: 1" = 30'

ADDRESS:
645 W 25th St
IDAHO FALLS, ID 83402
TELEPHONE:
(208) 325-3862
FAX:
(208) 325-3864
E-MAIL:
info@bradleyengineering.com

BRADLEY
Bradley Engineering/Chd.
Electrical Consulting & Design

REV	DESCRIPTION	DATE

HIDDEN HOLLOW SITE - PHASE 1b
PHOTOMETRIC PLAN



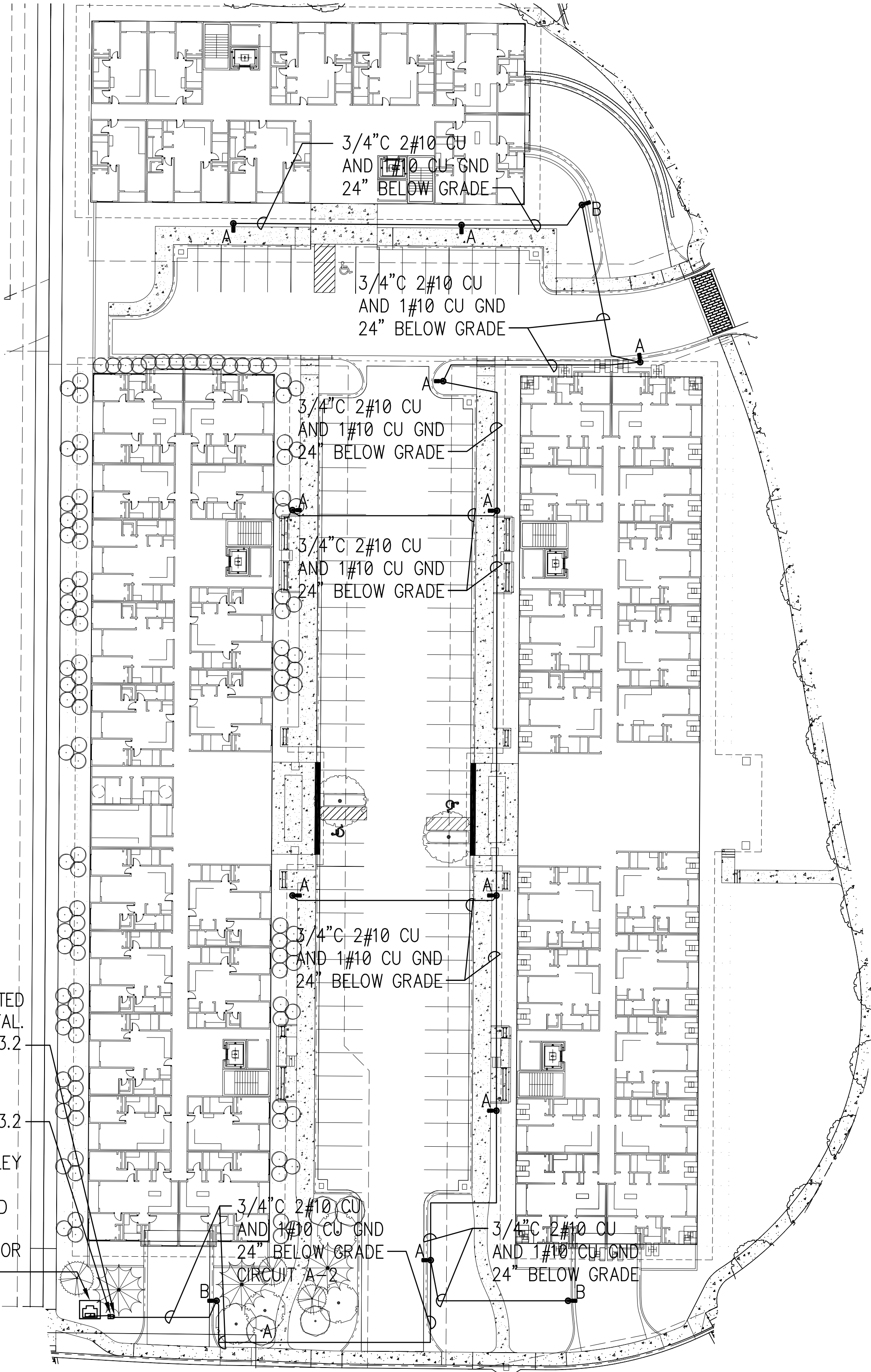
DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	1707-1b
DATE	3-20-18

DRAWING NO.
PE2.1

PROPOSED LOCATION OF
IRRIGATION CABINET. MOUNTED
TO SIDE OF POWER PEDESTAL.
SEE DETAIL ON DRAWING E3.2

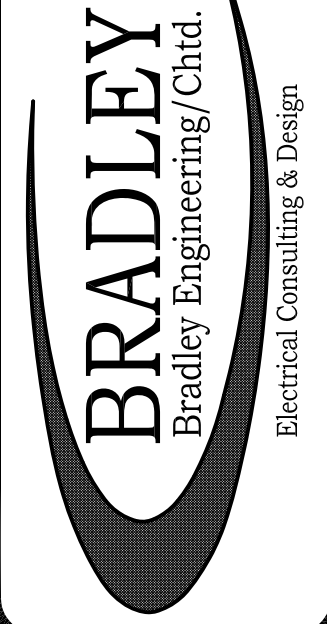
PROPOSED LOCATION OF
POWER PEDESTAL A.
SEE DETAIL ON DRAWING E3.2

208/120 VOLT LOWER VALLEY
ENERGY TRANSFORMER FOR
CONDO COMPLEX. INSTALLED
UNDER ROADWAY PROJECT.
FIELD VERIFY LOCATION PRIOR
TO INSTALLATION.



LIGHTING PLAN
SCALE: 1" = 30'

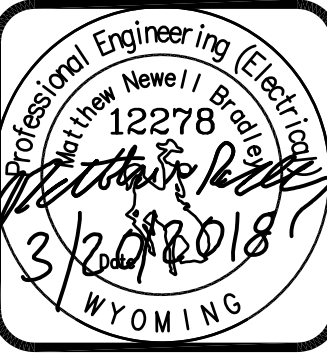
ADDRESS:
645 W 24th St
IDAHO FALLS, ID 83402
TELEPHONE:
(208) 325-2862
FAX:
(208) 325-2864
E-MAIL:
brad@bradleyengineering.com



REV	DESCRIPTION	DATE
△		
△		
△		
△		

HIDDEN HOLLOW SITE - PHASE 1b

LIGHTING PLAN



DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO. DATE	1707-1b 3-20-18

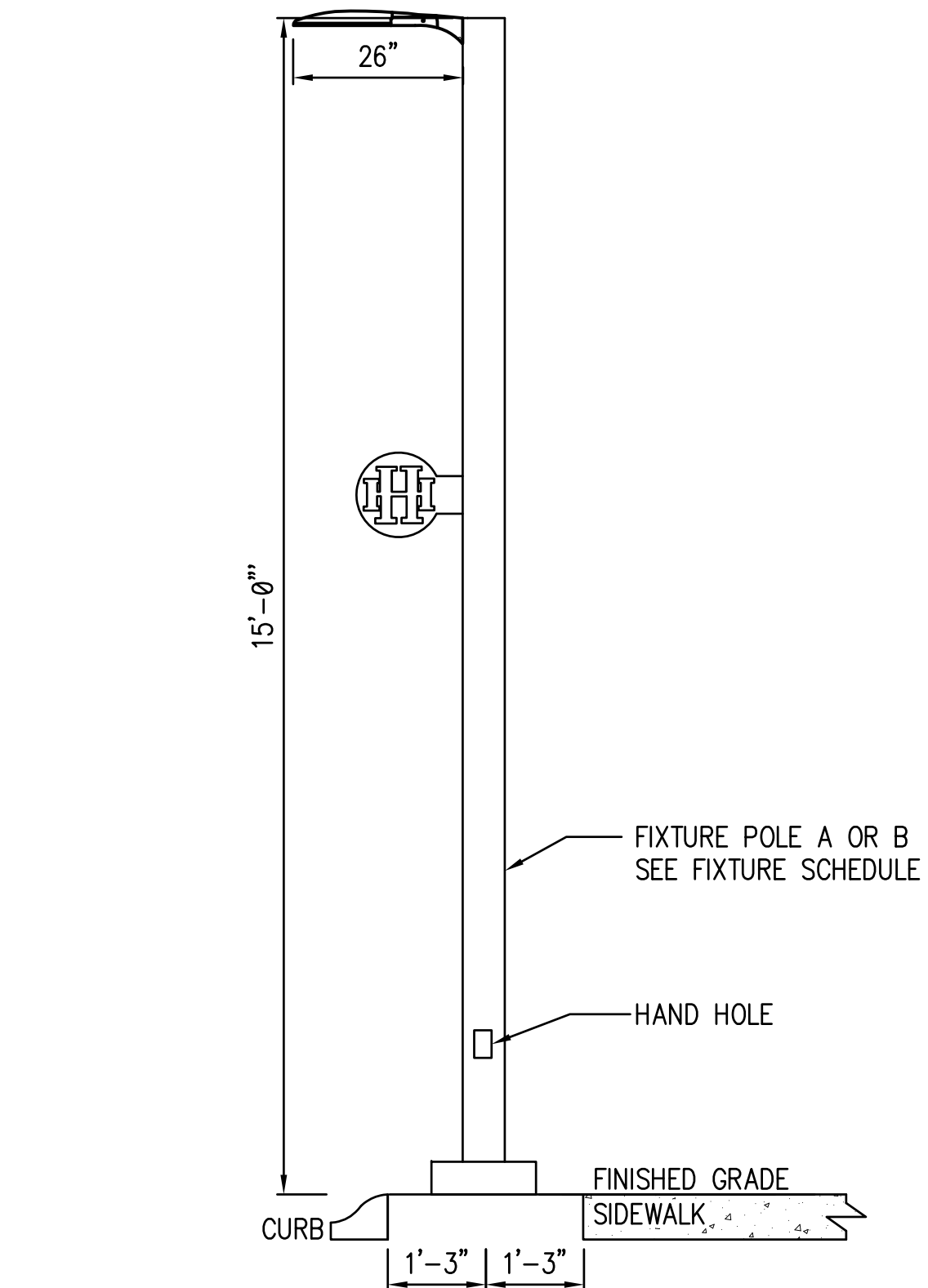
DRAWING NO.

PE2.2

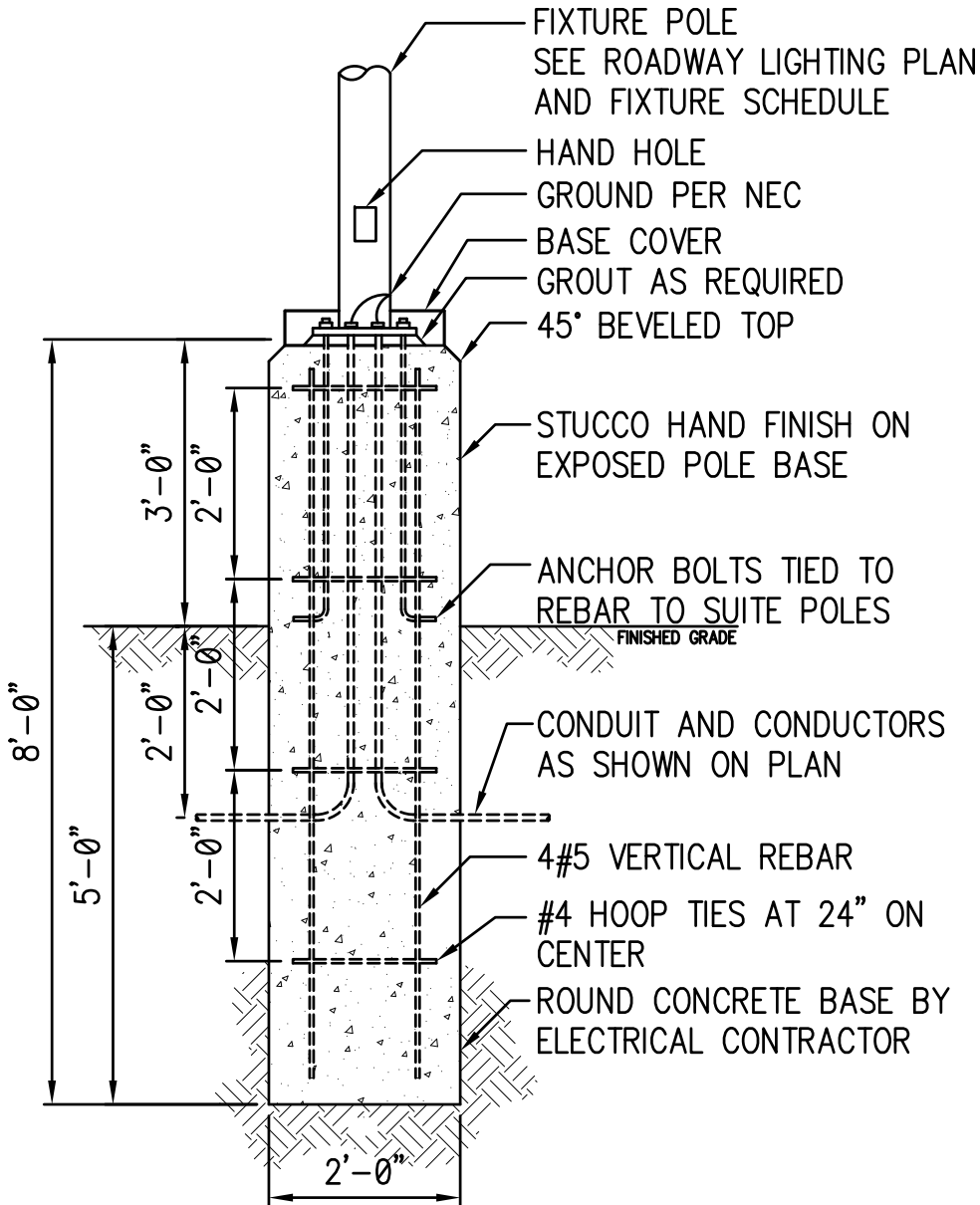
FIXTURE SCHEDULE						
SYMBOL	MANUFACTURER		FIXT WATTS	LAMP TYPE	MOUNTING	REMARKS
	NAME	CAT. NO.				
A	LITHONIA	DSXO-LED-P1-30K-T4M-MVOLT-SPA-PER-FAO-HS-DBLXD	38	INTEGRAL	POLE AT	LED AREA LIGHTER, BLACK FINISH, WITH HOUSE SIDE SHIELD
				LED	15 FEET	4,281 LUMEN OUTPUT, TYPE 4 FORWARD THROW MEDIUM
						SQUARE POLE MOUNTING
A POLE	LITHONIA	SSS-15-4C-DM19AS-DBL			TO	15 FOOT SQUARE STRAIGH STEEL POLE
					POLE BASE	BLACK FINSIH
B	LITHONIA	DSXO-LED-P2-30K-T4M-MVOLT-SPA-PER-FAO-HS-DBLXD	49	INTEGRAL	POLE AT	LED AREA LIGHTER, BLACK FINISH, WITH HOUSE SIDE SHIELD
				LED	15 FEET	5,458 LUMEN OUTPUT, TYPE 4 FORWARD THROW MEDIUM
						SQUARE POLE MOUNTING
B POLE	LITHONIA	SSS-15-4C-DM19AS-DBL			TO	15 FOOT SQUARE STRAIGH STEEL POLE
					POLE BASE	BLACK FINSIH



LIGHT FIXTURE TYPE A AND B
SCALE: NTS



FIXTURE A AND B POLE LIGHT DETAIL
1/2" = 1'-0"



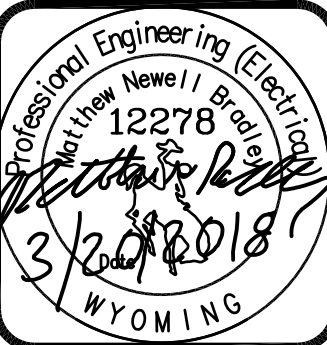
FIXTURE A AND B POLE BASE DETAIL
1/2" = 1'-0"

ADDRESS:
645 W 24th St
IDAHO FALLS, ID 83402
TELEPHONE:
(208) 325-2862
FAX:
(208) 325-2864
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REV	DESCRIPTION	DATE

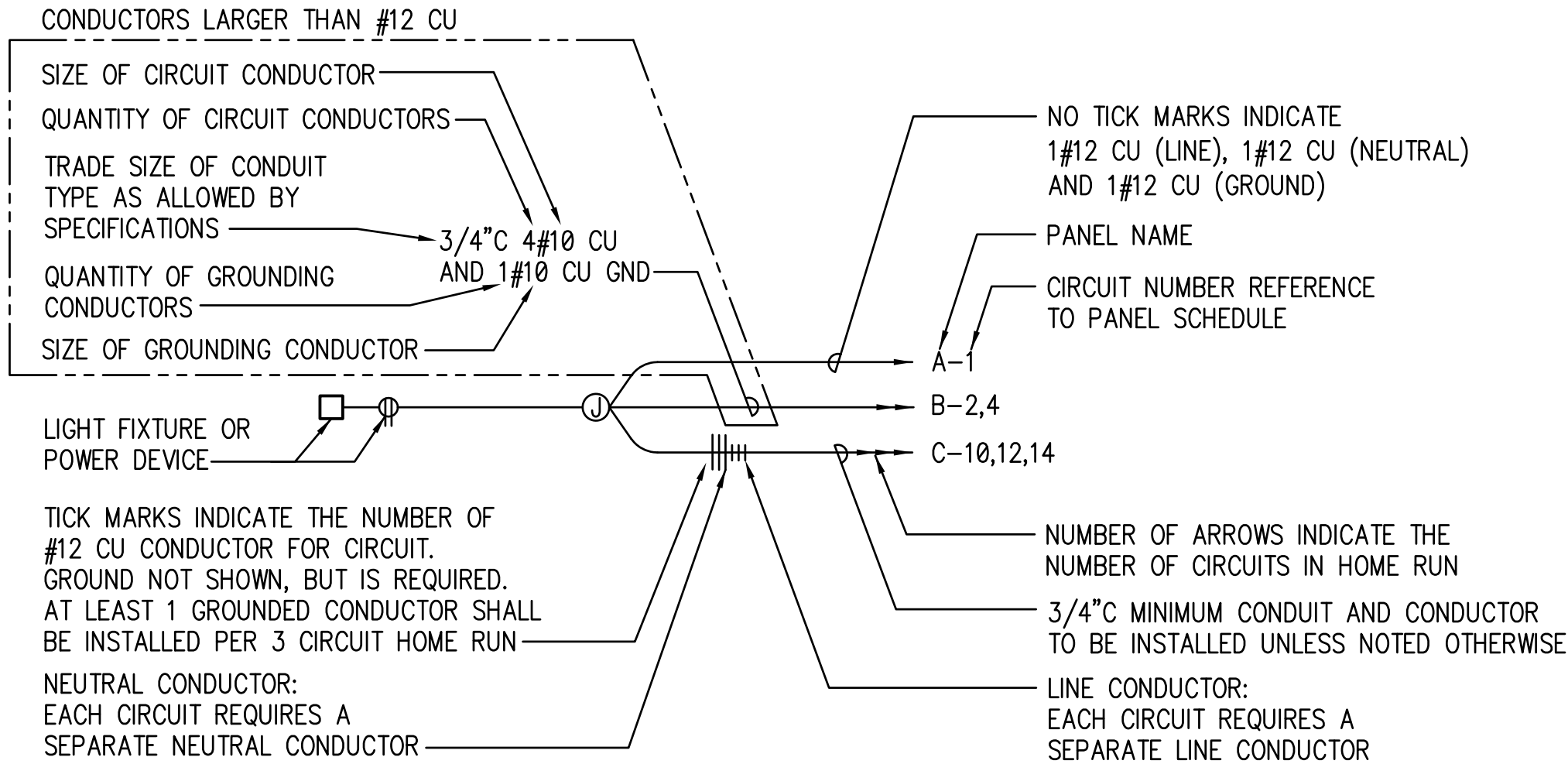
HIDDEN HOLLOW SITE - PHASE 1b
POLE DETAILS AND FIXTURE SCHEDULE



DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	1707-1b
DATE	3-20-18

DRAWING NO.
PE3.1

CIRCUITING LEGEND



POWER LEGEND

	MANUAL MOTOR STARTER SWITCH
	TIMECLOCK
	CONTACTOR
	IRRIGATION CONTROL PANEL
	DISCONNECT SWITCH POLES, AMPS, AND NEMA ENCLOSURE TYPE AS NOTED
	FUSED DISCONNECT SWITCH POLES, AMPS, NEMA ENCLOSURE TYPE, AND FUSE SIZE AS NOTED
	THERMOSTAT, AT +48"
	MOTOR F INDICATES FAN (FRACTIONAL HORSEPOWER) # INDICATES MOTOR SIZE (IN HORSEPOWER)
	JUNCTION BOX
	RECESSED AUDIO SPEAKER
	ELECTRICAL PANEL
	SURFACE RACEWAY
	DUPLEX RECEPTACLE AT +18" UNLESS NOTED OTHERWISE
	GFI GROUND FAULT INTERRUPTER C MOUNTED ON CEILING S SURGE SUPPRESSION WP IN-USE WEATHERPROOF RATED COVER WITH WEATHER RESISTANT GFI RECEPTACLE
	DOUBLE DUPLEX RECEPTACLE AT +18" UNLESS NOTED OTHERWISE
	GFI GROUND FAULT INTERRUPTER C MOUNTED ON CEILING S SURGE SUPPRESSION WP IN-USE WEATHERPROOF RATED COVER WITH WEATHER RESISTANT GFI RECEPTACLE
	DATA/COMM/POWER FLOOR BOX
	RECESSED ENTERTAINMENT BOX
	TELEVISION DUPLEX RECEPTACLE AND CABLE JUNCTION BOX LOCATION
	30A, 250V SPECIAL PURPOSE RECEPTACLE VERIFY NEMA PLUG TYPE REQUIRED PRIOR TO INSTALLATION
	50A, 250V SPECIAL PURPOSE RECEPTACLE VERIFY NEMA PLUG TYPE REQUIRED PRIOR TO INSTALLATION
	ELECTRICAL METER
	CURRENT TRANSFORMER CABINET SIZE AS INDICATED ON DRAWINGS
	UNIT HEATER SIZE AS INDICATED ON DRAWINGS
	FAN FORCED WALL HEATER SIZE AS INDICATED ON DRAWINGS
	WATER HEATER SIZE AND TYPE AS INDICATED ON DRAWINGS
	ELECTRIC BASEBOARD HEATER SIZE AND TYPE AS INDICATED ON DRAWINGS
	MECHANICAL EQUIPMENT CALLOUT

NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT

SITE ELECTRICAL LEGEND

	SINGLE PHASE UTILITY TRANSFORMER GROUND SLEEVE
	THREE PHASE UTILITY TRANSFORMER AND MOUNTING PAD
	UTILITY PRIMARY POWER GROUND SLEEVE
	CITY OF IDAHO FALLS FIBER OPTIC VAULT
	CENTURY LINK PEDESTAL
	CABLE ONE PEDESTAL
	MYERS POWER PEDESTAL
	STREET LIGHT POLE - PRIVATE
	STREET LIGHT POLE (GOOSENECK)- TOWN OF JACKSON
	STREET LIGHT POLE (POST TOP) - TOWN OF JACKSON

NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT

ABBREVIATIONS

AL	ALUMINUM
AWG	AMERICAN WIRE GAUGE
A	AMPERE(S)
CKT	CIRCUIT
CB	CIRCUIT BREAKER
C	CONDUIT
CU	COPPER
CT	CURRENT TRANSFORMER
DISC	DISCONNECT
DWG	DRAWING
EMT	ELECTRICAL METALLIC TUBING
HZ	FREQUENCY IN CYCLES PER SECOND
F	FUSE
FS	FUSIBLE SWITCH
GEN	GENERATOR
GND	GROUND
GFI	GROUND FAULT INTERRUPTER
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
IMC	INTERMEDIATE METALLIC CONDUIT
INC	INCANDESCENT
KVA	KILOWATT VOLT AMPS
KW	KILOWATT(S)
MCC	MOTOR CONTROL CENTER
KCMIL	THOUSAND CIRCULAR MIL(S)
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NTS	NOT TO SCALE
NIC	NOT IN CONTRACT
PNL	PANEL
PVC	POLYVINYL CHLORIDE
GRS	GALVANIZED RIGID STEEL
SWBD	SWITCHBOARD
XMFR	TRANSFORMER
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTED POWER SYSTEM
V	VOLT(S)
VA	VOLTAMP(S)
W	WATT(S)
WP	WEATHER PROOF

ELECTRICAL DRAWING LIST

- E1.1 ELECTRICAL TITLE DRAWING
E2.1 ROADWAY LIGHTING PLAN
E3.1 LIGHTING DETAILS
E3.2 PANEL SCHEDULES

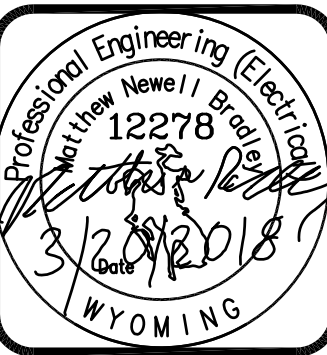
ADDRESS:
645 W 24th St
IDAHO FALLS, ID 83402
TELEPHONE:
208 325-2862
FAX:
208 593-2864
E-MAIL:
brad@bradleyengineering.com

BRADLEY
Bradley Engineering/Chd.
Electrical Consulting & Design

REV	DESCRIPTION	DATE

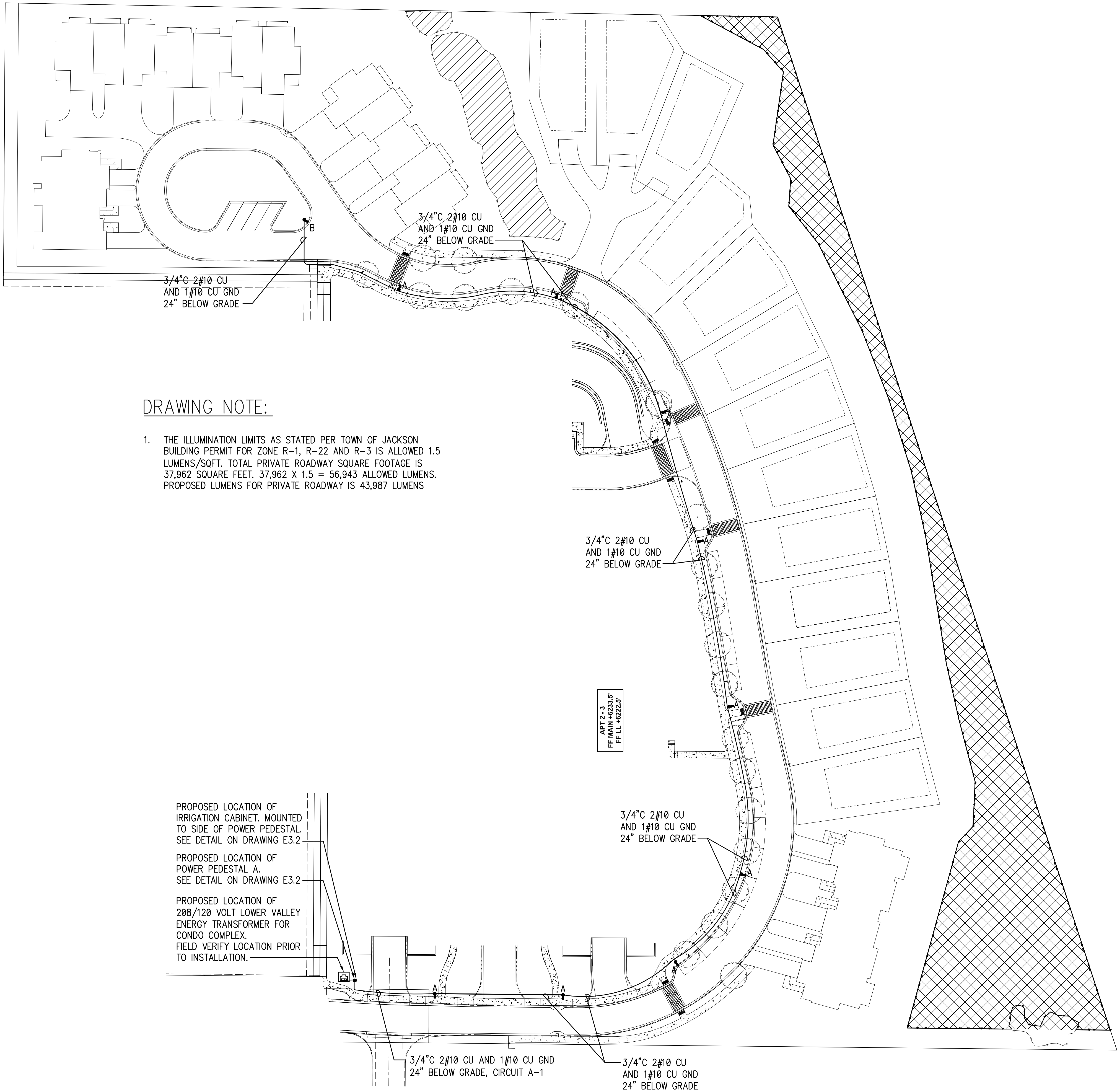
HIDDEN HOLLOW SITE - PHASE 1a

ELECTRICAL TITLE DRAWING



DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	17-07
DATE	3-20-18

DRAWING NO.
SE1.1



DRAWING NOTE:

1. THE ILLUMINATION LIMITS AS STATED PER TOWN OF JACKSON BUILDING PERMIT FOR ZONE R-1, R-22 AND R-3 IS ALLOWED 1.5 LUMENS/SQFT. TOTAL PRIVATE ROADWAY SQUARE FOOTAGE IS 37,962 SQUARE FEET. $37,962 \times 1.5 = 56,943$ ALLOWED LUMENS. PROPOSED LUMENS FOR PRIVATE ROADWAY IS 43,987 LUMENS

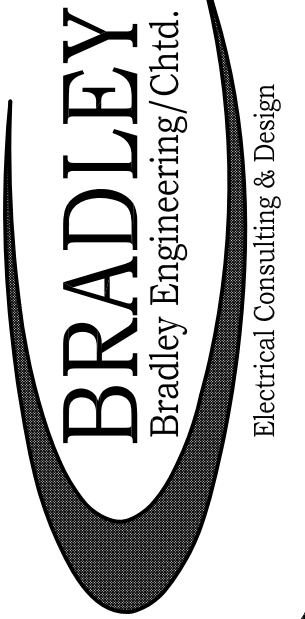
PROPOSED LOCATION OF IRRIGATION CABINET. MOUNTED TO SIDE OF POWER PEDESTAL. SEE DETAIL ON DRAWING E3.2

PROPOSED LOCATION OF POWER PEDESTAL A. SEE DETAIL ON DRAWING E3.2

PROPOSED LOCATION OF 208/120 VOLT LOWER VALLEY ENERGY TRANSFORMER FOR CONDO COMPLEX. FIELD VERIFY LOCATION PRIOR TO INSTALLATION.

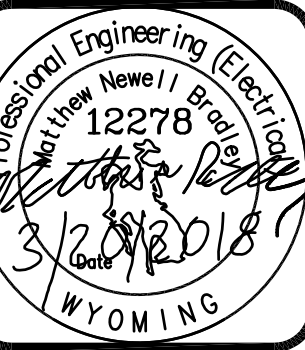
ROADWAY LIGHTING PLAN (PHASE 1b)
SCALE: 1" = 40'

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645 W 24th St
DANBO FALLS, ID 83402
TELEPHONE:
208 325-2862
FAX:
208 593-2864
E-MAIL:
brad@bradleyengineering.com



REV	DESCRIPTION	DATE
△		
△		
△		
△		

HIDDEN HOLLOW SITE - PHASE 1a
ROADWAY LIGHTING PLAN

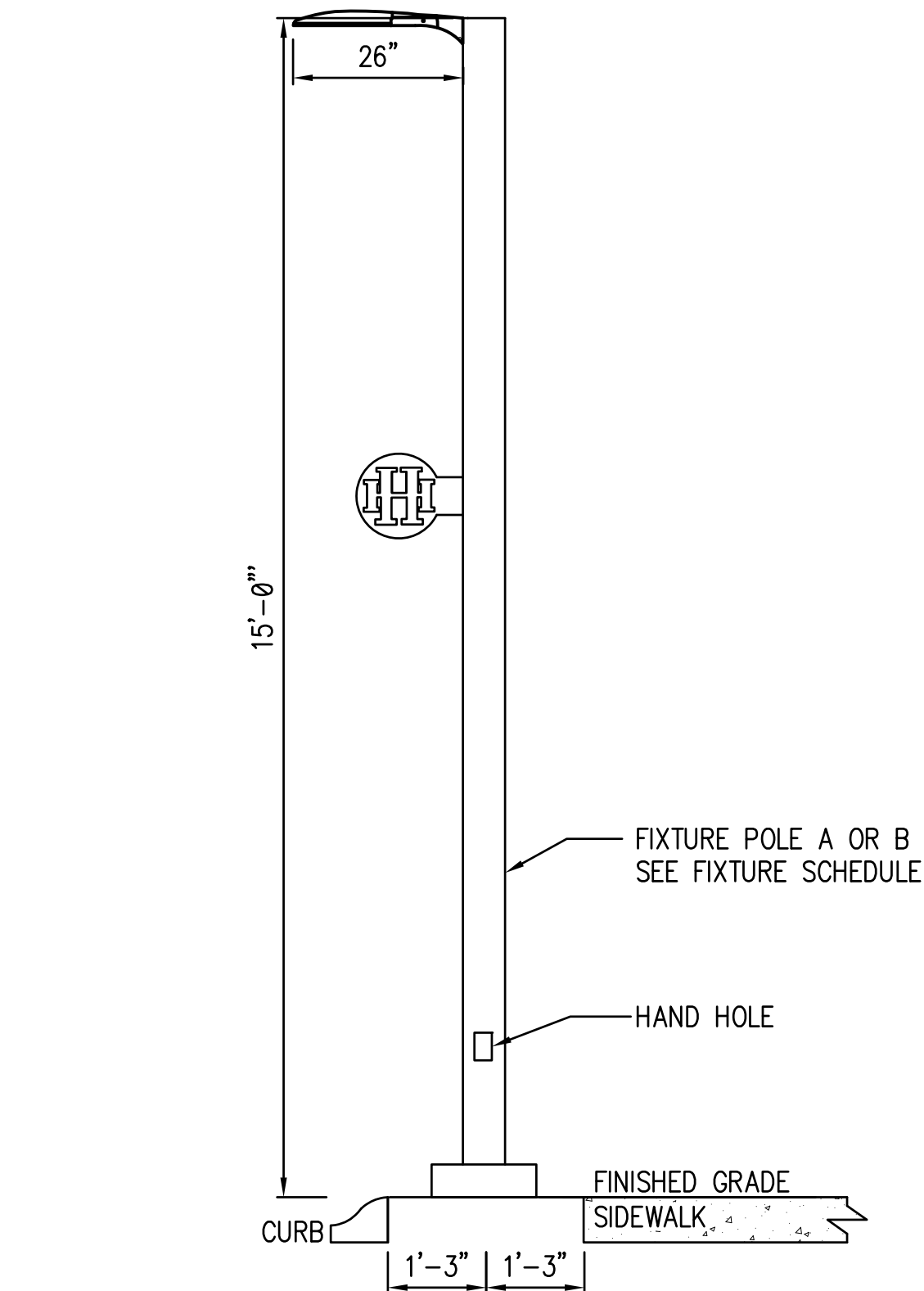


DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	17-07
DATE	3-20-18

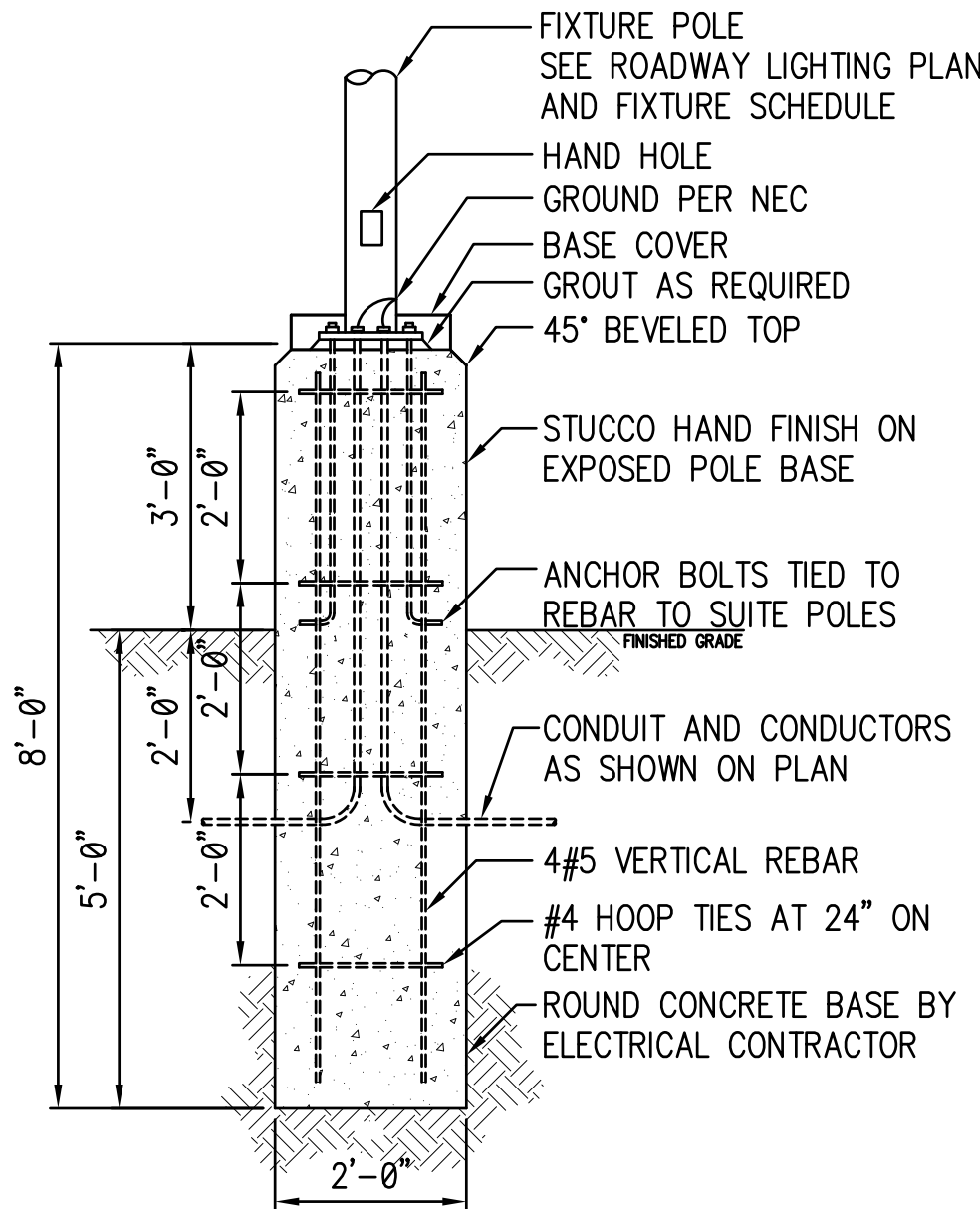
DRAWING NO.
SE2.1

FIXTURE SCHEDULE						
SYMBOL	MANUFACTURER		FIXT WATTS	LAMP TYPE	MOUNTING	REMARKS
	NAME	CAT. NO.				
A	LITHONIA	DSX0-LED-P1-30K-T4M-MVOLT-SPA-PER-FA0-HS-DBLXD	38	INTEGRAL	POLE AT	LED AREA LIGHTER, BLACK FINISH, WITH HOUSE SIDE SHIELD
				LED	15 FEET	4,281 LUMEN OUTPUT, TYPE 4 FORWARD THROW MEDIUM
						SQUARE POLE MOUNTING
A POLE	LITHONIA	SSS-15-4C-DM19AS-DBL			TO	15 FOOT SQUARE STRAIGH STEEL POLE
					POLE BASE	BLACK FINSIH
B	LITHONIA	DSX0-LED-P2-30K-T5M-MVOLT-SPA-PER-FA0-HS-DBLXD	49	INTEGRAL	POLE AT	LED AREA LIGHTER, BLACK FINISH, WITH HOUSE SIDE SHIELD
				LED	15 FEET	5,458 LUMEN OUTPUT, TYPE 5
						SQUARE POLE MOUNTING
B POLE	LITHONIA	SSS-15-4C-DM19AS-DBL			TO	15 FOOT SQUARE STRAIGH STEEL POLE
					POLE BASE	BLACK FINSIH

LIGHT FIXTURE TYPE A AND B
SCALE: NTS



FIXTURE A AND B POLE LIGHT DETAIL
1/2" = 1'-0"



FIXTURE A AND B POLE BASE DETAIL
1/2" = 1'-0"

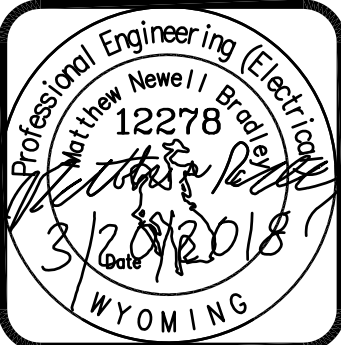
ADDRESS:
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208 593-2864
E-MAIL:
brad@bradleyengineering.com



REV	DESCRIPTION	DATE

HIDDEN HOLLOW SITE - PHASE 1a

POLE DETAILS AND FIXTURE SCHEDULE



DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	DATE
17-07	3-20-18

DRAWING NO.
SE3.1

PANEL A

VOLTAGE: 240 / 120 V

DIMENSION: PER NEC

LOCATION: IN POWER PEDESTAL

PANEL AMP RATING: 100A WITH 100A CB

MOUNTING: SURFACE

NEMA ENCLOSURE: 1

WIRES: 3 PHASE: 1 FEED: BOTTOM

TYPE: SQUARE D QO LOADCENTER

LOAD DESCRIPTION	PH	LOAD WATT	BKR AMPS	CKT NO	LOAD		CKT NO	BKR AMPS	LOAD WATT	PH	LOAD DESCRIPTION
					A	B					
STREET LIGHTING	A	540	20	1	1170		2	20	630	A	PARKING LOT LIGHTING
IRRIGATION CONTROLER	B	455	20	3		455	4	20		B	SPARE
RECETPACLE	A	455	20	5	455		6	20		A	SPARE
SPARE	B		20	7			8	20		B	SPARE
SPARE	A		20	9	0		10	20		A	SPARE
SPARE	B		20	11		0	12	**		B	2 POLE
FEEDER BREAKER		TOTAL LOAD PER PHASE-WATTS				1625	455	FEED FROM: TRANSFORMER			
RATING: 100A		TOTAL LOAD PER PHASE-AMPS				14	4	PANEL ISC RATING 10,000 AVAILABLE ISC 1,731			
WIRE SIZE: 3#3 CU						CONDUIT SIZE: 2"CU					

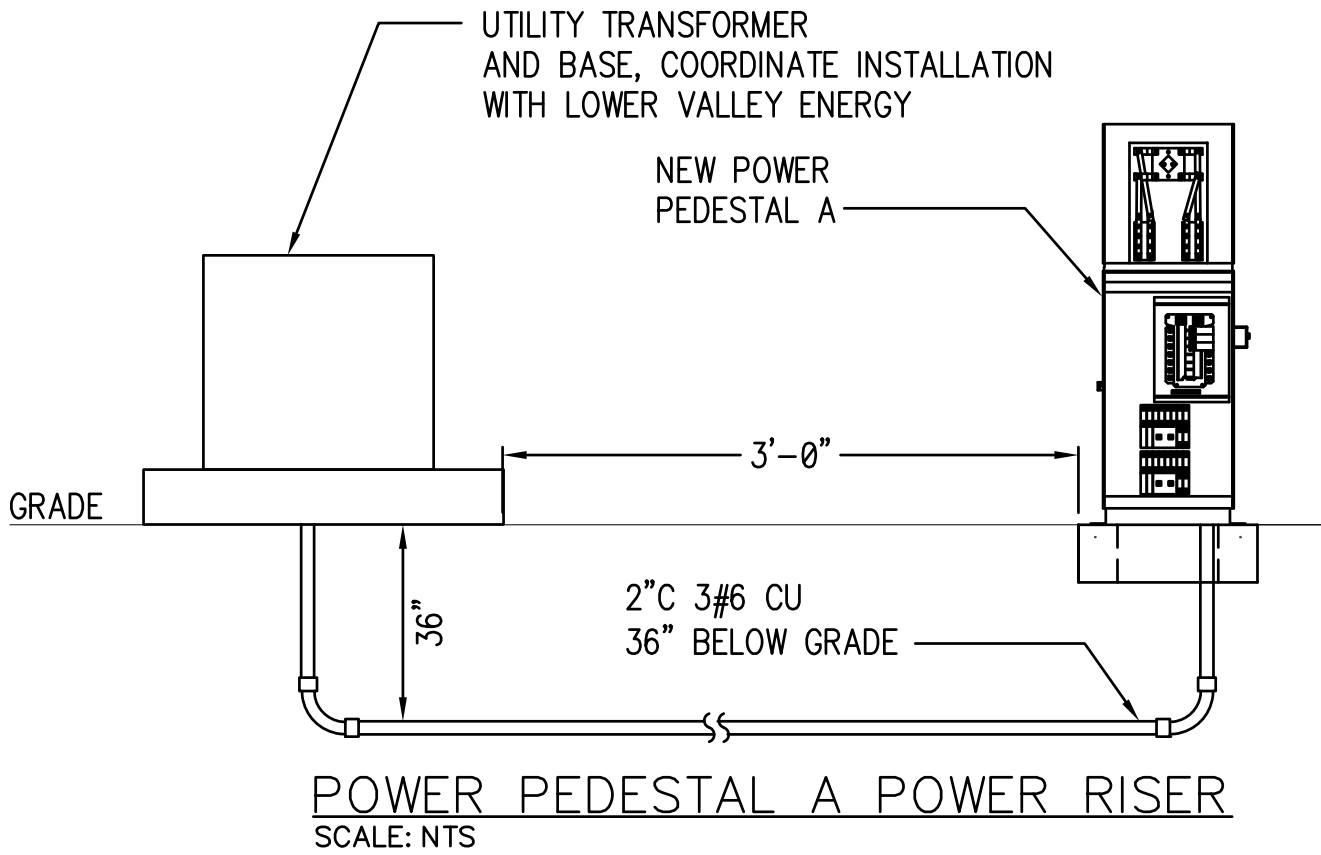
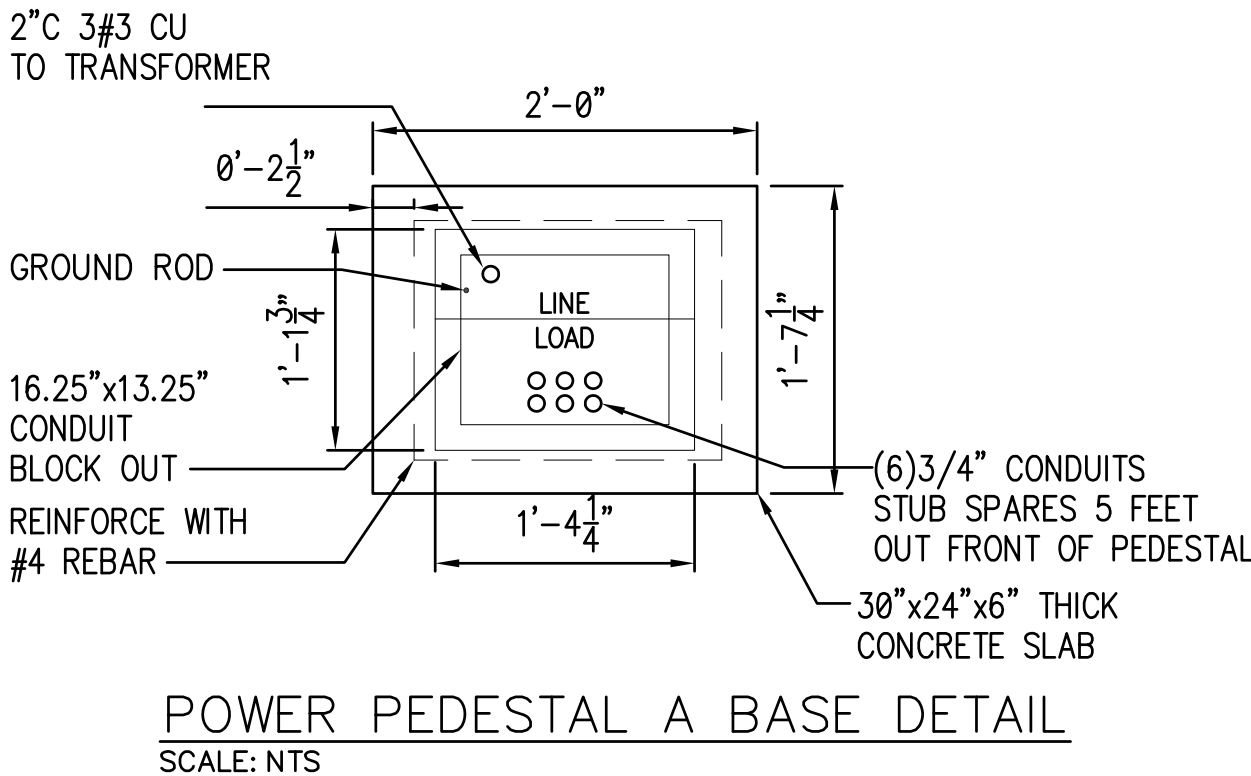
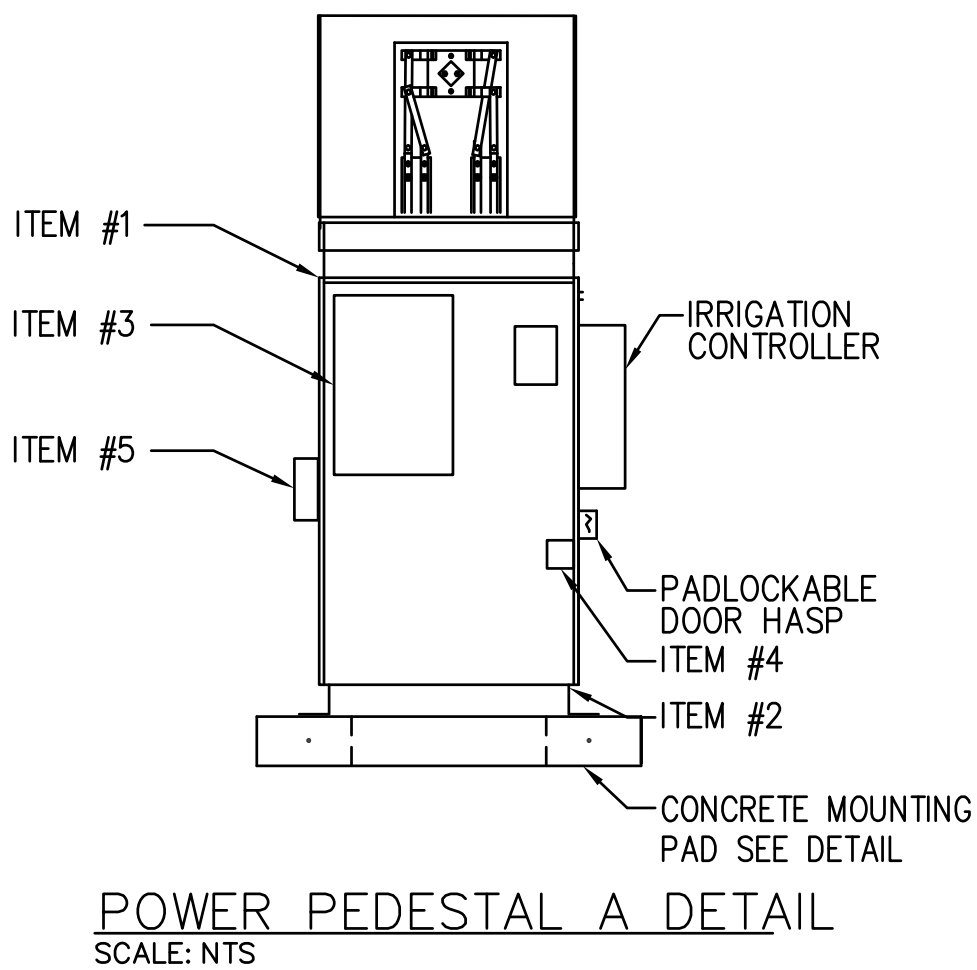
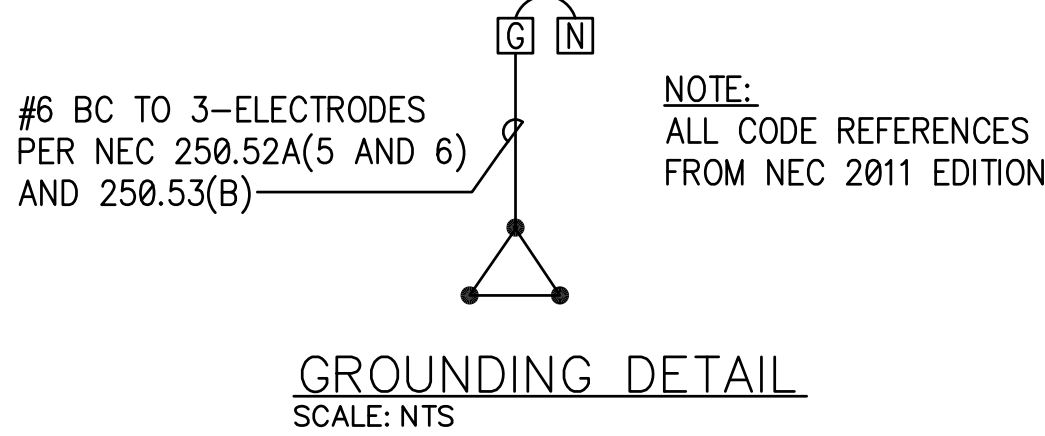


TABLE 250.66 FROM NEC		
SIZE OF LARGEST UNGROUNDED SERVICE-ENTRANCE CONDUCTOR (AWG/KCMIL)	SIZE OF GROUNDING ELECTRODE CONDUCTOR (AWG/KCMIL)	MAX SERVICE SIZE
2 OR SMALLER	8	100A
1 OR 1/0	6	150A
2/0 OR 3/0	4	200A

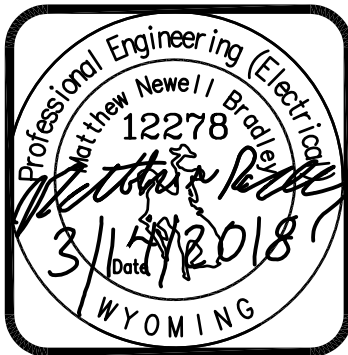


ITEM NO.	QTY	DESCRIPTION
1	1	MYERS POWER PEDESTAL MEUG16-M100-MOD
	1	100A, W/60A MAIN BREAKER
		METER SOCKET: PER LOWER VALLEY ENERGY
		120/240V, 1ø, 3W, 10kAIC
		UTILITY LANDING LUGS: 200A, 250kcmil
		120/240V, 1ø, 3W, 10kAIC
		VANDAL RESISTANT HINGED DOOR AND DEAD FRONT
		LIGHT GREEN POWDER COAT FINISH IN ACCORD W/ASTM
		UTILITY TEST SECTION
2		MOUNTING BASE
1		SIZE AND COLOR TO MATCH
3		POWER PANEL, 12CKT COPPER BUSSED INTERIOR
1		LOAD CENTER
4		PHOTOCELL
1		SEE SPEC
5		GFI RCPTACLE WITH IN USE RATED COVER
1		PER MANUFACTURER
		ALL EQUIPMENT AS SPECIFIED OR APPROVED EQUAL.

- PEDESTAL ORDER SPECIFICATIONS:
- 12 GAUGE CORROSION RESISTANT ZINC COATED STEEL CONSTRUCTION
 - NEMA '3R' ENCLOSURE.
 - COMPLY W/CALTRANS SPECIFICATIONS ES-2E
 - MEETS EUSERC 308 REQUIREMENTS
 - UL LISTED

HIDDEN HOLLOW SITE UTILITIES

PANEL SCHEDULES



DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	DATE
17-07	3-14-18

DRAWING NO.

SE3.2

ADDRESS:
645 W 24th St
IDARFO FALLS, ID 83402
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208 325-2862
FAX:
208 593-2864
E-MAIL:
brad@bradleyengineering.com

BRADLEY Engineering/Chd.
Bradley Engineering & Design
Electrical Consulting & Design

REV	DATE	DESCRIPTION

HIDDEN HOLLOW PLANNED UNIT DEVELOPMENT MASTER PLAN ^{-1st}
Amendment
December 29, 2016August XX, 2018
PUD2016-079

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 - B. Expiration Extension and Phasing Requirements
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Division 1. Hidden Hollow Planned Unit Development

1.1. Title

The title of this document is hereby established as the "Hidden Hollow Planned Unit Development Master Plan," and is referred to throughout the document as the "PUD Master Plan" or "Master Plan."

1.2. Purpose, Background and Intent

1.2.A. Purpose

This Master Plan establishes the entitlements, standards and conditions for the development and use of the Hidden Hollow Planned Unit Development ("HHPUD" or "Hidden Hollow"). This Master Plan establishes the zoning for lands within the boundaries of the HHPUD, which are defined and depicted in Attachment 1 to this Master Plan. The Master Plan varies in some ways from the base UR zoning of the site in order to achieve specific community goals that enhance the community's implementation of the Jackson/Teton County Comprehensive Plan.

1.2.B. Background

The HHPUD is located on an approximately 10-acre parcel of land formerly owned by the United States Forest Service ("USFS"). The 10-acre Hidden Hollow site is a portion of a larger USFS site that was used as headquarters for the Bridger Teton National Forest. In 2015 the USFS sold the 10-acre Hidden Hollow site to Hansen & Hansen, LLP and retained approximately 5.3 acres of land directly west of the Hidden Hollow site. In preparation for the transfer of ownership of the property, the Town of Jackson zoned the Hidden Hollow site Urban Residential ("UR").

In July of 2016, Hansen & Hansen, LLP submitted PUD and Sketch Plan applications for the site that included a proposal for 168 residential units and the infrastructure improvements to support the HHPUD development. The residential units are a mix of multi-family, townhouse and single-family units that will provide the Town of Jackson and the overall Teton County community with a much-needed solution to our workforce housing shortage. The project includes a dedication to the Town of Jackson of an eastern extension of Mercill Avenue to a point that would intersect with a future N. King Street extension.

1.2.C. Vision and Intent

The vision for the HHPUD is for a dense, residential development that provides free market, workforce and affordable housing in close proximity to Town commercial services and public amenities, which is compatible with surrounding commercial, public and open space uses. Hidden Hollow achieves this in the following ways:

1. Provision of a variety of residential unit types that achieves housing opportunities for a variety of residents while respecting the neighboring land uses.
2. Provision of efficient and effective street and utility system for the development and allow municipal services to be provided without burdening the community.
3. Provision of a pathway system through the site that allows for access through the development in a north-south direction connecting significant community amenities, and provision of sidewalks and pathways for residents to utilize the site and access off site amenities near Hidden Hollow without the need for a car.
4. Development design that is compatible with the surrounding uses, including recreational, school, government office, commercial and open space uses.
5. Enhancement of the wetlands that exist on the site.
6. Provide Provision of open space for residents and visitors in a relatively dense residential context.
7. Incorporation of design techniques that enhance a sense of community while allowing for views and privacy among individual units.

8. Provision of opportunity to conserve energy through a unified development and individual building designs.
9. Provision of opportunities for affordable and workforce housing.

1.3. Applicability

1.3.A. Applicability of Master Plan

This Master Plan applies only to lands within the HHPUD boundaries, as depicted on the Official Zoning District Map and shown within Attachment 1 to this Master Plan.

1.3.B. Expiration, Extension and Phasing

1.3.B.1. Expiration of Master Plan

Time Frame: The Master Plan shall expire five (5) years after its effective date unless a sufficient application for the improvements described below under the "Predevelopment Site and Infrastructure Improvements Phase" is submitted to the Planning Department. The Master Plan shall expire seven (7) years after its effective date unless there is commencement of construction of "Predevelopment Site and Infrastructure Improvements Phase" improvements.

Predevelopment Site and Infrastructure Improvements Phase: The Developer shall complete all underground infrastructure and rough grading of the entire site including roads, pursuant to the requirements of a Grading and Erosion Control Permit approved by the Town of Jackson. Upon completion of the improvements stated herein, the HHPUD shall be vested and shall not expire.

Effect: Upon expiration of the Master Plan, LDR Section 8.7.3.G.2. shall apply.

1.3.B.2. Extension

No extension to the expiration of the Master Plan shall be permitted. Please see Master Plan [Section B.1. Expiration of Master Plan](#) and Master Plan [Section B.3. Phasing Requirements](#) for additional information.

1.3.B.3. Phasing Requirements

The purpose of the HHPUD phasing plan is to ensure that when free market development occurs that generates affordable housing or other development standard requirements, adequate assurances are provided by the Developer to ensure these requirements have been, or will be, met.

Phase 1:

- Subdivision and sale or development of 13 single-family units in Area A
 - o Including provision for affordable housing ownership or rental units for at least 7.80 persons to be constructed within building 4/5
- Development of ~~820~~ townhome units in Area B
 - o Including provision for affordable housing ownership or rental units for at least 4.05 persons to be constructed within building 4/5
- Development of ~~55~~4 multi-family units in ~~two Area C Buildings~~ Building 4/5 within Area C
 - o If the 55 multifamily units in building 4/5 are developed as for sale, condominium units, provision for affordable housing ownership units for at least 16.95 persons will be constructed
 - o If the 55 multifamily units in building 4/5 are developed as for rent, apartment units, compliance with Section 7.4.2.D.13 of the Town of Jackson Land Development regulations shall apply to exempt the rental apartment units from the affordable housing mitigation standards
- Provision of at least 18 workforce housing units within building 4/5 ~~two multi-family buildings i~~ in Area C developed under Phase 1
- Completion of all Mercill Avenue extension improvements
- Completion of all road ways and parking areas necessary to serve the development in Phase 1
- Completion of all wetland mitigation
- Completion of all landscape requirements for all Phase 1 development in Area B and C

Commented [BS1]: I divided the mitigation to be sub sets of each development. All of which add up

Phase 2:

- ~~Development of 12 townhome units in Area B~~
 - o ~~Including provision for affordable housing ownership or rental units for at least 6.60 persons to be constructed within building 4/5~~
- ~~Development of 55 multi-family units in Building 4/5 and or 28 multifamily units within Area C~~
 - o ~~If the 55 multifamily units in Building 2/3 and the 28 multifamily units in building 1 are developed as for sale, condominium units, provision for affordable housing ownership units for a total of at least 25.6 persons will be constructed within building 4/5 and Building 2/3~~
 - ~~Building 2/3 = 17.05 persons mitigated~~
 - ~~Building 1 = 8.55 persons mitigated~~
 - o ~~If the 55 multifamily units in building 2/3 and/or the 28 multifamily units in building 1 are developed as for rent, apartment units, compliance with Section 7.4.2.D.13 of the Town of Jackson Land Development regulations shall apply to exempt the rental apartment units within building 4/5 from the affordable housing mitigation standards~~
- ~~Development of 54 multi-family Units in two Area C buildings~~
- ~~Provision of affordable housing for at least 16.4 persons within the two multi-family buildings in Area C developed under Phase 2~~
- ~~Provision of at least 18 workforce housing units within two multi-family buildings in Area C developed under Phase 2~~~~Building 2/3 and 9 workforce housing units within Building 1~~
- ~~Completion of all landscape requirements for all Phase 2 development~~
- ~~Completion of all remaining landscape requirements in Area D in Area G~~

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Phase 3:

- ~~Development of 27 multi-family Units in one Area C building~~
- ~~Provision of at least 9 workforce housing units within any building in Area C~~
- ~~Completion of all landscape requirements for all Phase 3 development~~
- ~~Completion of all remaining landscape requirements in Area D~~

Occupancy of Free Market Units: The above phasing plan is subject to the following requirements:

Certificates of Occupancy for free market residential units (Area A units, Area B units or Area C units) will not be issued by the Town of Jackson unless one of the following has occurred:

1. A framing inspection has been approved by the Town Building Official for the building permit application for the affordable housing within the phase in which such free market residential units are receiving a Certificate of Occupancy, and the Developer provides the Town with a bond in an amount equal to the in lieu fee requirement for the affordable housing units that are required by the number of free market units receiving Certificates of Occupancy; or
2. If the framing inspection has not been approved by the Town Building Official as provided above, the Developer shall be required to deed restrict the amount of free market units necessary to meet the total remaining housing requirement of the real property included in such applicable phase. Such deed restriction shall only go into effect if the affordable housing units within Area C that are intended for such ~~remaining mitigation~~~~remaining mitigation~~ of the real property included in such applicable phase have not received a Certificate of Occupancy within twenty four (24) months of the recordation of the deed restriction required herein.

1.4. Relationship Between Regulations and Interpretation

1.4.A. Relationship to Land Development Regulations

Unless otherwise noted in this document, when this Master Plan refers to the LDRs, or where it is silent and the LDRs govern the development or use of properties within the HHPUD, the Town of Jackson LDRs applicable at the time a determination or interpretation is requested shall apply. In the event of a contradiction between this Master Plan and the LDRs this Master Plan shall govern and control.

1.4.B. Interpretation

The Town of Jackson Planning Director shall be responsible for interpreting this Master Plan and shall base his/her interpretation first, on the information contained within this Master Plan, and second, on the clear legislative intent of the Town Council in its approval and adoption of the HHPUD. With the exception of the modification to the basis for interpretation made herein, the provisions of Section 8.6. Interpretations of the LDRs of the Town of Jackson LDRs shall govern the findings considered in rendering interpretations of this Master Plan, and the procedure for requesting an interpretation of this Master Plan. Pursuant to Section 8.6. Interpretation of the LDRs, only a property owner within the HHPUD may request an interpretation of this Master Plan.

1.5. Procedures and Requirements to Amend Approved Master Plan

1.5.A Major Amendments:

Major Amendments to the Master Plan shall be reviewed pursuant to the provisions of the LDR Section 8.2.13.D. PUD Amendment. Only a property owner, or authorized agent of a property owner, within the HHPUD may apply for a Major Amendment to the Master Plan. The Major Amendment shall be subject to all applicable standards of the LDRs.

Major Amendments include the following:

1. Expansion or increase to the overall HHPUD area, or overall density allowed in this Master Plan; and
2. A revision to the physical development standards that increases the allowable maximum or decreases the required minimum by more than 20%.

1.5.B. Minor Amendments:

Minor amendments to this Master Plan may be approved by the Planning Director pursuant to the procedures set forth in Section 8.5.2. Development Option Plan of the LDRs. Only a property owner, or authorized agent of a property owner, within the HHPUD may apply for a Minor Amendment to the Master Plan. The Minor Amendment shall be reviewed and acted upon. The Minor Amendment shall be subject to all applicable standards of the LDRs.

Minor Amendments include the following:

1. Any application to amend the Master Plan that includes the reduction in the HHPUD Area, density or intensity of use;
2. A revision to the allowable physical development standards that decreases an allowable maximum or increases a required minimum; or increases an allowable maximum or decreases a required minimum by not more than 20%;
3. Transfer of development rights from one Area of the HHPUD to another Area if such transfer does not include an increase in the overall density of the HHPUD;
4. Any and all revisions and amendments to Attachment 4 (Example of Maximum Sales Price Calculations); and
5. Any and all revisions, amendments, and updates to the Phasing Plan.

A Minor Amendment shall only be approved upon meeting the following Findings:

1. It is consistent with the purposes and organization of the HHPUD;
2. It improves the consistency of the HHPUD Master Plan with other provisions of the HHPUD or subsequent development approvals within the HHPUD;
3. It provides flexibility for landowners within standards defined within Master Plan Section 1.2.C. Vision and Intent of the HHPUD Master Plan;
4. It is necessary to address changing conditions (e.g. market, sales or constructability), public necessity, and/or state or federal legislation;
5. It improves implementation of the Comprehensive Plan; and
6. It is consistent with other adopted Town Ordinances.

1.5.C. Administrative Amendments:

Administrative Amendments are update amendments required by this Master Plan to the Housing Mitigation Tracking Worksheet or the Physical Development Standard Tracking Worksheet, and pursuant to 1.5.E. below are not included in the Master Plan until such time as a Certificate of Occupancy is issued.

A Housing Mitigation Tracking Worksheet update shall be prepared by the Developer or its assigns and shall be submitted with each Development Plan or Development Option Plan application. This requirement shall terminate once all affordable housing requirements have been met.

A Physical Development Standards Tracking Worksheet update shall be prepared by the Developer or its assigns and shall be submitted with each application for building permit (or group of building permits). This requirement shall terminate once all physical development standard allowances have been expended.

This notwithstanding, the Developer may submit an updated tracking worksheet anytime, at their sole discretion.

1.5.D. Amendment Not Categorized

In the event that an application for an amendment to the HHPUD is submitted to the Town of Jackson that is not included in the list of Major, Minor, or Administrative Amendments, the Planning Director shall make a determination, based on the thresholds for Major, Minor, and Administrative Amendments, Master Plan Section 1.4.B. Interpretation, and Master Plan Section 1.2.C. Vision and Intent, whether the proposed amendment shall be a Major, Minor, or Administrative Amendment.

1.5.E. Amendments are Included in Master Plan:

Any Amendment to the Master Plan shall be incorporated into the Master Plan. The Master Plan shall be revised and amended within one (1) year of the final approval of the amendment to reflect the entitlements, standards and conditions approved. Any application to the Town of Jackson that acts upon the approved amendment shall not be deemed sufficient until the Master Plan is amended.

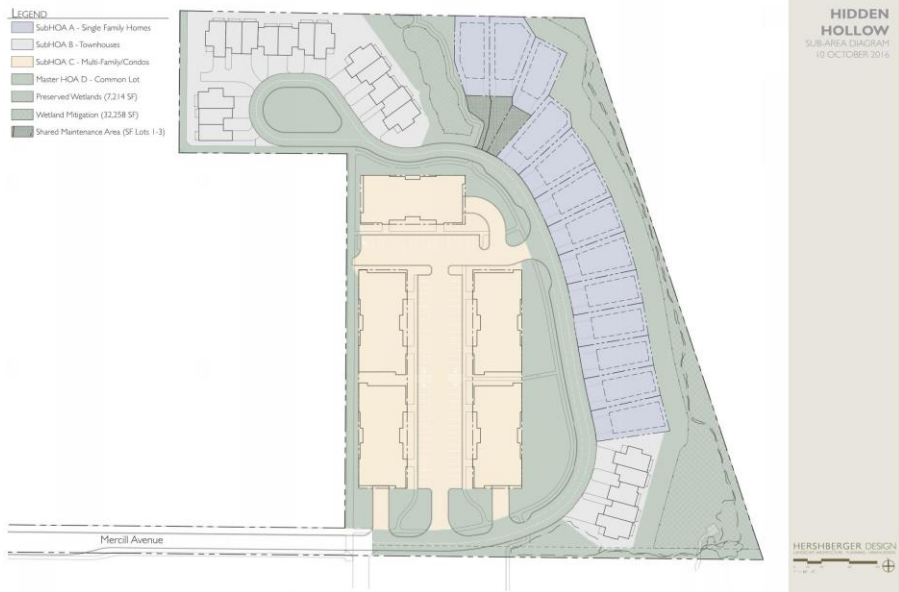
Time Frame: If the Master Plan is not amended within one (1) year of the date of approval of the Major Amendment or Minor Amendment the amendment shall expire.

Administrative Amendments approved by the Planning Director shall not be included in the Master Plan until such time as a Certificate of Occupancy is issued for the development described in the Administrative Amendment.

1.6. Applicability of Master Plan to HHPUD Areas

The HHPUD consists of three distinct unit types: Detached Single-Family Units, Attached Single-Family Units and Multi-Family Units. Each of these distinct unit types are located within distinct areas in the HHPUD. In addition, there is an area within the HHPUD that is common area and contains land uses that support and enhance the overall HHPUD, including roads, utilities, maintenance facilities, open spaces, pathways, wetlands and stormwater treatment facilities. Each of these areas contain some level of allowable entitlements and standards that differ from, or are in some way distinct from, those in other areas. Therefore, where applicable, this Master Plan identifies these separate entitlements, standards and conditions based on specific area designations.

For the purposes of this Master Plan, the area containing the Detached Single-Family Units is identified as Area A, the area containing the Attached Single-Family Units is identified as Area B, the area containing the Multi-Family Units is identified as Area C and the common area that contains land uses that support and enhance the overall PUD is identified as Area D. Where no reference is made to a specific Area, the specific entitlements, standards and conditions apply to the overall HHPUD. HHPUD Areas are shown in the exhibit below:



1.7. Definitions

Purpose: The purpose of this section is to define words, terms and phrases contained within the Master Plan to explain the relationship between this Master Plan and the Town of Jackson Land Development Regulations. Any term not defined herein shall have the meaning as defined in the Town of Jackson LDR as may be amended from time to time.

Area A/B/C/D: Shall mean one or more of the distinct areas within the Overall PUD as shown in Section 1.6. Establishment of Hidden Hollow PUD and include Area A – Detached Single Family Units, Area B – Attached Single Family Units, Area C, Multi-Family Units, and Area D – Common Area.

Density: Shall mean the number of individual dwelling units, including detached single family, attached single family, apartment, condominium, townhouse, or other type of residential dwelling unit permitted to be constructed or occupied on an Area, lot, site, or other part or portion of the PUD.

Developer: Shall mean the owner of the HHPUD while the development occurs and prior to the HHPUD HOA taking control of the development.

Homeowner Association: Shall mean the Hidden Hollow Homeowners Association.

Housing Mitigation Tracking Worksheet: Shall mean the document attached hereto as Attachment 3.

Land Development Regulations: Shall mean the Town of Jackson Land Development Regulations as may be amended from time to time.

Local Convenience Commercial: Shall mean commercial retail and service uses permitted within the HHPUD that allow for goods sold and services provided that are primarily of convenience in nature to provide for the needs of residents and employees in the surrounding area. Goods and services sold within a Local Convenience Commercial Use shall not be of a specialty nature that rely on and attract customer and vehicle traffic from the community as a whole. Only one Local Convenience Commercial Retail or Service use may exist within each building in Area C of the HHPUD.

Maintenance Facilities: Shall mean any buildings, structures or utility infrastructure that are used for the storage of equipment and other activities necessary for maintenance and operation of the HHPUD.

Physical Development Standards Tracking Worksheet: Shall mean the document attached as Attachment 2.

Property Owner: Shall mean any owner(s) of real property within the Hidden Hollow PUD.

Sales/HOA/Rental Office: Shall mean a sales/HOA/rental office to be located within Area C.

1.8. List of Attachments

- Attachment 1: Legal Description HHPUD Boundary
- Attachment 2: Physical Development Standards Tracking Worksheet Template
- Attachment 3: Housing Mitigation Tracking Worksheet Template
- Attachment 4: Examples of Maximum Sales Price Calculations for Affordable Housing Units
- Attachment 5: Affordable Housing Deed Restriction Template
- Attachment 6: Workforce Housing (Owner) Deed Restriction Template
- Attachment 7: Workforce Housing (Rental) Deed Restriction Template

Division 2. Standards Applicable the Hidden Hollow PUD

2.1. Physical Development Standards

Standards applicable to the physical development of the PUD are provided within this sub-section. Cross references provided refer to specific sections of the LDRs.

2.1.A. Structure Location and Mass

	Landscape Surface/LSR (min)	Lot Coverage Area/Ratio (max)	Street Setback (Min)**	Side Setback (Min)**	Rear Setback (min)**	Height (max)	Floor Area/FAR (max)
Overall PUD	123,623 s.f.	164,831 s.f.					283,140 s.f.***
Area A * Each individual lot	.30	.40	25'	8'	5'	28'	.82/lot
Area B *	15,000 s.f.	28,000 s.f.	12' from perimeter property line or Area boundary			28'35'	54,000 s.f.
Area C *	11,000 s.f.	60,000 s.f.	12' from perimeter property line or Area boundary			48'	160,000s.f.
Area D *	100,000 s.f.	50,000 s.f.	5' from perimeter property line or Area boundary			28'	15,140 s.f.

Commented [BS2]: Adjusted as per minor amendment approved on ? Ron?

Exceptions: street/side/rear yard projections, including cornices, canopies, eaves, decks, porches, bay windows, chimneys, patios, and similar architectural features may encroach into any setback not more than 5'.

* Notwithstanding the specific physical development standards identified within each area, the limitations within each Area is permitted to shift to another Area of the HHPUD as long as the limitations within the overall PUD are not exceeded

**Setbacks within Areas B, C and D shall be the horizontal distance, as measured from a physical development to an HHPUD perimeter property line for side and rear setbacks and the horizontal distance, as measured from a physical development to either a HHPUD perimeter property line or a road right-of-way, roadway or vehicular access easement.

*** The overall PUD Floor Area total is based on a total parcel area of 10 Acres at the time of PUD approval by Town Council. The total Floor Area represents .65 FAR using 10 acres of site area.

2.1.B. Maximum Scale of Development

Individual Building (max gross FA):	
Area A:	8,000 s.f.
Area B:	No limitation
Area C:	No limitation
Area D:	8,000 s.f.

2.1.C. Building Design

All Building Materials:

External surfaces shall be non-reflective. Colors shall blend into terrain using muted colors and earthy hues. Use of a variety of materials, colors, and architectural styles to address the bulk, scale and intensity of the proposed multi-family structures in Area C is encouraged.

The HHPUD is subject to certain Hidden Hollow Design Guidelines which may be amended from time to time by the Developer. Approval of building designs by the Hidden Hollow Home Owners Association is required prior to building permit submittal to The Town of Jackson.

2.1.D. Site Development

Site Development Setbacks (min)

Side/rear Yard:	½ building setback
Front Yard:	½ building setback

Exemptions:

Driveways providing access across street yard, and shared parking and driveways and all pathways within the HH UR-PUD.

2.1.E. Landscaping:

Plant Units (min)

Total – Overall PUD	176 (will be addressed using a value based approach)
Area A:	1.5 per DU
Area B:	1.0 per DU
Area C:	7 Plant Units
Area D:	132 Plant Units

2.1.F. Fencing:

Height (max)

In Street Yard:	4'
In Side or Rear Yard:	6'

Setback:

Front lot line/R.O.W./Sidewalk	1'
Side or Rear lot line	0'

2.1.G. Environmental Standards:

Natural Resource Setback (min)	Sec. 5.1.1.
Wetland:	30'
Irrigation Ditch Setback (min)	7.7.4.D.
Irrigation Ditch	15'

Natural Resource Overlay (NRO) Standards LDR Sec. 5.2.1

The PUD is not within the NRO and no NRO standards apply

2.1.H. Scenic Standards:

Exterior Lighting: LDR 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 ≤ 3,000 Kelvin

Scenic Resource Overlay (SRO) Standards LDR Sec. 5.3.2

The PUD is not within the SRO and no SRO Standards apply

2.1.I. Natural Hazards to Avoid:

Steep Slopes	LDR Sec. 5.4.1
Development Prohibited:	Slopes >30%
Areas of Unstable Soils:	LDR Sec. 5.4.2
Fault Areas:	LDR Sec. 5.4.3

Floodplains: LDR Sec. 5.4.4

Wildland Urban Interface LDR Sec. 5.4.5

2.1.J. Signs: LDR Div. 5.6

Allowable Signage

No limitation. Subject to Development Plan approval

2.1.K. Grading, Erosion Control, Stormwater:

Grading LDR Sec. 5.7.2

Erosion control LDR Sec. 5.7.3

Erosion shall be controlled at all times

Stormwater Management LDR Sec. 5.7.4

No increase in peak flow rate or velocity across property lines.

2.1.L. Required Physical Development Permits

The following identifies the required physical development permits for development within PUD:

Physical Development	Sketch Plan	Development Plan	Dev. Option Plan	Building Permit	DRC Review	Sign permit	Grading permit
Overall PUD	Approved	N/A	N/A	N/A	N/A	X	N/A
Area A – All Allowed Physical Development				X			X
Area B – All Allowed Physical Development		X		X			X
Area C – All Allowed Physical Development		X		X			X
Area D – All Allowed Physical Development				Per Building Code		X	X

2.2. Use Standards

Standards applicable to uses within the HHPUD are provided or referenced below. Allowed uses are listed in Master Plan Subsection 2.2.A. and in some cases include specific allowances based on individual Areas within the HHPUD. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to Section 6.1.2.D of the LDRs.

2.2.A. Allowed Uses			2.2.B. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min)	Employee Housing Floor Area/1,000 s.f. (min)
Open Space Agriculture	Y	0 ac.	n/a	n/a	Exempt
Residential Detached Single Family – Area A Only	Y	0 s.f.	1 unit per lot	2/DU	n/a
Attached Single Family – Area B Only	Y	0 s.f.	n/a	2/DU	n/a
Apartment – Area C Only	Y	0 s.f.	n/a	1/1br. Unit 2/2&3br. Unit	n/a
Condominium Units – Area C Only	Y	0 s.f.	n/a	1/1br. Unit 2/2&3br. Unit	n/a
Dormitory – Area C Only	C	0 s.f.	n/a	1/1br. Unit	n/a
Group Home – Area C Only	C	0 s.f.	n/a	independent Calc.	n/a
Commercial Local Convenience Commercial – Area C and D Only	B	0 s.f.	n/a	n/a	156 s.f.
Institutional Assembly – Area D Only	C	n/a	n/a	Independent calc.	Exempt
Daycare/Education – Area C Only	C	0 s.f.	n/a	Independent calc.	Exempt
Transportation/Infrastructure Maintenance Facilities	Y	0 s.f.	n/a	n/a	Exempt
Accessory Uses Home Occupation	B	0 s.f.	n/a	n/a	Exempt
Home Business – Area A and B Only	C	0 s.f.	n/a	1/ employee	Exempt
Family Home Daycare Area A and B Only	B	0 s.f.	n/a	1/employee	Exempt
	C	0 s.f.	n/a	Independent calc.	Exempt
Temporary Uses Real Estate Sales Office	Y	0 s.f.	n/a	3.3/1,000 s.f.	Exempt
Temporary Shelter	B	0 s.f.	1/ valid bld. Permit	2/DU	Exempt
Temporary Gravel Extraction and Processing	B	0 s.f.	n/a	1/employee	Exempt

Y = Allowed Use, no use permit required, B= Basic Use Permit (LDR Sec. 8.4.1), C= Conditional Use Permit (LDR Section 8.4.2)

2.2.C. Maximum Scale of Use	
Individual Use (floor area) (max)	
Local Convenience Commercial excluding basement storage	2,000 sf
2.2.D. Operational Standards	
	LDR Div. 6.4
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash and recycling enclosures required	Area C and D
Noise	(Sec. 6.4.3.)
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

2.3. Development Options

Standards applicable to development options and subdivision in the overall HHPUD are provided or referenced below.

2.3.A. Allowed Subdivision Development Options								
Option	BSA	Lot Size (min)	Density (Max)	OSR (Min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Land Division	n/a	4,000 s,f,	n/a	n/a		Determined by Physical Development		Sec 7.2.3.
Condominium/ Townhouse/ Apartment	n/a	n/a	n/a	n/a		Determined by Physical Development		Sec 7.2.4.

2.3.B. Required Subdivision and Development Option Permits				
Option	Sketch Plan (8.3.1)	Development Plan (8.3.2)	Development Option Plan (8.5.2)	Subdivision Plat (8.5.3)
Any subdivision				
Area A – All Allowed Uses				X
Area B – All Allowed Uses			X	X
Area C – All Allowed Uses		X		X
Area D – All Allowed Uses			X	X

2.3.C. Affordable and Workforce Housing Standards:

Minimum Sizes and Persons Housed per Unit Standards Applicable to Both Affordable and Workforce Housing Units.

The minimum unit sizes and persons housed per affordable and workforce housing unit within the HHPUD are shown below. All units will comply with or exceed all other applicable minimum standards of the Town of Jackson building codes and other development codes adopted by the Town of Jackson.

Square Footage Requirements for Affordable Housing Ownership Units and Persons Housed:

Housing Unit Type	Min Sq.Ft (20% reduction is permitted)	Max Sq.Ft.	Persons Housed
Studio/Dormitory	320 sf /400 sf	600 sf	1.25
One Bedroom	480 sf/600 sf	800 sf	1.75
Two Bedroom	680 sf/850 sf	1,100 sf	2.25
Three Bedroom	960 sf/1,200 sf	1,500 sf	3.75
Each Add'l Bedroom	120 sf/150 sf	250 sf	1

Notes:

1. These square footage requirements are for Habitable Floor Area – Affordable Housing Units, or interior living area (as defined in the Housing Department's Guidelines). In addition to the square footage requirements listed in the above chart, the developer shall also provide:

- At least ten (10) square feet of enclosed habitable or non-habitable storage space per bedroom.
- Access to outdoor space, such as a deck, patio, or common green space within the development. The square footage of the outdoor space shall be at least two percent of the size of the unit.

2. Minimum square footage is the actual minimum square footage allowed to be constructed or otherwise provided under the provisions of the LDRs. Maximum square footage is the maximum amount of square footage which may be credited against the required square footage for a given unit type, regardless of the actual size of the unit provided. The applicant may incorporate reduced square footages for any affordable housing units and/or workforce housing units up to 20% (the lower number shown above in the chart), at the applicant's sole discretion, because the project will meet the following requirements:

- Above average natural light (more light than minimum borrowed light requirements) – exterior windows in every living space and bedroom;
- Layout with maximized living space – no more than 15 percent of the living space can be stairways and hallways;
- Location within the project – 100 percent above grade.

Free Market Condominium Units within Area C, Townhome Units within Area B and Single family Units within Area A, all may be used for Employee Housing Mitigation.

If an end-user purchases a free market condominium unit within Area C, a Townhome units within Area B and/or a single family units within Area A, the end-user may apply to the Town of Jackson or Teton County, as applicable, for a determination regarding whether such market unit(s) may be utilized for employee housing mitigation. Whether such market units may be approved for employee housing mitigation is ultimately at the discretion of the Town of Jackson and Teton County, as applicable, and if approved an employee housing deed restriction will be utilized for such unit. Market units shall only be considered for approval by the Town of Jackson for employee housing mitigation for an initial period of 15 years from the issuance of the first certificate of occupancy for the HHPUD unless the Town of Jackson extends such time period in its discretion.

2.3.C.1. Residential Affordable Housing Standards

Calculation of Affordable Housing Standards for Residential Development in the HHPUD.

The total amount of affordable housing required to be provided within the HHPUD shall be no more than twenty percent (20%) of the total projected population of the HHPUD within condominium units, townhome units and single-family units. Apartment units within Area C that meet the requirements of Subsection 7.4.2.D.13 of the Town of Jackson Land Development regulations shall be exempt from these affordable housing mitigation standards. The following is the calculation that shall be used to determine the total amount of required affordable housing provided within the HHPUD.

Projected Population x .20 = Number of persons housed in Affordable Housing Units in the HHPUD.

The following table shall be used to determine the total Projected Population and the number of persons housed in affordable housing units:

Number of Persons Housed Per Unit	
Unit Type	Persons Housed Per Unit
Studio	1.25
One Bedroom	1.75
Two Bedroom	2.25
Three Bedroom	3.00
Four Bedroom	3.75
Five Bedroom	4.50
Each Additional Bedroom	0.50
Dormitory	1.00 per 150 s.f. of net habitable area

Method for Providing Affordable Housing.

Production of New Units.

The Developer shall develop, or ensure the development of, required affordable housing ownership and/or rental units as part of the development. All affordable housing ownership and/or rental units will be provided on-site, and it shall be the Developer's responsibility to provide affordable housing in accordance with the Housing Mitigation Plan to be prepared by the Developer or its assigns and submitted with each Development Plan or Development Option Plan application. Although the Developer will be responsible for ensuring that all affordable units described herein are developed, some of the actual construction and ultimate ownership of the units may be assumed by third parties. In that regard, if the Developer transfers any unimproved land in the HHPUD to a third party, the housing requirement related to the development of that portion of the HHPUD shall remain the responsibility of the Developer unless the housing requirement is expressly assigned to and assumed by such third party.

Timing for Providing Affordable Housing.

As the free market portion of the project will be developed in phases in accordance with the Phasing Plan set forth in Section 1.3.B.3 of this Master Plan, the affordable housing required by this Master Plan will also be developed in phases in accordance with such Phasing Plan. As indicated in the Phasing Plan, the Developer will complete all affordable housing units required by this Master Plan in Phase Two of the project.

Sales and Occupancy Standards.

All required income-based deed restricted ownership and/or rental units will be allocated across Categories I, II, & III (as published annually by the Jackson/Teton County Housing Department) (the "Housing Department") as follows:

- a) Category 1. No less than 1/3 of the persons required to be housed shall be provided with housing units affordable to low income households, unless a different proportion is recommended by the Housing Department and approved by the Jackson Town Council.
- b). Category 2. No less than 1/3 of the persons to be housed shall be provided with housing units affordable to moderate income households, unless a different proportion is recommended by the Housing Department and approved by the Jackson Town Council.
- c). Category 3. No more than 1/3 of the persons required to be housed shall be provided with housing units affordable to middle income households, unless a different proportion is recommended by the Housing Department and approved by the Jackson Town Council.

The Developer's proposed mix of unit types (i.e. one bedroom, two bedroom, three bedroom) that will together meet the requirements of providing the required affordable housing units shall be included in the Housing Mitigation Plan to be prepared by the Developer or its assigns and submitted with each Development Plan or Development Option Plan application.

Maximum Sales Price Formula for Affordable Housing Ownership Units and Maximum Rental rates for Affordable Housing Rental Units.

The maximum sales price formula described in Attachment 4 to this Master Plan shall be used to establish the Maximum Sales Prices for the initial sales of affordable housing units in the HHPUD. The maximum rental rates formula described in Attachment 4 to this Master Plan shall be used to establish the Maximum Rental rates for the affordable housing rental units in the HHPUD. If at any time in the future the Housing Department's guidelines or the Town of Jackson Land Development Regulations are amended and the methodology described below is modified as a result, the Developer may elect to amend Attachment 4 to this Master Plan, the standards set forth in this Master Plan, and/or the Housing Mitigation Plan approved in connection with a Development Plan or a Development Option Plan for the purpose of aligning the methodology described below with the Housing Department's amended guidelines. As provided in Section 1.5.B.2 above, all such amendments will be processed by the Town of Jackson as a minor amendment. Furthermore, the MFI will adjust each year as such amounts are posted annually by the U.S. Department of Housing and Urban Development ("HUD"). When the MFI is adjusted in any given year, the sales price amounts for secondary sales affordable housing ownership units within the HHPUD and the maximum rental rates for affordable housing rental units within the HHPUD will be adjusted to incorporate the new MFI amounts for such year.

Initial Sales of Affordable Housing Ownership Units; Role of Housing Department; Annual reporting for Rental Units.

The initial sales of the affordable housing ownership units (not the workforce housing units or affordable housing rental units) will be marketed and facilitated by the Housing Department. The initial sales of all affordable housing ownership units will not be subject to a Housing Department facilitation fee.

Commented [BS3]: Need to address that some rental may be "affordable"

ILSA Requirements.

The Housing Department shall be obligated to utilize all Interstate Land Sales Act exemption provisions required by the Developer, in the Developer's sole discretion, in all purchase contracts for the initial sales of all affordable housing ownership units. Additionally, the Housing Department shall cooperate and comply with all marketing requirements required by the Developer to comply with each of the applicable ILSA exemption requirements.

Deed Restriction for Affordable Housing Units.

As of the approval of this Master Plan, the form deed restrictions for affordable housing (i.e. income based) ownership and rental units ~~is are~~ in the process of being updated. Solely for the purpose of establishing a baseline deed restriction for the HHPUD's affordable housing ownership units, a template deed restriction is attached hereto as Attachment 5. In connection with the approval of the final development plan for such units, the template deed restrictions for the ownership and rental units may be updated and finalized at the direction of the Housing Department to reflect the Housing Department's then current guidelines.

2.3.C.2. HHPUD Workforce Housing Standards

General.

The HHPUD is permitted to have a structure height of forty eight feet (48') for the ~~five (5)~~ multi-family unit buildings within Area C.

The following Standards shall apply to HHPUD for all buildings that incorporate a structure height of 48 feet:

1. The amount of additional floor area achieved through this increase in structure height is dedicated to deed restricted workforce housing.
2. The additional floor area achieved through the increase in structure height 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 of the HHPUD.

Timing and Location for Providing Workforce Housing Units.

The workforce housing units will be provided within the multi-family unit buildings in Area C. All required workforce housing units are permitted to be located on the first and second floors of the multi-family unit buildings located within Area C, but the Developer may incorporate such units within the third floor of certain buildings at its sole discretion. The number, size and unit type of workforce housing units within each of the five (5) multi-family unit buildings in Area C will be finally determined at the time of approval of each Development Plan for development within Area C. The amount of floor area dedicated to workforce housing provided in any one building in Area C shall be equal to or greater than the amount of additional floor area achieved through the increase in height permitted for that building. This notwithstanding, should the Developer exceed, in any one building, the amount of floor area required to be dedicated to workforce housing in such building, then the amount of floor area required to be dedicated to workforce housing in subsequently constructed buildings shall be reduced by an amount of floor area commensurate to the amount of excess floor area previously provided.

As the free market portion of the project will be developed in phases in accordance with the Phasing Plan set forth in Section 1.3.B of this Master Plan, the workforce housing required will also be developed in phases in accordance with such Phasing Plan.

Sales and Occupancy Standards; Role of Housing Department.

The Developer will market and facilitate the initial sales of all workforce housing units. The Housing Department will be responsible for confirming the qualification of purchasers or occupants of the workforce housing units. The selection of purchaser or occupants and the sales of the workforce units will be administered by the Developer and utilizing the Developer's form purchase and sale agreement, provided that the applicant shall afford the Housing Department a reasonable opportunity to review and comment on the form purchase and sale agreement to ensure compliance with the Housing Department's guidelines. The initial sales of all workforce units will not be subject to a Housing Department facilitation fee. The Developer will either sell the workforce housing units to end-users as owner-occupied workforce housing units or rental workforce housing units. The Developer will provide a proposed mix of owner-occupied and rental workforce housing units at the time of Development Plan or Development Plan application for review and approval by Town Council.

The workforce housing deed-restricted units will not be subject to a sales price restriction and the purchasers will not be subject to income and asset limits. The ownership workforce housing units may be owner-occupied. The deed restriction for the ownership workforce housing units will include an appreciation cap of 2.5% per year of ownership compounded annually. The rental workforce housing units may not be owner-occupied. The deed restriction for the rental workforce housing units will include a rental appreciation cap of 2% per year compounded annually and will require that the lease terms must be for at least 3 months and for no longer than 3 years.

The deed restrictions for all workforce housing units will require that at least one occupant of the unit maintain an average of 30 hours per week employment on an annual basis, or a minimum of 1,560 hours per year, from a local business. Further, the entire household must earn 75% of the entire household's income from a local business. A "local business" shall mean a business physically located within Teton County, Wyoming, holding a business license with the Town of Jackson or one that can provide other verification of business status in Teton County, Wyoming. No occupant of a workforce housing unit may own or have an interest in (whether direct, indirect or beneficial) any other real estate (residential, commercial or otherwise) in Teton County, Wyoming. The intention of the foregoing standard is to ensure that the unit is household's primary residence and in that regard each occupant of the unit must physically reside in the unit at least ten months out of each year.

ILSA Requirements.

The Housing Department shall be obligated to utilize all Interstate Land Sales Act exemption provisions required by the Developer, in the Developer's sole discretion, in all purchase contracts for the initial sales of all workforce housing units. Additionally, the Housing Department shall cooperate and comply with all marketing requirements required by the Developer to comply with each of the applicable ILSA exemption requirements.

Deed Restrictions for Workforce Housing Units.

As of the approval of this Master Plan, the form deed restriction for the workforce housing ownership units and the deed restriction for the workforce housing rental units are in the process of being updated. Solely for the purpose of establishing a baseline deed restriction for the HHPUD's workforce housing units, a template deed restriction for the workforce housing ownership units is attached hereto as Attachment 6, and a template deed restriction for the workforce housing rental units is attached hereto as Attachment 7. Such templates reflect the general standards set

forth herein. In connection with the approval of the final development plan for such units, the template deed restrictions may be updated and finalized at the direction of the Housing Department to reflect the Housing Department's then current guidelines. However, the final deed restrictions may not contain terms that conflict with the general standards set forth herein unless otherwise agreed to by the Developer.

2.3.D. Infrastructure Requirements and Standards

2.3.D.1. Transportation Plan

There is no specific transportation plan for the HHPUD. The extension of Mercill Avenue east from N. Cache Street to the point of intersection with a future extension of N. King Street shall be improved by the Developer and dedicated to the Town of Jackson. All other road and pathway infrastructure shall remain private. Standards for private transportation infrastructure within the HHPUD shall comply with the standards of the LDRs or otherwise comply with approved grading permits approving said transportation infrastructure.

2.3.D.2. Stormwater Management Plan

All stormwater shall be handled and accommodated in accordance with Section 5.7.4 of the LDRs.

2.3.D.3. Water and Sewer Management Plans

The Developer will provide, at their sole cost and expense, water and sewer utilities within the boundaries of the HHPUD. These utilities will be completed in accordance with Town of Jackson Construction Standards. At time of water and sewer utility completion and final installation, the Town will inspect all Water and Sewer utilities and assume ownership of said utilities pursuant to the HHPUD Development Agreement.

Attachment 1
Legal Description of HHPUD Boundary

A PARCEL OF LAND, lying within the NW1/4 SW1/4 of Section 27, Township 41 North, Range 116 West, 6th P.M., being those lands conveyed by that Quitclaim Deed of record in Book 910 of Photo, pages 186-191 in the Office of County Clerk for Teton County, Wyoming, and being more particularly described as follows:

BEGINNING at the southeast corner of said lands, monumented by a 3-1/4" diameter aluminum cap inscribed "US DEPT OF AGRICULTURE FOREST SERVICE 1985 RLS 164";

thence on the south boundary of said lands, N89°23'53"W, being the Basis of Bearing for this description, 600.27 feet, more or less, to a 3-1/4" diameter brass cap inscribed "1967 RLS 164";

thence continuing on said south boundary, N89°26'38"W, 550.45 feet to a southwest corner of said lands, which is monumented by a 3" diameter brass cap inscribed "PE&LS 578";

thence departing said south boundary and proceeding on a west boundary of said lands, N00°19'22"E, 40.00 feet, more or less, to an unmonumented corner;

thence departing said west boundary and proceeding on the south boundary of that parcel described in that Warranty Deed of record in Book 3 of Deeds, page 248 in said Office, S89°26'38"E, 550.31 feet, more or less, to a corner on the east boundary of said parcel, monumented by a 3-1/4" diameter aluminum cap inscribed "US DEPT OF AGRICULTURE FOREST SERVICE 2012 PLS 7049";

thence on said east boundary N00°20'24"E, 537.39 feet, to a 3-1/4" diameter aluminum cap inscribed "US DEPT OF AGRICULTURE FOREST SERVICE 2012 PLS 7049";

thence N89°39'38"W, 241.29 feet, to a 3-1/4" diameter aluminum cap inscribed "US DEPT OF AGRICULTURE FOREST SERVICE 2012 PLS 7049";

thence N00°21'12"E, 203.28 feet, to the southerly boundary of the USA Fish & Wildlife Service National Elk Refuge and the unmonumented Northwest Corner of this parcel, from whence an iron pipe with 3" diameter brass cap inscribed "PE&LS 578, WC" and other appropriate markings for witness corner lies S88°57'20"E, a distance of 1.00 feet;

thence on said southerly boundary S88°57'20"E, 581.61 feet, to the Northeast Corner of this parcel monumented by a 3-1/4" diameter aluminum cap inscribed "US DEPT OF AGRICULTURE FOREST SERVICE 1985 RLS 164";

thence departing said southerly boundary and proceeding on the westerly boundary of said National Elk Refuge S18°11'01"E, 818.68 feet to the **POINT OF BEGINNING**.

The above-described parcel contains an area of 10.00 acres, more or less;

JORGENSEN ASSOCIATES, P.C.
Prepared December 22, 2016

Attachment 2
Physical Development Standards Tracking Worksheet Template

To ensure that all future development within the Hidden Hollow PUD will comply with the Master Plan, this physical development tracking worksheet shall be submitted with each building permit application submitted to the Town of Jackson subsequent to the approval of the Final Development Plan. Physical development standards that will be revised with each building permit will include Landscape Surface Ratio (LSR), Lot Coverage, and Floor Area Ratio (FAR).

1. The applicant shall submit this physical development tracking worksheet with each building permit application.
2. The applicant shall ensure that each physical development tracking worksheet has a revision number that is sequential based on the previous plan submitted.
3. If the building permit does not reflect changes to a particular Area in the Hidden Hollow PUD, the applicant shall write n/a in "Addition this Building Permit" column fields for that Area.
4. All other columns shall be completed by the applicant based on previous revisions to the tracking worksheet.
5. Overall PUD calculations shall be completed by the applicant for each revision.
6. Town of Jackson Planning Department Staff shall approve this physical development tracking worksheet as part of the Building Permit Approval process.

Building Permit #:	Total Permitted (SF)	Prior Expended (Previous Building Permits)	Addition this Building Permit	Total Expended to date (incl. this Building permit)	% of Total Permitted
Revision #:					
Date:					
Area A					
LSR (Min)	20,000				
Lot Coverage (Max)	25,000				
Floor Area (Max)	54,000				
Area B					
LSR (Min)	15,000				
Lot Coverage (Max)	28,000				
Floor Area (Max)	54,000				
Area C					
LSR (Min)	11,000				
Lot Coverage (Max)	60,000				
Floor Area Ratio (Max)	160,000				
Area D					
LSR (Min)	100,000				
Lot Coverage (Max)	51,831				
Floor Area Ratio (Max)	15,140				
Overall PUD					
LSR (Min)	123,629				
Lot Coverage (Max)	164,831				
Floor Area Ratio (Max)	283,140				

Attachment 3
Housing Mitigation Tracking Worksheet Template

To ensure that all future affordable and workforce housing within the Hidden Hollow PUD will comply with the Master Plan, this mitigation tracking worksheet shall be included with each Housing Mitigation Plan submitted to the Town of Jackson.

1. The applicant shall submit this Housing Mitigation Tracking Worksheet with each Development Plan application and ensure it has a building permit number, revision number, date, and phase that is sequential based on the previous worksheet submitted.
2. For Affordable Housing Mitigation, the applicant shall:
 - indicate “Total population of the PUD,” “Total Mitigation Required,” “Population this Phase,” “Mitigation Required this Phase”
 - Calculate up the “Total People Mitigated This Phase” and ensure is equal to “Mitigation Required this Phase”
 - Calculate “Total Mitigation remaining
3. For Workforce Housing the applicant shall:
 - Indicate the “Total Multi-Family Building(s) and Floor Area Proposed this Phase” (ex. 1 building /36,000 sf)
 - Indicate the Total Floor Area granted by PUD ToJ Height LDR or Top Floor This Phase (ex. 9,000 sf)
 - Indicate the number of units and total floor area for each unit type, bedroom size (ex. 3 / 2500 sf)
 - Calculate the “Total SF Proposed to Mitigate for PUD-ToJ Height” and ensure it is equal to “Total Floor Area granted by PUD ToJ Height LDR or Top Floor This Phase”
4. If the building permit does not reflect changes to a particular type of housing in the Hidden Hollow PUD, the applicant shall write n/a in “units” column fields for that Area.
5. All other columns shall be completed by the applicant based on previous revisions to the worksheet.
6. The Town of Jackson planning department shall approve this housing mitigation tracking worksheet.

[See template on next page]

Building Permit #:				Date:	
Revision #:				Phase:	
Required Affordable Housing Mitigation					
Current Total Population of PUD			Population this phase		
Total Mitigation required			Mitigation Required This Phase		
Total Mitigation required					
Affordable Housing Mitigation Proposed This Phase					
	Units	1 Bed	2 Bed	3 bed	Sub Total Persons Housed
Category 1					
Category 2					
Category 3					
Total People Mitigated This Phase					
Excess Persons Housed This Revision					
Workforce Housing to Mitigation for PUD ToJ Height					
Total Multi-Family Building(s) and Floor Area Proposed This Phase*					
Total Floor Area granted by PUD ToJ Height LDR or Top Floor This Phase					
Type	1 Bed (Units / Total SF)	2 Bed (Units / Total SF)	3 bed (Units / Total SF)	Sub Total SF	%
Rental					
Ownership					
Total SF Proposed to Mitigate for PUD-ToJ Height					

*Not including Floor Area dedicated as Common Space

Attachment 4

Examples of Maximum Sales Price Calculations for Affordable Housing Ownership Units and Maximum Rental Rate Calculations for Affordable Housing Rental Units.

Example of Maximum Sales Price Calculation

A. *Median Family Income.* Each year, HUD releases Median Family Income ("MFI") figures for Teton County, Wyoming, and the Housing Department uses this data to determine Household Incomes for the affordable housing units based on Household Size.

B. *Household Size.* The Household Size for determining Maximum Sales Price is based on number of bedrooms in the affordable housing unit as set forth below: a one bedroom unit would equal a one person household, a two bedroom unit would equal a two person household and a three bedroom unit would equal a three person household.

C. *Income Category.* The maximum Household Income for the Category assigned to the affordable housing unit shall be calculated as follows utilizing the Median Family Income published by HUD each year:

- Category 1 – 80% of the MFI [Less 10% pursuant to H. below]
- Category 2 – 100% of the MFI [Less 10% pursuant to H. below]
- Category 3 – 120% of the MFI [Less 10% pursuant to H. below]

The Median Family Incomes for 2016 as published by HUD are as follows:

Income Limit	1 person	2 person	3 person	4 person
FY2016	60,060	68,640	77,220	85,800

Commented [BS4]: Should we not update this to 2018

D. Affordable Housing Rental Units Maximum Rental Amount Calculation:

- Category 1 Units – 80% of Fair Market Rents from HUD for such year for applicable unit bedrooms
- Category 2 Units – 100% of Fair Market Rents from HUD for such year for applicable unit bedrooms
- Category 3 Units – 120% of Fair Market Rents from HUD for such year for applicable unit bedrooms

<u>Final Fiscal Year 2018 Fair Market Rents by Unit Bedrooms</u>					
Year	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fiscal Year 2018	\$846	\$1,038	\$1,192	\$1,610	\$2,099

Note: The above Fair Market rents include utilities. Dorm rooms are 75% of studio

Commented [BS5]: Per bedroom in the dorm?

E. Affordable Housing Ownership Units Maximum Sales Price Calculation:

(i) *Interest Rate.* An interest rate of 7.5% shall be used to determine the Maximum Sales Price, based on the 8% average interest rate over the last twenty (20) years.

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(ii) *Down Payment.* The Maximum Sales Price shall be calculated assuming a 5% down payment.

(iii) *Percentage of Income.* The national standard for household affordability is that a household does not pay more than 30% of its gross income toward housing costs. Therefore, monthly payments cannot exceed 30% of the Median Family Income for each Category.

(iv) *G-Reduction for Household Expenses.* Because housing costs include more than the mortgage payment, the percentage of income that can be spent on monthly payments will be reduced from 30% to 25% to account for HOA fees, property taxes and insurance.

(v) *Ten Percent Reduction.* To ensure that households in the lower range of the income in any given category are still able to afford a home, the middle of the income range is used. The middle of the income range is calculated by subtracting half of the percentage increase from the income limit for each category, which is effectively 10% for Category I, Category II and Category III.

The formula does not include an additional 10% reduction for a lack of an individual garage because each unit will have covered and designated parking and the designation of a storage unit. This is consistent with policy implemented on other projects.

~~E. Down Payment. The Maximum Sales Price shall be calculated assuming a 5% down payment.~~

~~F. Percentage of Income. The national standard for household affordability is that a household does not pay more than 30% of its gross income toward housing costs. Therefore, monthly payments cannot exceed 30% of the Median Family Income for each Category.~~

~~G. Reduction for Household Expenses. Because housing costs include more than the mortgage payment, the percentage of income that can be spent on monthly payments will be reduced from 30% to 25% to account for HOA fees, property taxes and insurance.~~

~~H. Ten Percent Reduction. To ensure that households in the lower range of the income in any given category are still able to afford a home, the middle of the income range is used. The middle of the income range is calculated by subtracting half of the percentage increase from the income limit for each category, which is effectively 10% for Category I, Category II and Category III.~~

~~The formula does not include an additional 10% reduction for a lack of an individual garage because each unit will have covered and designated parking and the designation of a storage unit. This is consistent with policy implemented on other projects.~~

Examples of Maximum Sales Price Calculations for 2 Bedroom Units utilizing the foregoing and parameters with 2016 MFI:

Assumptions for determining affordability for households in each category's income range:

- Using the MFI established by HUD each year, less ~~ten percent (10%)~~ to account for range of incomes
- 2-bedroom unit equals 2-person household
- 5% down payment
- 30% of income towards housing costs (includes principal and interest)
- 5% of such 30% is for taxes, insurance and HOA dues
- 7.5% interest (20 year average to ensure affordability over time)

Category 1 – 80% of Median Income for Teton County – Maximum amount for 2 person household to qualify =
\$54,912-10%=49,420.80

\$49,420.80 x 25% = \$12,355.20

\$12,355.20/ 12 months = \$1,029.60 (monthly payment that is affordable to a 2 person family earning Category 1 income)

A home selling for \$155,001.00 with a 5% down payment at 7.5% interest has a mortgage payment of \$1,029.60 not including taxes, insurance, and HOA dues.

Category 2 – 100% of Median Income for Teton County – Maximum amount for 2 person household to qualify =
\$68,640-10%=\$61,776.00

\$61,776.00 x 25% = \$15,444.00

\$15,444 / 12 months = \$1,287.00 (monthly payment that is affordable to a 2 person family earning Category 2 income)

A home selling for \$193,751.25 with a 5% down payment at 7.5% interest has a mortgage payment of \$1,287/month not including taxes, insurance, and HOA dues.

Category 3 – 120% of Median Income for Teton County – Maximum amount for 2 person household to qualify =
\$82,368-10%=\$74,131.20

\$74,131.20 x 25% = \$18,532.80

\$18,532.80 / 12 months = \$1,544.40(monthly payment that is affordable to a 2 person family earning Category 3 income)

A home selling for \$232,501.50 with a 5% down payment at 7.5% interest has a mortgage payment of \$1,544.40/month not including taxes, insurance, and HOA dues.

Hidden Hollow Affordable Housing Maximum Sales Prices			
	Category I	Category II	Category III
1 Bedroom	\$133,518	\$166,898	\$200,274

2 Bedroom	\$155,001	\$193,751	\$232,502
3 Bedroom	\$171,666	\$214,583	\$257,498

*This chart reflects 2016 income calculations and current Housing Department guidelines and is therefore subject to change in years beyond 2016.

Attachment 5

Affordable Housing Ownership Deed Restriction Template and Affordable Housing Rental
Deed Restriction Template

Attachment 6
Workforce Housing (Owner) Deed Restriction Template

Attachment 7
Workforce Housing (Rental) Deed Restriction Template

Rental Housing Mitigation 6/25/18

Description	Phases of Vertical Construction						Total Units and People		
	Phase 1b		Phase 2						
	Building 4/5		Building 2/3		Building 1				
Multi-family Income Based Mititgation Provide	Units	People	Units	People	n/a		Units	People	
	1 Bedroom _(1.75 people)	2	3.5				0	2	3.5
	2 Bedroom _(2.25 people)	4	9				0	4	9
	3 Bedroom _(3 people)	2	6				0	2	6
	Subtotal	8	18.5	0			0	8	18.5
	Multi-family Market Units	Units	People	Units	People	Units	People	Units	People
1 Bedroom _(1.75 people)	7	12.25	8	14	6	10.5	21	36.75	
2 Bedroom _(2.25 people)	16	36	21	47.25	9	20.25	46	103.5	
3 Bedroom _(3 people)	6	18	8	24	4	12	18	54	
Subtotal	29	66.25	37	85.25	19	42.75	85	194.25	
Multi-family Workforce	Units	People	Units	People	Units	People	Units	People	
1 Bedroom _(1.75 people)	4	7	4	7	2	3.5	10	17.5	
2 Bedroom _(2.25 people)	10	22.5	10	22.5	5	11.25	25	56.25	
3 Bedroom _(3 people)	4	12	4	12	2	6	10	30	
Subtotal	18	41.5	18	41.5	9	20.75	45	103.75	
Total Multifamily	55	126.25	55	126.75	28	63.5	138	316.5	
Multifamily Exempt from Mitigation as per LDR Section 7.4.2.D.13 {Except Workforce Units}	-	0	-	0	-	0			
Subtotal						0			
Townhomes	Units	People	Units	People			Units	People	
2 Bedroom _(2.25 people)	5	11.25	4	9			9	20.25	
3 Bedroom _(3 people)	3	9	8	24			11	33	
Total Townhome	8	20.25	12	33			20	53.25	
Mitigation Required (0.20)	-	4.05	-	6.6					
				Subtotal	10.65				
Single Family	Units	People					Units	People	
3 Bedroom (3 people)	13	39					13	39	
Total Single Family	13	39							
Mitigation Required (0.20)	0.2	7.8							
Grand Total Mitigation Required				18.45	Totals				
					171				
					408.75				

Phasing/Mitigation Summary	Units	People	Units	People	Units	People	Totals
SF/TH to be Mitigated	21	59.25	12	33.00			92.25
Mitigation Required (0.20)	-	11.85	-	6.60			18.45
Mitigation Provided	8	18.5	0	0			18.50
Surplus mitigation		6.65		0.05			



November 11, 2016

Kurt Stout, PE
Interim Floodplain Administrator
Teton County, Wyoming
PO Box 6677
Jackson, WY 83002

RE: Hidden Hollow Hydraulic Study
Parcel #: 22-41-16-27-3-00-032

Dear Mr. Stout:

On September 19, 2016, Conrad Bischoff, Inc. contracted with Harmony Design & Engineering to perform a hydraulic study of the Flat Creek reach immediately above the North Highway 89 bridge to determine 100-year (1-percent annual chance) base flood elevations in proximity to the Hidden Hollow UR-PUD development. The methods and results of this study are contained in this letter.

Purpose of Study

The Hidden Hollow UR-PUD development is a 168-unit housing development proposed to be built on parcel number 22-41-16-27-3-00-032 in the northern portion of the Town of Jackson, Wyoming. The development is located approximately 1300-feet south of Flat Creek where it passes under North Highway 89 (Figure 1). The northern portion of the site is located in Zone A of the current effective Flood Insurance Rate Map (Panel No. 56039C2907D). In accordance to the Teton County Floodplain Management Resolution, base flood elevations (BFEs) must be determined for all proposed buildings (Section 1420 and 1430.C).

Study Area

The proposed development is surrounded by the United States Forest Service offices to the west and the United States Fish & Wildlife National Elk Refuge property to the northeast. The parcel consists of approximately 9.5-acres of grassland, forest service housing units, and 0.31 acres of wetlands. Flat Creek is a tributary to the Snake River with its headwaters in the Gros Ventre mountain range east of Jackson. The Flat Creek drainage area is approximately 111 square miles (FEMA, 2015).

Hidden Hollow UR-PUD Project Site

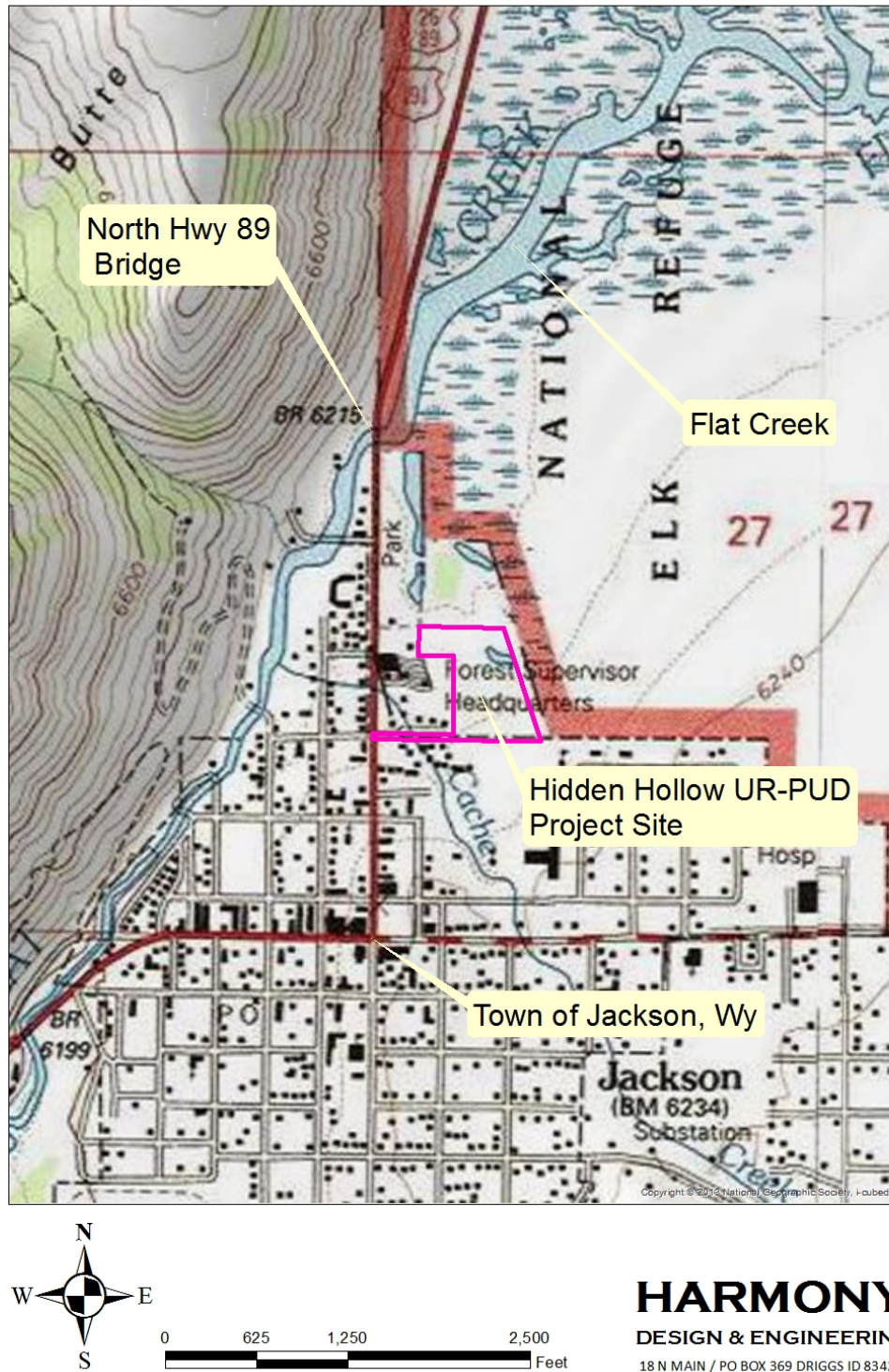


Figure 1: Hidden Hollow UR-PUD vicinity map.

Related Studies

The initial county wide flood insurance study (FIS 56039CV000C) was adopted on May 4, 1989 and included sections of Flat Creek through the town of Jackson, Wyoming. This initial study was subsequently revised in September of 2006, August of 2010, and September of 2016. Revisions to the Flat Creek hydraulic analysis were included in both the 2006 and 2010 revisions. The upper extent of the 2006 Flat Creek study is immediately downstream of the North Highway 89 bridge. No previous studies of Flat Creek upstream of the North Highway 89 bridge were found. An engineering data request was submitted to FEMA on August 10 and again on August 26, 2016, but hydraulic data for Flat Creek has not been received as of November 11, 2016. Therefore, this analysis utilizes the published water surface elevation (WSEL) at the most upstream end of Flat Creek (XS BH) and does not include effective downstream cross sections.

Methodology

The hydraulic model used for this flood study is the USACE Hydraulic Engineering Center River Analysis System, version 5.0.3 (HEC-RAS v5.0.3) in combination with the graphical user interface program, GeoHECRAS version 1.2.0.10916. A 1-dimensional, steady flow HEC-RAS model was developed for the 1-percent annual-chance-flood.

Discharges

The initial countywide FIS established peak discharge and frequency relationships using hydrologic analyses of 15 USGS Gaging Stations and Water Resources Council guidelines. Peak discharge, drainage area, and flood frequency relationships were established using regression analysis. No modifications to the hydrology was made for Flat Creek for subsequent FIS revisions. The 1-percent annual chance discharge for Flat Creek above its confluence with Cache Creek was determined to be 1210 cubic feet per second (cfs) and this flow was used in the Hidden Hollow study.

Topography & Survey Data

Topography, bathymetry, and hydraulic structure data were collected from two sources. Topographic data for the area was acquired from the 2015 Teton County LiDAR aerial survey by Aero Graphics, Inc. The survey data was collected between September 20 and September 25 using an Optech ALTM H300 LiDAR sensor and resulted in a LAS v1.3 classified point cloud. This data was then processed into a 3-foot bare-earth hydro-flattened DEM. The final DEM has a State Plane Wyoming West projection with vertical datum of NAVD 88 and horizontal datum of NAD 83 in U.S. survey foot units.

Bathymetry and hydraulic structure data was collected from a ground survey conducted by Jorgensen Associates, P.C. in October 2016. Bathymetry data consists of four channel cross sections consisting of 9 to 15 channel bottom survey points. The hydraulic structure data for the North Hwy 89 bridge consists of top and bottom cord points, pier geometry, elevations, and hydraulic width.

HEC-RAS Parameters

The HEC-RAS parameters used in the hydraulic model for Hidden Hollow are described here.

1. Boundary Conditions

The downstream boundary condition was set to a known WSEL at the upstream end of the current effective FIS study for Teton County. The downstream WSEL is set to 6217.3-feet (XS BH, NAVD88).

2. Cross Sections

As described above, cross section geometries were obtained from a combination of the LiDAR data and cross section field survey points. Cross sections were placed in line with the channel survey locations, and channel elevations were extracted directly from surveyed points. Cross section overbank ground points were obtained from the LiDAR topography. In some cases, intermediate, non-surveyed, cross sections were added, and the channel geometry obtained by interpolating between surveyed cross sections.

3. Hydraulic Structures

The bridge on North Highway 89 was field surveyed, and survey points, sketches, and photos were used to define the structure geometry used in the HEC-RAS model. The structure geometry includes top and bottom cord elevation, pier geometry, hydraulic width, abutments, and wing wall geometry.

4. Ineffective Area

Ineffective areas were used to represent areas where water is stored but not conveyed due to expansion and contraction of flow where extreme changes in channel geometry occur around the bridge. Ratios of 2:1 and 1:1 (longitudinal:transverse) were used for expanding and contracting areas downstream and upstream of the bridge, respectively.

5. Channel Roughness Values

Manning's "n" values for stream channels and floodplains were estimated based on survey photos, aerial photography, and the National Land Cover Database (NLCD 2011). Values were in line with those used in the FIS where the channel of Flat Creek has an "n" value between 0.035 to 0.06 and the overbanks are between 0.05 to 0.08.

6. Expansion and Contraction


Contraction and expansion coefficients were set to 0.1 and 0.3, respectively for each cross section. These were increased to 0.3 and 0.5 at the bridge structure's upstream and downstream face cross sections and at the approach section.

Results

The enclosed exhibit "Hidden Hollow Base Flood Elevation Exhibit" shows the location of the study cross sections and results of the floodplain delineation for the 1-percent annual chance flood event for approximately 1200 feet of Flat Creek from just downstream of the bridge on North Highway 89 to a point approximately 900 feet upstream of the bridge. Cross section 1267 crosses the project site near the east property line and has a BFE of 6217.48-feet based on the NAVD 88 vertical datum. Cross section 1147.36 crosses the project site near the west property line and also has a BFE of 6217.48-feet due backwater caused by the bridge. The proposed lowest floor (including basements) of each building should be set a minimum of 1-ft above the BFE in accordance with Teton County Floodplain Management Resolution (Section 1420.A).

Let me know if you have any questions regarding the content of this letter or the associated enclosures.

Sincerely,

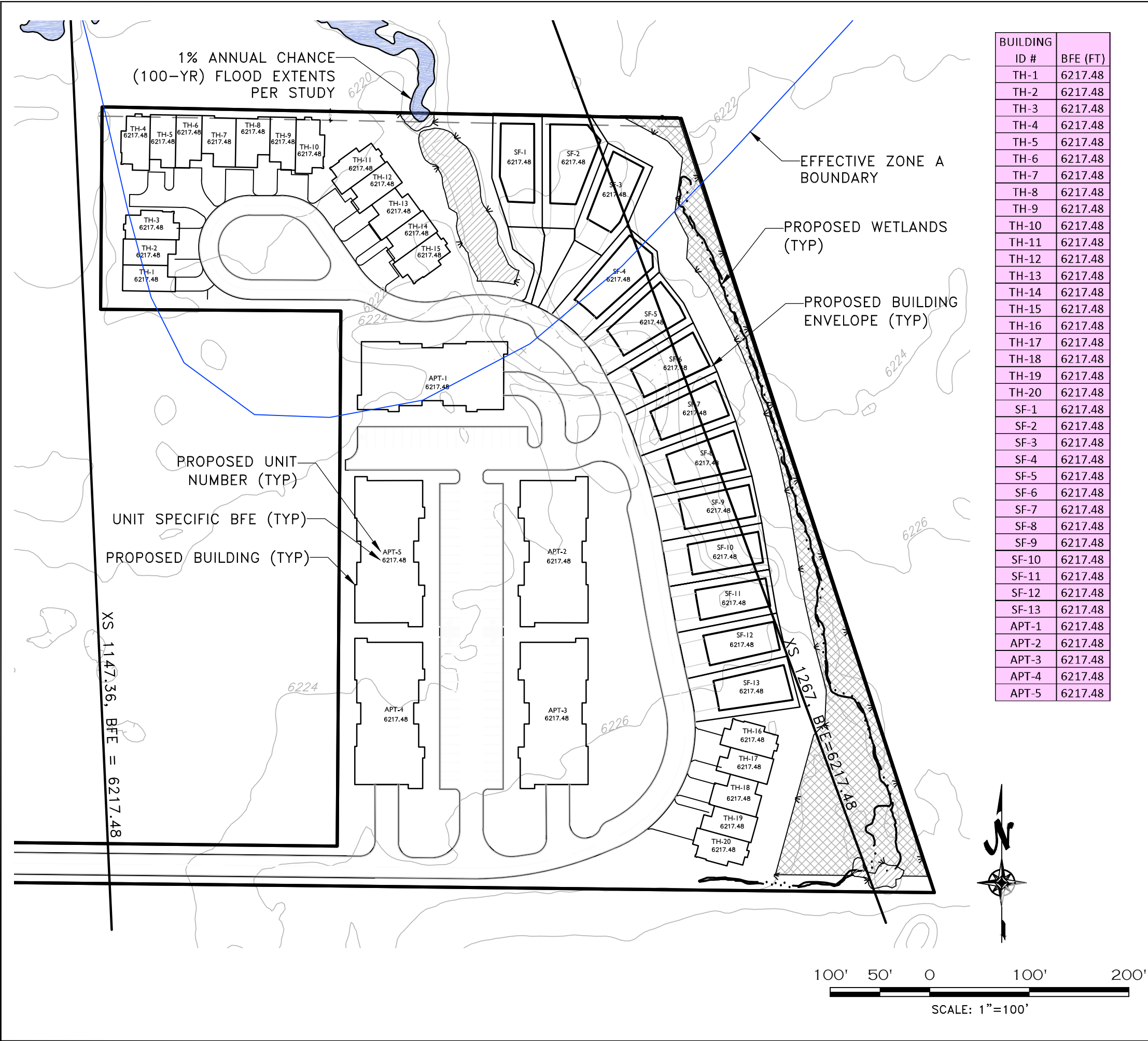


Harmony Design & Engineering
Jennifer Zung, PE, CFM

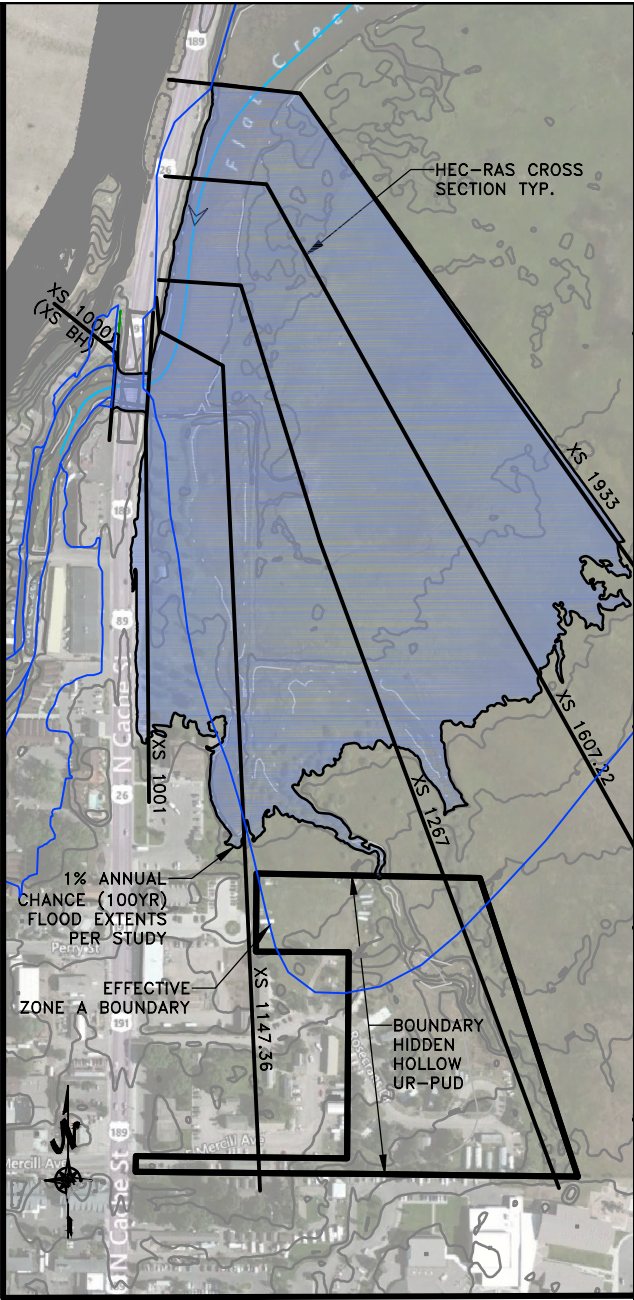
Enclosures:

BFE Exhibit
RAS files

CC: Zane Powell, Conrad & Bischoff, Inc.
Brendan Schulte, Jorgensen Associations



BUILDING ID #	BFE (FT)
TH-1	6217.48
TH-2	6217.48
TH-3	6217.48
TH-4	6217.48
TH-5	6217.48
TH-6	6217.48
TH-7	6217.48
TH-8	6217.48
TH-9	6217.48
TH-10	6217.48
TH-11	6217.48
TH-12	6217.48
TH-13	6217.48
TH-14	6217.48
TH-15	6217.48
TH-16	6217.48
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TH-18	6217.48
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TH-20	6217.48
SF-1	6217.48
SF-2	6217.48
SF-3	6217.48
SF-4	6217.48
SF-5	6217.48
SF-6	6217.48
SF-7	6217.48
SF-8	6217.48
SF-9	6217.48
SF-10	6217.48
SF-11	6217.48
SF-12	6217.48
SF-13	6217.48
APT-1	6217.48
APT-2	6217.48
APT-3	6217.48
APT-4	6217.48
APT-5	6217.48



NOTE: BASE FLOOD ELEVATIONS REFERENCED TO NAVD 88 VERTICAL DATUM AND BASED ON TOPOGRAPHIC SURVEY BY JORGENSEN ASSOCIATES (2016), AERIAL SURVEY BY AERO GRAPHICS, INC. (2015), AND REGULATED 100-YEAR FLOW IN FLAT CREEK.

18 N MAIN Ste 305 • DRIGGS ID 83422
T 208.354.1331 F 208.354.1332

DATE: 11/8/2016

REVISIONS:				
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SCALE: VARIES	DESIGNED BY: RCP
DRAWN BY: RCP	CHECKED BY: JZ
PROJ. #: 16017215-1	

PROJECT NAME

HIDDEN HOLLOW UR-PUD

BASE FLOOD ELEVATION EXHIBIT

SHEET #

1 OF 1



Federal Emergency Management Agency

Washington, D.C. 20472

May 2, 2018

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Pete Muldoon
Mayor, Town of Jackson
P. O. Box 1687
Jackson, WY 83001

IN REPLY REFER TO:

Case No.: 18-08-0346P
Community Name: Town of Jackson, WY
Community No.: 560052
Effective Date of
This Revision: September 13, 2018

Dear Mayor Muldoon:

The Flood Insurance Study report and Flood Insurance Rate Map for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Denver, Colorado, at (303) 235-4830, or the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc: The Honorable Mark Newcomb
Chairman, Teton County
Board of Commissioners

Mr. Brian Lenz, P.E.
Town Engineer
Town of Jackson

Mr. Kurt Stout, P.E.
Floodplain Administrator
Teton County

Ms. Jennifer Zung, P.E., CFM
Principal
Harmony Design and Engineering

Mr. Zane Powell
Project Manager
Conrad & Bischoff, Inc.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Town of Jackson Teton County Wyoming	NO PROJECT	FLOODWAY HYDRAULIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 560052		
IDENTIFIER	Hidden Hollow	APPROXIMATE LATITUDE AND LONGITUDE: 43.489, -110.762 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 56039C2907D DATE: September 16, 2015		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: September 16, 2015 PROFILE: 34P FLOODWAY DATA TABLE: 5	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

See Page 2 for Additional Flooding Sources

Flat Creek - From approximately 840 feet downstream of U.S. Highway 26 to approximately 940 feet upstream.

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Flat Creek	Floodway	Floodway	YES	YES
	BFEs*	BFEs	YES	NONE
	Zone AE	Zone AE	YES	NONE
	Zone A	Zone A	YES	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCE AND REVISED REACH

Flat Creek - From approximately 840 feet downstream of U.S. Highway 26 to approximately 940 feet upstream.

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Flat Creek	Zone X (shaded)	Zone X (shaded)	YES	YES

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number: 560094 **Name:** Teton County, Wyoming

AFFECTED MAP PANELS

AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT

TYPE: FIRM* **NO.:** 56039C2907D **DATE:** September 16, 2015

NO REVISION TO THE FLOOD INSURANCE STUDY REPORT

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Jeanine D. Petterson
Director, Mitigation Division
Federal Emergency Management Agency, Region VIII
Denver Federal Center, Building 710
P.O. Box 25267
Denver, CO 80225-0267
(303) 235-4830

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

Although a portion of the area of revision is shown on the effective FIRM as located within the Unincorporated Areas of Teton County, this area has been annexed by the Town of Jackson.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/flm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Jackson Hole News and Guide*

Dates: May 9, 2018 and May 16, 2018

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

A handwritten signature in black ink, appearing to read "Rick F. Sacibit", is located above the printed name.

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

May 2, 2018

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Mark Newcomb
Chairman, Teton County Board of Commissioners
P. O. Box 3594
Jackson, WY 83001

IN REPLY REFER TO:

Case No.: 18-08-0346P
Community Name: Teton County, WY
Community No.: 560094
Effective Date of
This Revision: September 13, 2018

Dear Mr. Newcomb:

The Flood Insurance Rate Map for your community has been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Denver, Colorado, at (303) 235-4830, or the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map

cc: The Honorable Pete Muldoon
Mayor, Town of Jackson

Mr. Kurt Stout, P.E.
Floodplain Administrator
Teton County

Mr. Brian Lenz, P.E.
Town Engineer
Town of Jackson

Ms. Jennifer Zung, P.E., CFM
Principal
Harmony Design and Engineering

Mr. Zane Powell
Project Manager
Conrad & Bischoff, Inc.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Teton County Wyoming (Unincorporated Areas)	NO PROJECT	FLOODWAY HYDRAULIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 560094		
IDENTIFIER	Hidden Hollow	APPROXIMATE LATITUDE AND LONGITUDE: 43.489, -110.762 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 56039C2907D DATE: September 16, 2015		NO REVISION TO THE FLOOD INSURANCE STUDY REPORT	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

Flat Creek - From approximately 840 feet downstream of U.S. Highway 26 to approximately 940 feet upstream.

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Flat Creek	Zone A	Zone A	YES	YES

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number: 560052 **Name:** Town of Jackson, Wyoming

AFFECTED MAP PANELS

AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT

TYPE: FIRM* NO.: 56039C2907D DATE: September 16, 2015

DATE OF EFFECTIVE FLOOD INSURANCE STUDY: September 16, 2015
PROFILE: 34P
FLOODWAY DATA TABLE: 5

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Jeanine D. Petterson
Director, Mitigation Division
Federal Emergency Management Agency, Region VIII
Denver Federal Center, Building 710
P.O. Box 25267
Denver, CO 80225-0267
(303) 235-4830

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

Although a portion of the area of revision is shown on the effective FIRM as located within the Unincorporated Areas of Teton County, this area has been annexed by the Town of Jackson.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

A handwritten signature in black ink, appearing to read "Rick F. Sacbibit", is located above the name of the Branch Chief.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Jackson Hole News and Guide*

Dates: May 9, 2018 and May 16, 2018

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

A handwritten signature in black ink, appearing to read "Rick F. Sacibit".

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

FLOODING SOURCE		FLOODWAY			BASE FLOOD			
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY (FEET NAVD)	WITH FLOODWAY	INCREASE
FLAT CREEK (Continued)								
BA	57,100	44	135	9.6	6,200.0	6,200.0	6,200.0	0.0
BB	58,147	37	135	9.3	6,206.7	6,206.7	6,206.7	0.0
BC	59,047	58	307	4.1	6,211.7	6,211.7	6,212.4	0.7
BD	59,987	57	249	5.0	6,214.5	6,214.5	6,214.8	0.3
BE	60,877	54	312	4.0	6,216.0	6,216.0	6,216.6	0.6
BF	61,117	178	855	1.4	6,216.2	6,216.2	6,216.9	0.7
BG	61,357	34	218	5.6	6,216.2	6,216.2	6,216.8	0.6
BH	62,117	80	518	2.3	6,217.5	6,217.5	6,217.9	0.4
REVISED TO REFLECT LOMR EFFECTIVE: MARCH 8, 2018								
				REVISED DATA				

¹ Stream distance in feet above U.S. Highway 89

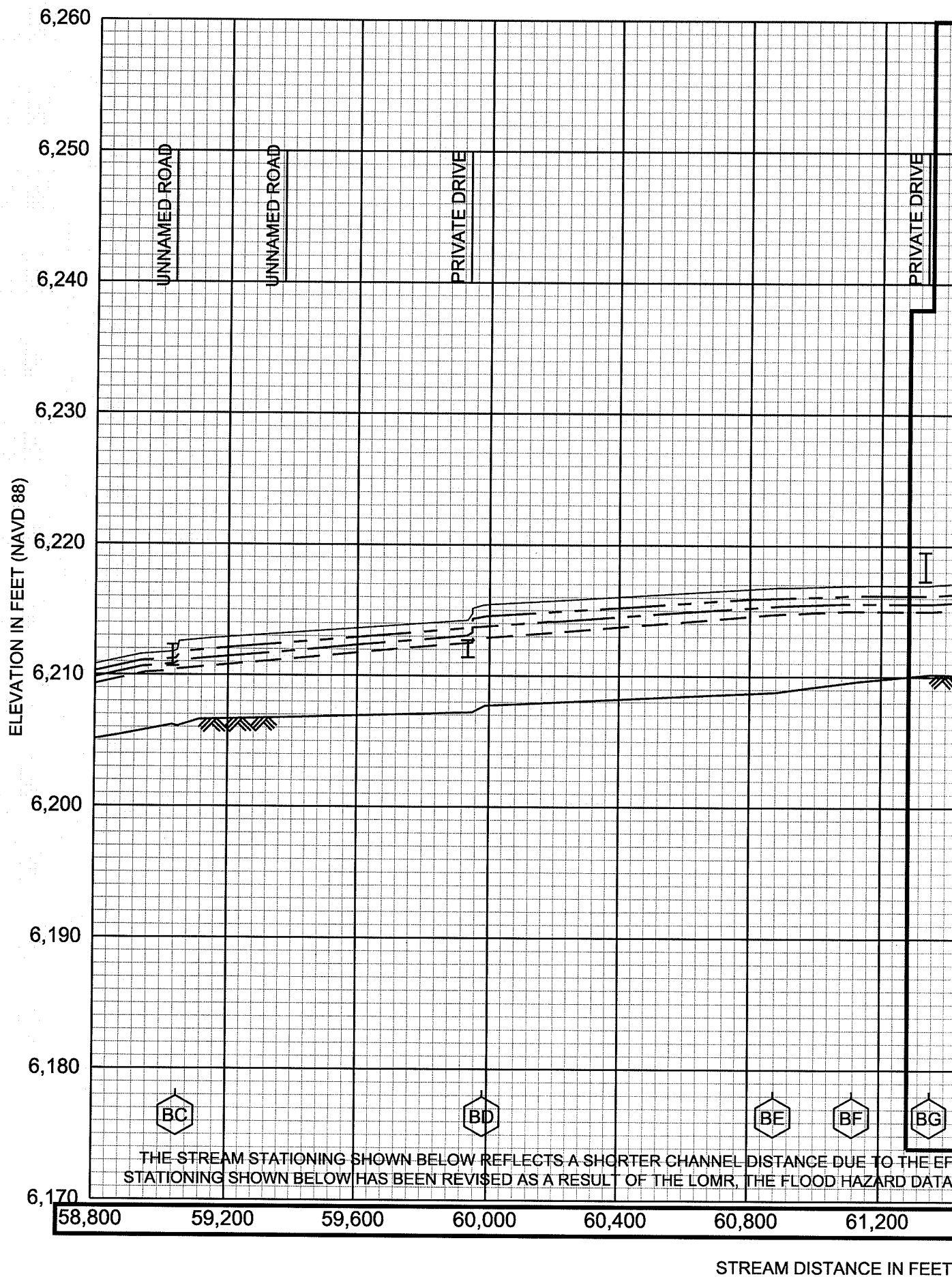
FEDERAL EMERGENCY MANAGEMENT AGENCY
TETON COUNTY, WY
AND INCORPORATED AREAS

TABLE 5

FLOODWAY DATA

FLAT CREEK

REVISED TO
REFLECT LOMR
EFFECTIVE: September 13, 2018



Teton County
Unincorporated Areas
560094

NOTE: MAP AREA SHOWN ON THIS PANEL
IS LOCATED WITHIN TOWNSHIP 41 NORTH,
RANGE 116 WEST.

ZONE A

REVISED
AREA

ZONE A

Teton County
Unincorporated Areas
560094

Town
of Jackson
560052

National Elk Refuge

Teton County
Unincorporated Areas
560094

ZONE
AE

ZONE
AE

CACHE ST N

GLENWOOD ST N

PERRY ST

MERCILL AVE

Private Drive

Bridge

6213

6214

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6220

6221

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HIDDEN HOLLOW WATER DEMAND PROJECTIONS

Project No. 16016.00

BY: TK

Date: 21 June 2017 Rev: 21 June 2018

Average Day Demand¹ 125 gpcpd

Maximum Day Demand¹ 340 gpcpd

Peak Hour Factor² 3.0 PHF

WATER DEMAND PROJECTIONS

Single Family Residential Lots							
Unit Type ³			No. of Beds ²	Occupancy per Bed	Average Day, gpd	Maximum Day, gpd	Peak Hour, gpm
13	Single Family Lots	3 Bedroom	39	1.0	4,875	13,260	27.6
Subtotal Single Family					4,875	13,260	27.6

Townhouses								
Unit Type ³				No. of Beds ²	Occupancy per Bed	Average Day, gpd	Maximum Day, gpd	Peak Hour, gpm
6	TH Unit Type A	2	Bedroom	12	1.5	2,250	6,120	12.8
6	TH Unit Type B	3	Bedroom	18	1.0	2,250	6,120	12.8
5	TH Unit Type C	3	Bedroom	15	1.0	1,875	5,100	10.6
3	TH Unit Type D	2	Bedroom	6	1.5	1,125	3,060	6.4
Subtotal Townhouses						7,500	20,400	42.6

Apartments								
Unit Type ³				No. of Beds ²	Occupancy per Bed	Average Day, gpd	Maximum Day, gpd	Peak Hour, gpm
7	Employment Based	1	Bedroom	7	1.5	1,313	3,570	7.4
14	Employment Based	2	Bedroom	28	1.5	5,250	14,280	29.8
6	Employment Based	3	Bedroom	18	1.0	2,250	6,120	12.8
16	Income Based	1	Bedroom	16	1.5	3,000	8,160	17.0
36	Income Based	2	Bedroom	72	1.5	13,500	36,720	76.5
14	Income Based	3	Bedroom	42	1.0	5,250	14,280	29.8
10	Market Rate	1	Bedroom	10	1.5	1,875	5,100	10.6
25	Market Rate	2	Bedroom	50	1.5	9,375	25,500	53.1
10	Market Rate	3	Bedroom	30	1.0	3,750	10,200	21.3
138	Subtotal Apartments					45,563	123,930	258.3

TOTAL PROJECT PROJECTED WATER DEMAND					57,938	157,590	328.5
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Notes:

¹ Based on daily flow rates from the WYDEQ CH 11, Part D, Table 1

² Based on typical residential developments

³ Program Unit Matrix numbers provided by Hidden Hollow - 16 June 2017

IRRIGATION WATER DEMAND PROJECTION						
Use Type	Quantity ⁴	Unit	Average Irr. inch/day	Average Day, gpd	Maximum Day, gpd	Peak Hour, gpm
Irrigation System	84,700	SF	0.25	13,199	26,398	55.0
Subtotal Irrigation				13,199	26,398	55.0

⁴ From stormwater calculations. Includes Mercill irrigation.



HIDDEN HOLLOW WASTEWATER FLOW PROJECTIONS

Project No.: 16016.00

BY: TK

Date: 21 June 2017 Rev: 21 June 2018

Average Daily Flow¹ **60%**
Peak Hour Factor **3**

SANITARY SEWER DEMAND								
Single Family Residential Lots								
Unit Type				No. of Units ²	Max Flow per Unit, gpd ¹	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
13	Single Family Lots	3	Bedroom	39	150	3,510	5,850	12.2
Subtotal Single Family							5,850	12.2

Townhouses								
Unit Type				No. of Units ²	Max Flow per Unit, gpd ¹	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
6	Unit Type A	2	Bedroom	12	150	1,080	1,800	3.8
6	Unit Type B	3	Bedroom	18	150	1,620	2,700	5.6
5	Unit Type C	3	Bedroom	15	150	1,350	2,250	4.7
3	Unit Type D	2	Bedroom	6	150	540	900	1.9
Subtotal Townhouses							7,650	15.9

Apartments								
Unit Type				No. of Units ²	Max Flow per Unit, gpd ¹	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
7	Employment Based	1	Bedroom	7	150	630	1,050	2.2
14	Employment Based	2	Bedroom	28	150	2,520	4,200	8.8
6	Employment Based	3	Bedroom	18	150	1,620	2,700	5.6
16	Income Based	1	Bedroom	16	150	1,440	2,400	5.0
36	Income Based	2	Bedroom	72	150	6,480	10,800	22.5
14	Income Based	3	Bedroom	42	150	3,780	6,300	13.1
10	Market Rate	1	Bedroom	10	150	900	1,500	3.1
25	Market Rate	2	Bedroom	50	150	4,500	7,500	15.6
10	Market Rate	3	Bedroom	30	150	2,700	4,500	9.4
138 Subtotal Apartments							40,950	85.3

TOTAL PROJECT SANITARY SEWER FLOWS			32,670	54,450	113.4	0.253 cfs
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Notes:

¹ Based on daily flow rates from the WYDEQ CH 11, Part D, Table 1

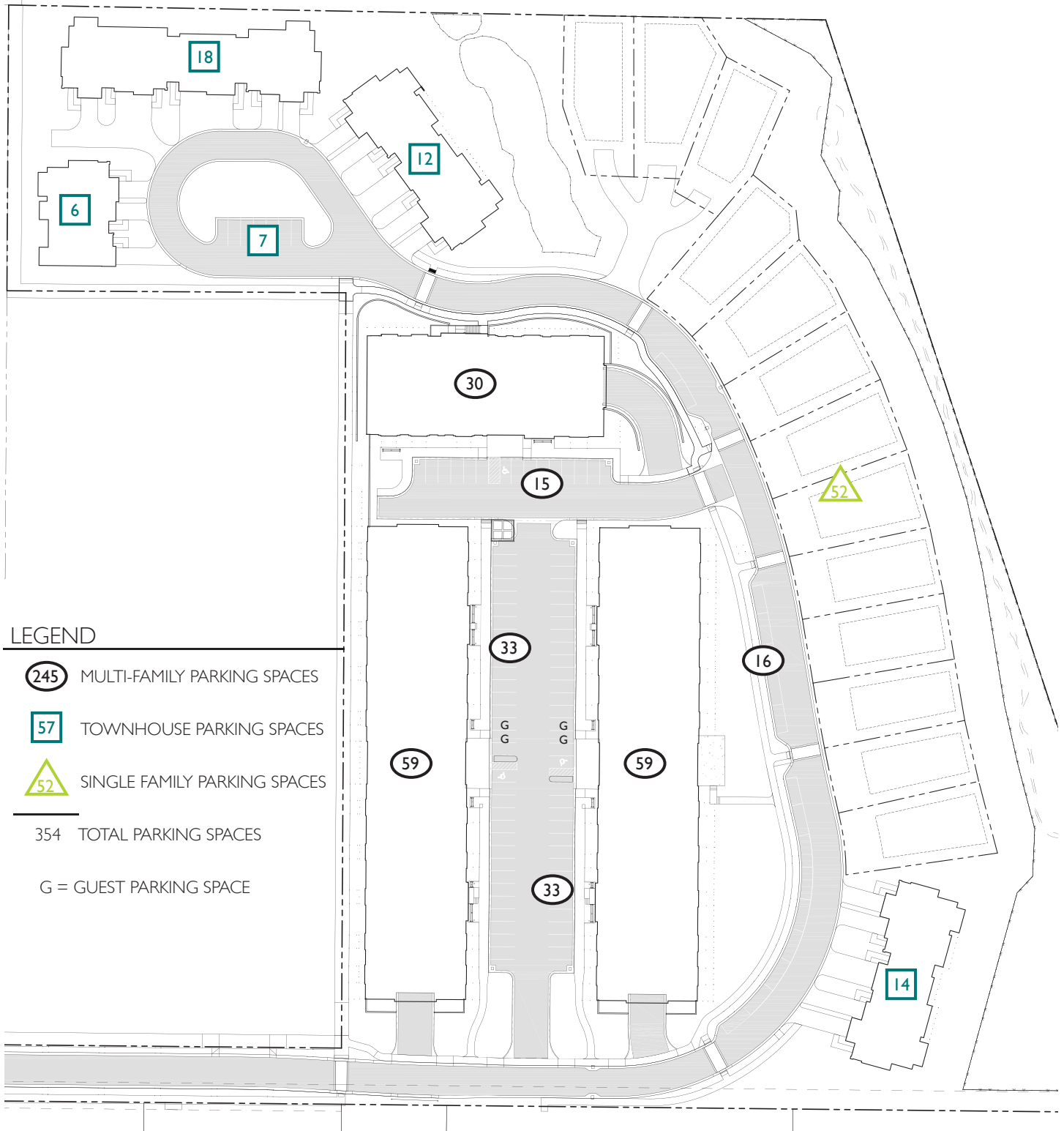
² Program Unit Matrix provided by Hidden Hollow - 16 June 2017



Hidden Hollow DEV Phase 2 Park & School Exactions

Hidden Hollow Phase 2 - Exaction Calculations (06/22/2018)			
Bedrooms	# of Units	Person per units	People
2	9	2.25	20.25
3	11	3	33
Total Units	20	Total Population (x)	53.25
Required Park Acreage (x * 9/1000)			0.48
Cash In-Lieu			\$47,925
Required School Acreage (y *.02)			0.40
Cash In-Lieu			\$40,000
Total			\$87,925

*Includes 20 townhomes



HIDDEN HOLLOW

PARKING SPACE ALLOTMENT DIAGRAM
JUNE 26, 2018

Hidden Hollow Parking Management

6/21/2018

Description		Phase 1b	Phase 2		Totals		
		Bldg 4/5	Bldg 2/3	Bldg 1			
		Units	Units	Units	Units		
Multifamily Area C	1 Bedroom	13	12	8	33		
	2 Bedroom	30	31	14	75		
	3 Bedroom	12	12	6	30		
	Subtotal	55	55	28	138		
	Parking Required	97	98	48	243		
	Underground Provided	59	59	30	148		
	Surface Provided	33	33	15	81		
	Onstreet Provided	16	-	-	16	Guest/Surplus	Ratio
	Subtotal Provided	108	92	45	245	2	0.01

Description		Phase 1b	Phase 2	Totals		
		Units	Units	Units		
Townhomes Area B	2 Bedroom	5	4	9		
	3 Bedroom	3	8	11		
	Subtotal	8	12	20		
	Parking Required	16	24	40		
	Garage Provided	9	15	24		
	Driveway Provided	11	15	26		
	Onstreet Provided	7	-	7	Guest/Surplus	Ratio
	Subtotal Provided	27	30	57	17	0.85

Description		Phase 1b	Phase 2	Totals		
		Units	Units	Units		
Single Family Area A	3 Bedroom	13	-	13		
	Subtotal	13	-	13		
	Parking Required	26	-	26		
	Garage Provided	26	-	26		
	Driveway Provided	26	-	26	Guest/Surplus	Ratio
	Subtotal Provided	52	-	52	26	2.00

Notes:

Requirement as per HHPUD Master Plan: 1 Bed = 1 space; 2 & 3 Bed = 2 spaces
 More 2-bedroom multi-family units were designed into project after feedback from Sketch Plan process, raising requirement
 Guest spaces currently calculated as "surplus" and result of required vs provided
 16 spots on Hidden Hollow Road will be built in Phase 1A
 Unused spots from 2/3 bed multi-family units will enhance Area C Guest Parking

Total Project Guest/Surplus	Ratio
45	0.26



PLANNING PERMIT APPLICATION
Planning & Building Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

For Office Use Only

Fees Paid _____
Check # _____ Credit Card _____ Cash _____
Application #s _____

PROJECT.

Name/Description: Hidden Hollow Subdivision
Physical Address: 301 Hidden Hollow Drive
Lot, Subdivision: PT. NW1/4SW1/4 SEC. 27, TWP. 41, RNG. 116 (MOS T-20F) PIDN: 22-41-16-27-3-00-032

OWNER.

Name: HANSEN & HANSEN, LLP Phone: _____
Mailing Address: P.O. Box 50106 Idaho Falls, ID ZIP: 83405
E-mail: _____

APPLICANT/AGENT.

Name: Jorgensen Associates, P.C. c/o Brendan Schulte Phone: 307-733-5150
Mailing Address: PO BOX 9550, Jackson, WY ZIP: 83002
E-mail: bschulte@jorgeng.com

DESIGNATED PRIMARY CONTACT.

____ Owner ☒ Applicant/Agent

TYPE OF APPLICATION. *Please check all that apply; see Fee Schedule for applicable fees.*

Use Permit	Physical Development	Interpretations
____ Basic Use	____ Sketch Plan	____ Formal Interpretation
____ Conditional Use	<input checked="" type="checkbox"/> Development Plan	____ Zoning Compliance Verification
____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
____ Administrative Adjustment	<input checked="" type="checkbox"/> Development Option Plan	____ LDR Text Amendment
____ Variance	____ Subdivision Plat	____ Zoning Map Amendment
____ Beneficial Use Determination	____ Boundary Adjustment (replat)	____ Planned Unit Development
____ Appeal of an Admin. Decision	____ Boundary Adjustment (no plat)	____ Other: _____

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 #: P18-176 Environmental Analysis #: P16-072
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. *Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Provide **one electronic copy** (via email or thumb drive), and **two hard copies** of the submittal packet.*

Have you attached the following?

- ☒ **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.
- ☒ **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.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is held, the submittal requirements will be reviewed at the conference followed by a written summary. The submittal requirements on the TOJ website are intended as a reference to assist you in submitting a sufficient application.

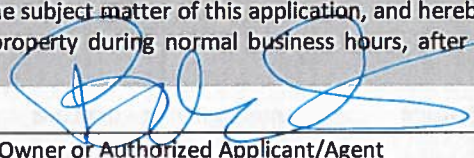
FORMAT.

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

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

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



Signature of Owner or Authorized Applicant/Agent
Brendan Schulte

Name Printed

6/25/18

Date
Senior Planner

Title



PRE-APPLICATION CONFERENCE SUMMARY

Planning & Development Department Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

This Summary will be prepared by Planning Staff. The applicant, or the applicant's agent, shall receive a copy of this summary for their reference in submitting a sufficient application.

Staff may request additional materials during review as needed to determine compliance with the LDRs.

PRE-APPLICATION MEETING BASICS.

PAP#: P18-176
Date of Conference: 6/13/2018
Planning Staff: Tyler Sinclair, Brendan Conboy

PROJECT.

Name/Description: Hidden Hollow PUD – Development Plan Phase 2
Physical Address: 301 Hidden Hollow Dr.
Lot, Subdivision PT. NW1/4 W1/4 SEC. 27, TWP. 41, RNG. 116 (MOS T-20F) PIDN: 22-41-16-27-3-00-032
Zoning District(s): UR (Urban Residential)-PUD
Overlay(s): None

STAKEHOLDERS.

Applicant: Jorgensen Associates – Brendan Schulte
Owner: Hansen & Hansen, LLP
Agent: Brendan Schulte

REQUIRED APPLICATIONS. (See B.12, C.1, D.4 of applicable zone in Article 2, 3 or 4) *This project will require the following applications:*

Application	Reason	Fee
Development Plan (8.3.2)	Final plan to be consistent with Sketch Plan	\$2,500
Basic Use Permit (8.4)	Required for uses	\$500

MEETING ATTENDEES:

Name	Company	Phone/Email
Tyler Sinclair	Town Planning Department	307-733-0440, x1301
Zane Powell	Owner Representative	208-419-5886
Brendan Schulte	Jorgensen	307-733-5150
Ron Levy	Jorgensen	307-733-5150
Brendan Conboy	ToJ Planning	307 734 3493

TIMELINES. This table is intended to provide general information regarding the review process and timing of decisions. See Article 8 for a complete explanation of the review process.

For administrative decisions made by the Planning Director, the following timelines are generally applicable:

Application Types:	Sufficiency	Planning Director
PUD Minor Amendments Sec. 8.5.2	Within 14 days of Submittal	Decision within days of Sufficiency

For decisions requiring a public hearing process, the following timelines are generally applicable:

Application Types:	Sufficiency	Planning Commission (PC)	Town Council
PUD Maj Amendment 8.2.13	Within 14 days of Submittal	Hearing within 90 days of Sufficiency	
Development Plan Basic Use Permit	Within 14 days of Submittal	Hearing within 90 days of Sufficiency	Hearing within 60 days of PC Recommendation

GENERAL INFORMATION.

☒ Required, If Checked.

☐ If not checked, review requirement with a Staff member to determine if necessary for your application.

Requirement**Notes**

☒ **Planning Permit Application.** The application should list all pertinent permits (use, physical development, interpretation, relief from the LDRs, Development Option/Subdivisions, Amendments to the LDRs) for which you are applying.

Requirement**Notes**

- ✓ **Notarized Letter of Authorization.** See **Section 8.2.4.A** for requirements. A template is established in the Administrative Manual.

- ✓ **Application Fees.** 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.

- ✓ **Review fees.** The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the Town Surveyor, Town Engineer, Town Associate Engineer, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.

- ✓ **Mailed Notice fee.** See **Section 8.2.14.C.2** for notice requirements. If mailed notices are required, the applicant is responsible for paying for any mailing in excess of 25 notices.

- ✓ **Other information needed.** All applications submitted to the Town of Jackson Planning Department must be submitted in digital format once the application is determined to be sufficient.

- ✓ **Response to Submittal Checklist.** All applications require response to applicable review standards. For applications where a pre-application conference is required, applicable standards are identified below. If a pre-application conference is optional, see the submittal checklist for the relevant application type, established in the Administrative Manual.

- ✓ **Title Report.** A title report, title certificate or record document guarantee prepared within the last six months that includes evidence of ownership and all encumbrances on the subject property. Copies of the documents referenced in the report should not be submitted unless requested by the planner during review.

- ✓ **Narrative description of the proposed development.** Briefly describe the existing condition of the property and the proposed use, physical development, subdivision or development option for which you are seeking approval.

- ✓ **Proposed Development Program.** Please use the attached template established in the Administrative Manual.

- ✓ **Site Plan.** Please see the attached list of minimum standards for a site plan, established in the Administrative Manual.

- ✓ **Floor Plans.** Include floor plans for any existing buildings that will be occupied by a proposed use. If changes to existing buildings are proposed, indicate those on the floor plans.

- _____ **Neighborhood Meeting Summary.** See **Section 8.2.3** for Neighborhood Meeting requirements.

- ✓ **Posted Notice.** See **Section 8.2.14.C.4** for Posted Notice requirements for all public hearings.

Requirements listed under each Article will be checked if required for the application.

✓ *Required, If Checked.*

_____ *If not checked, this requirement is not applicable to your application.*

ARTICLE 1, GENERAL PROVISIONS.

Requirement	Notes
Division 1.9, Nonconformities	
1.9.2 Nonconforming Physical Development	
1.9.3 Nonconforming Uses	
1.9.4 Nonconforming Development Options and Subdivisions	
1.9.5 Nonconforming Signs	

ARTICLE 2, COMPLETE NEIGHBORHOODS, ARTICLE 3, RURAL AREA ZONES, and ARTICLE 4, SPECIAL PURPOSE ZONES – (Public/Semi-Public & Park and Open Space zones only).

Applicable Zone: _____ Applicable LDR Section: _____

SUBSECTION B, PHYSICAL DEVELOPMENT. *Please provide the following information for the applicable zone.*

Requirement	Notes:
<input checked="" type="checkbox"/> Structure Location and Mass (Setbacks, Height, total site FAR)	
<input checked="" type="checkbox"/> Maximum Scale of Development (Individual building size)	
<input checked="" type="checkbox"/> Building Design (Design Review Process)	Applicant may choose to present in front of the Design Review Committee but it is not required; minimum applicant submission requirements will be required if a review is requested
<input checked="" type="checkbox"/> Site Development (Driveway and Access limits)	
<input checked="" type="checkbox"/> Fencing (Height, Setback, Orientation)	

Additional Comments:

SUBSECTION C, ALLOWABLE USES. *Please provide the following information for the applicable zone.*

Requirement	Notes:
<input type="checkbox"/> Maximum Scale of Use	

Additional Comments:

SUBSECTION D, DEVELOPMENT OPTIONS. *Please provide the following information for the applicable zone.*

Requirement

Notes:

☒ Subdivision and Development
Option Permits

Additional Comments:

SUBSECTION E, ADDITIONAL ZONE-SPECIFIC STANDARDS. *Please provide the following information for the applicable zone.*

Requirement

Notes:

☒ Consistency with Hidden Hollow
PUD Master Plan

☐ Consistency with Conditions of
Approval of Sketch Plan

☐ Consistency with Development
Agreement

Additional Comments:

See standards in Sec. 2.3.6.E Additional Zone-specific Standards

ARTICLE 4, SPECIAL PURPOSE ZONES (Planned Resort Zones and Planned Unit Development Zones only)

Requirement

Notes

☐ **Division 4.3, Planned Resort Zones**

4.3.1 All Planned Resort Zones

4.3.2 Snow King

☒ **Division 4.4, Planned Unit Development**

4.4.1 All Planned Unit Development (PUD) Zones

4.4.2 Planned Unit Development – Town

ARTICLE 5, PHYSICAL DEVELOPMENT STANDARDS APPLICABLE IN ALL ZONES.

Requirement

Notes

☒ **Division 5.1, General Environmental Standards**

5.1.1 Waterbody and Wetland Buffers

5.1.2 Wildlife Friendly Fencing

5.1.5 Water Quality (reserved for future standards)

☐ **Division 5.2, Environmental Standards Applicable in Specific Areas**

5.2.1 Natural Resources Overlay (NRO) Standards

☒ **Division 5.3, Scenic Standards.**

5.3.1 Exterior Lighting Standards

5.3.2 Scenic Resources Overlay (SRO) Standards

✓	Division 5.4, Natural Hazard Protection Standards	FEMA review and approval required
	5.4.1 Steep Slopes	
	5.4.2 Unstable Soils	
	5.4.3 Faults	
	5.4.4 Floodplains	
	5.4.5 Wildland Urban Interface	
✓	Division 5.5, Landscaping Standards	
	5.5.2 Landscape Plan	
	5.5.3 Required Plant Units	
	5.5.4 General Landscaping Standards	
	5.5.5 Installation and Maintenance	
✓	Division 5.6, Sign Standards	
✓	Division 5.7, Grading, Erosion Control and Stormwater Management	
	5.7.2 Grading Standards	
	5.7.3 Erosion control standards	
	5.7.4 Stormwater Management Standards	
Optional	Division 5.8, Design Guidelines	
	5.8.2. Design Guidelines	
	5.8.3. Design Review Committee	

ARTICLE 6, USE STANDARDS APPLICABLE IN ALL ZONES.

Requirement	Notes
✓ Division 6.1, Allowed Uses	Proposed uses and standards will need to be consistent with the Hidden Hollow PUD Master Plan.
✓ Division 6.2, Parking and Loading Standards	
	6.2.2 Required Parking and Loading
	6.2.3 Location of Required Parking
	6.2.4 Maintenance of Off-Street Parking and Loading
	6.2.5 Off-Street Parking and Loading Design Standards
	6.2.6 Parking and Loading Standards in the Downtown Parking District
Division 6.3, Employee Housing Requirements	
✓ Division 6.4, Operational Standards	
	6.4.1 Outside Storage
	6.4.2 Refuse and Recycling
	6.4.3 Noise
	6.4.4 Vibration
	6.4.5 Electrical Disturbances
	6.4.6 Fire and Explosive Hazards

ARTICLE 7, DEVELOPMENT OPTION AND SUBDIVISION STANDARDS APPLICABLE IN ALL ZONES.

Requirement	Notes
Division 7.1, Development Option Standards	
7.1.3 Urban Cluster Development	
7.1.4 Mobile Home Park	
Division 7.2, Subdivision Standards	
7.2.2 Standards Applicable to all Subdivision	
7.2.3 Land Division Standards	
7.2.4 Condominium and Townhouse Subdivisions	
Division 7.3, Open Space Standards	
7.3.3 Configuration and Location of Required Open Space	
7.3.4 Use of Open Space	
7.3.5 Physical Development Permitted in Open Space	
7.3.6 Record of Restriction	
7.3.7 Ownership of Open Space	
✓ Division 7.4, Affordable Housing Standards	Proposed standards will need to be consistent with the Hidden Hollow PUD Master Plan.
Division 7.5, Development Exaction Standards	
7.5.2. Park Exactions	
7.5.3. School Exactions	
✓ Division 7.6, Transportation Facility Standards	
7.6.2 Access to Roads, Streets and Highways	
7.6.3 Streets, Alleys, and Easements	
✓ Division 7.7, Required Utilities	Proposed standards will need to be consistent with the Hidden Hollow PUD Master Plan and Development Agreement.
7.7.2 Potable Water Supply	
7.7.3 Sanitary Sewer Systems	
7.7.4 Irrigation Ditch Systems and Design	
7.7.5 Other Utilities	
7.7.6 Fuel Storage Tank	

PLAN REVIEW COMMITTEE. *The Plan Review Committee consists of the following listed agencies. Planning Staff will transmit pertinent portions of the application to each agency. **Other agencies and individuals not checked off on this list may be added to the PRC if necessary.***

✓ Public Works/Town Engineer	✓ Police Department
✓ Building Official	✓ START Bus
✓ Town Attorney	Jackson Hole Fire EMS
Town Clerk	✓ Parks and Recreation Department
✓ Pathways Coordinator	Teton County School District #1
Surveyor	Teton County Sheriff
Title Company	Wyoming Department of Game & Fish
✓ Teton County Housing Authority	✓ Wyoming Department of Transportation
Teton County Weed & Pest	Wyoming Department of Environmental Quality

<input type="checkbox"/>	Teton County Planning	<input checked="" type="checkbox"/>	Army Corp of Engineers
<input type="checkbox"/>	Teton County Engineer	<input type="checkbox"/>	Lower Valley Energy
<input type="checkbox"/>	Teton County Assessor	<input type="checkbox"/>	U.S. National Park Service
<input type="checkbox"/>	Integrated Solid Waste and Recycling	<input type="checkbox"/>	U.S. Forest Service
<input type="checkbox"/>	Teton County Clerk	<input type="checkbox"/>	U.S. Fish and Wildlife
<input type="checkbox"/>	Teton County Public Health	<input type="checkbox"/>	Other
<input type="checkbox"/>	Teton County Scenic Preserve Trust		

Additional Comments:

- Proposed Development Plan will be reviewed for consistency with the Hidden Hollow PUD Master Plan and Development Agreement/SIA



JACKSON HOLE
TITLE & ESCROW

307.733.3153

Released	
Indexed	✓
Abstracted	✓
Scanned	

**WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENTS TO:**

Hansen & Hansen, LLP
P.O. Box 50106
Idaho Falls, ID 83405

FSREA Sale, Jackson Admin. Site, B-T NF

APN: 22-41-16-27-3-00-020

GRANTOR: UNITED STATES OF AMERICA

GRANTEE: HANSEN & HANSEN LLP

Doc 0895616 bk 910 pg 186-191 Filed At 14:59 ON 12/04/15

Sherry L. Daigle Teton County Clerk fees: 27.00

By Mary Smith Deputy

X 2

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 27th day of November, 2015, by and between the **UNITED STATES OF AMERICA**, acting by and through the Forest Service, Department of Agriculture, hereinafter called **GRANTOR**; and **HANSEN & HANSEN, LLP, an Idaho limited liability partnership**, P.O. Box 50106, Idaho Falls, ID 83405, hereinafter called **GRANTEE**.

WITNESSETH: The Grantor, as authorized by the Forest Service Realignment and Enhancement Act of 2005 (16 U.S.C. 580d note; P.L. 109-54, Title V; 119 Stat. 559-563, as amended) (FSREA), the provisions of which have been met, has determined that this conveyance is in the public interest.

NOW THEREFORE, the Grantor, for and in consideration of the amount set forth in the *Contract to Buy and Sell Commercial Real Estate*, a binding document signed and sealed by both the Grantee and Grantor, the receipt of which is hereby duly acknowledged, does hereby remise, release, and quitclaim unto the **GRANTEE**, its successors and assigns, all its right, title, interest, and claim in and to the real property situated in the County of Teton, State of Wyoming, more particularly described as follows:

Sixth Principal Meridian

T. 41 N., R. 116 W.,

Sec. 27, a portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:

JP 11-30-2015
Checked as to price, acreage, description, and
condition of sale, and found to be correct.

Commencing at the southwest corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence S. 89°54' E., 40.0 feet to a point on the east right-of-way line of State Highway 26-89-191 which is the **True Point of Beginning**; thence N. 00°08' W., 40.0 feet along said right-of-way line; thence S. 89°54' E., 550.4 feet; thence N. 00°08' W., 537.5 feet; thence S. 89°52' W., 241.3 feet; thence N. 00°08' W., 203.2 feet; thence S. 89°24' E., 582.0 feet; thence S. 18°37' E., 818.3 feet; thence N. 89°52' W., 600.1 feet; thence N. 89°54' W., 550.4 feet to said right of way line, the **Point of Beginning**.

Containing 10.00 acres, more or less.

TOGETHER WITH:

1. All improvements thereon, other appurtenances, and all fixtures of a permanent nature currently on the premises, in their present condition, ordinary wear and tear excepted, and including all personal property described herein, and specifically including a horse corral and the following eleven (11) buildings:

UNIT	BUILDING INFRA ID#	BUILDING NAME	CATEGORIES	GROSS SQ FEET	YEAR BUILT
SO	TN806014	Jackson Car Barn	Utility	3,840	1933
SO	TN809013	Fire Storage Shed	Storage/Shed	572	1933
SO	TN810010	Jackson Gas House	Storage/Gas/Oil	630	1933
D4	TN805016	Fire Crew Building	Office	1,000	1954
SO	TN809023	45 Rosencrans	Shed	96	1985
SO	TN809024	55 Rosencrans	Shed	96	1985
SO	TN809025	65 Rosencrans	Shed	96	1985
SO	TN809026	70 Rosencrans	Shed	96	1985
SO	TN809028	75 Rosencrans	Shed	96	1985
SO	TN809029	80 Rosencrans	Shed	96	1985
SO	TN809030	90 Rosencrans	Shed	96	1985

2. An easement to maintain that portion of the Jackson Car Barn (TN806014) that encroaches approximately two (2) feet by ninety-six (96) feet onto property retained by the Grantor for a period not to exceed five (5) years from the date of closing. On or before expiration of said easement at the end of the five-year term, Grantee, or its successors in interest, shall remove that portion of the structure that encroaches upon the property retained by Grantor.

EXCEPTING AND RESERVING TO THE UNITED STATES: A 40-foot easement for access and utilities, more particularly described as follows:

Sixth Principal Meridian

T. 41 N., R. 116 W.,

Sec. 27, NW1/4SW1/4, that portion described as follows:

Beginning at the southwest corner of the parcel, which is on the east right-of-way line of State Highway 26-89-191 and North Cache Street and bears S. 89°54' E., 40.0 feet from the south one-sixteenth corner between said Sec. 27 and Sec. 28; thence S. 89°54' E., 590.4 feet along the south one-sixteenth line; thence N. 00°08' W., 40.0 feet; thence N. 89°54' W., 590.4 feet to and then along the south property boundary of the Bridger-Teton National Forest Supervisor's Office Parcel to the east right-of-way line for State Highway 26-89-191 and North Cache Street; thence S. 00°08' E., 40.0 feet to the Point of Beginning.

Said reservation contains 0.54 acre, more or less, is 590.5 feet long and 40.0 feet wide, and includes the right, but not the obligation, to remove Building Nos. TN806014, TN809013, and TN810010 (the Jackson Car Barn, Fire Storage Shed, and Jackson Gas House, respectively), located within the above-reserved easement, if they are not removed by Grantee.

If the Regional Forester determines that all or any portion of the easement herein reserved is no longer needed, the easement or such portion(s) thereof shall terminate. The termination shall be evidenced by a statement in recordable form furnished by the Regional Forester to Grantee or its successors or assigns in interest.

NOTICE REGARDING HAZARDOUS SUBSTANCE ACTIVITY

Pursuant to Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 U.S.C. § 9620(h)(3)(A)(i), and based upon a complete search of agency files, the **UNITED STATES** gives notice of no hazardous substance activity at the subject property by providing the **GRANTEE** with the following documents:

GRANTEE acknowledges receipt of the following document provided by **GRANTOR**: *Forest Service Land Transaction Screening Process Worksheets*, Forms 1-5 inclusive.

CERCLA COVENANT

Pursuant to Section 120(h)(3)(A)(ii) of the CERCLA, 42 U.S.C. § 9620(h)(3)(A)(ii), the **UNITED STATES** hereby warrants and covenants that:

(1) All response action necessary to protect human health and the environment with respect to any hazardous substance remaining on the property prior to this conveyance has been taken before the date of this conveyance; and

(2) It shall take any additional response action found to be necessary after this conveyance with respect to hazardous substances that were located on the property prior to this conveyance. This covenant shall not apply:

- (a) In any case in which the **GRANTEE**, its successors, or assigns, is a Potentially Responsible Party (PRP) with respect to the subject property prior to this conveyance; OR
- (b) To the extent, but only to the extent, that such additional response action or part thereof found to be necessary is the result of a failure to act of the **GRANTEE**, its successors or assigns, or any party in possession after the date of this conveyance that either:
 - (i) Results in a release or threatened release of a hazardous substance that was not located on the property on the date of this conveyance; OR

- (ii) Causes or exacerbates the release or threatened release of a hazardous substance, the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance.

These warranties and covenants do not apply with respect to lead-based paint (LBP) or asbestos-containing building materials (ACBM) associated with structures related to the subject property, as those matters are addressed elsewhere in this Deed, in accordance with the FSREA.

CERCLA ACCESS

Pursuant to Section 120(h)(3)(A)(iii) of CERCLA, 42 U.S.C. § 9620(h)(3)(A)(iii), the **UNITED STATES** reserves a right of access to all portions of the property for environmental investigation, remediation, or response, as needed to take action in accordance with the covenant, set forth above and made under Section 120(h)(3)(A)(ii) of CERCLA. If, after the date of transfer, the **UNITED STATES** finds that such additional response action is necessary with respect to hazardous substances released on the property prior to the date of transfer, the **UNITED STATES**, and its respective officers, agents, employees, contractors and subcontractors shall have the right (upon reasonable advance written notice to the record title owner) to enter upon the property and conduct investigations and surveys, and to conduct any additional response action or corrective action that is necessary. For the purposes of this paragraph, "access" includes, but is not limited to, the authority to enter the property; the authority to remove, to relocate, or to dispose of hazardous substances which are located on the property; the authority to remove, to relocate, or to dispose of solid and liquid materials including chemicals, wastes, soil, water and contaminated portions of equipment, facilities, and structures on the property for the purposes of performing necessary response measures; and the authority to take all other actions which are reasonably incidental or necessary to conduct any of the foregoing activities. Any such entry shall be coordinated with the record title owner and shall be performed in a manner that minimizes interruption with activities of authorized occupants.

FSREA DISCLOSURES AND WRITTEN ASSURANCES

Pursuant to Section 504(d)(3)(A) of the FSREA, the **UNITED STATES** hereby provides notice that no LBP or risk assessments, or ACBM inspections have been conducted on the property to be conveyed. FSREA exempts the agency from abatement of LBP and ACBM.

Due to their age, four of the buildings that will remain on the parcel may contain ACBM. Section 504(d)(3) of the FSREA exempts the agency from abatement of LBP and ACBM. No disclosure prior to sale, other than provisions of the afore-mentioned *Forest Service Land Transaction Screening Process Worksheets*, Forms 1-5 inclusive, with attachments, is required.

The **GRANTEE** hereby agrees to comply with any and all applicable Federal, State, and local laws relating to the management of LBP and ACBM associated with the property, including but not limited to, any such laws relating to the mitigation, abatement, remediation, cleanup, or disposal of LBP or ACBM associated with structures on the property, or the renovation or demolition of existing structures with LBP or ACBM.

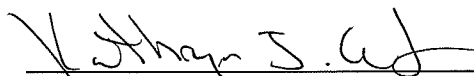
Notwithstanding the covenants provided by the **UNITED STATES** in the previous paragraphs, the **GRANTEE** hereby agrees to hold harmless, defend, and indemnify the **UNITED STATES** from and against any liability, judgment, claim, penalty, fine, or other adverse action (whether legal or equitable in nature, and including without limitation, court costs and attorneys' fees) brought against the **UNITED STATES** after the date of this instrument by any person or entity under any Federal, State, or local law, including but not limited to environmental and tort laws, with respect to any LBP and/or ACBM associated with the property. This covenant to comply with applicable laws and to indemnify, release, defend, and hold harmless the **UNITED STATES** shall survive the subsequent conveyance of all or any portion of the property to any person and shall be construed as running with the real property, and may be enforced by the **UNITED STATES** in a court of competent jurisdiction.

These covenants by the **UNITED STATES OF AMERICA** and the **GRANTEE** shall be construed as running with the land, and may be enforced by the **UNITED STATES OF AMERICA** or the **GRANTEE** in a court of competent jurisdiction.

TO HAVE AND TO HOLD the property described herein unto the **GRANTEE** and its assigns, together with all hereditaments and appurtenances thereunto belonging.

IN WITNESS WHEREOF, the Grantor, by its duly authorized representative, has executed this Quitclaim Deed on the day and year first above written pursuant to the delegation of authority promulgated in Title 7 CFR 2.60 and 49 F.R. 34283, August 29, 1984.

UNITED STATES OF AMERICA

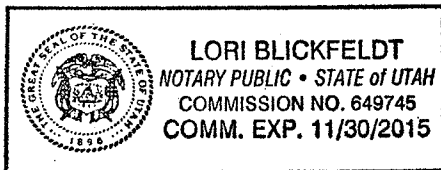


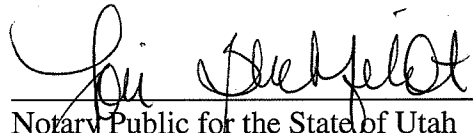
KATHRYN J. CONANT
Director of Lands & Minerals
Intermountain Region
USDA Forest Service

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WEBER } ss

On this 27th day of November, 2015, before me, Lori Blickfeldt, a Notary Public in and for Weber County, personally appeared **KATHRYN J. CONANT, Director of Lands & Minerals, Intermountain Region, Forest Service, U.S. Department of Agriculture**, the signer of the within instrument, who acknowledged to me that she executed the foregoing instrument, by duly delegated authority.





Notary Public for the State of Utah
Residing in Perry, UT
My Commission Expires 11/30/2015

LETTER OF AUTHORIZATION

Hansen and Hansen, LLP, "Owner" whose address is: _____

P.O. Box 50106, Idaho Falls

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Hansen and Hansen, LLP, as the owner of property

more specifically legally described as: _____

PT. NW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 PARCEL 1 (MOS T-20F)

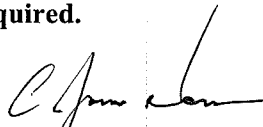
(If too lengthy, attach description)

HEREBY AUTHORIZES Zane Powell as

agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:



(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Partner

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

STATE OF Idaho)

)SS.

COUNTY OF Bonneville)

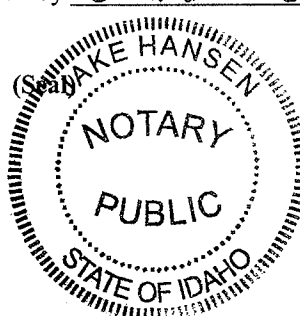
The foregoing instrument was acknowledged before me by C James Hansen this 15 day of

June, 2001.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: April 30, 2018



LETTER OF AUTHORIZATION

Hansen and Hansen, LLP, "Owner" whose address is: _____

P.O. Box 50106, Idaho Falls

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Hansen and Hansen, LLP, as the owner of property

more specifically legally described as: _____

PT. NW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 PARCEL 1 (MOS T-20F)

(If too lengthy, attach description)

HEREBY AUTHORIZES Jorgensen Associates, P.C. as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

C James Hansen

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: *Partner*

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

STATE OF *Idaho*

COUNTY OF *Bonneville*

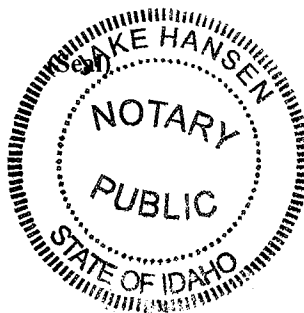
)
)SS.
)

The foregoing instrument was acknowledged before me by *C James Hansen* this *15* day of *June*, 200*6*.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: *April 30, 2015*



LETTER OF AUTHORIZATION

Hansen and Hansen, LLP, "Owner" whose address is: _____

P.O. Box 50106, Idaho Falls

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Hansen and Hansen, LLP, as the owner of property

more specifically legally described as: _____

PT. NW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 PARCEL 1 (MOS T-20F)

(If too lengthy, attach description)

HEREBY AUTHORIZES Jorgensen Associates, P.C. as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

C James Hansen

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: *Partner*

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

STATE OF *Idaho*

COUNTY OF *Bonneville*

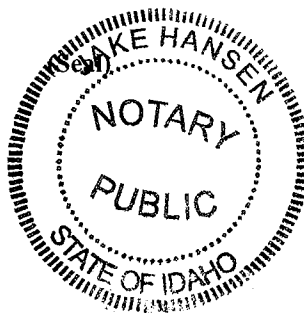
)
)SS.
)

The foregoing instrument was acknowledged before me by *C James Hansen* this *15* day of *June*, 200*6*.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: *April 30, 2015*



LETTER OF AUTHORIZATION

Hansen and Hansen, LLP, "Owner" whose address is: _____

P.O. Box 50106, Idaho Falls

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Hansen and Hansen, LLP, as the owner of property

more specifically legally described as: _____

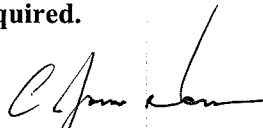
PT. NW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 PARCEL 1 (MOS T-20F)

(If too lengthy, attach description)

HEREBY AUTHORIZES Zane Powell as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:



(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Partner

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

STATE OF Idaho

)

)SS.

COUNTY OF Bonneville

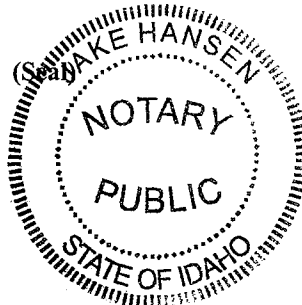
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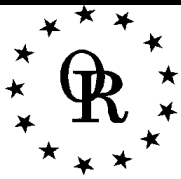
The foregoing instrument was acknowledged before me by C James Hansen this 15 day of June, 20016.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: April 30, 2018





Guarantee

SG 08010181

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, AND SUBJECT TO THE FURTHER EXCLUSION AND LIMITATION THAT NO GUARANTEE IS GIVEN NOR LIABILITY ASSUMED WITH RESPECT TO THE IDENTITY OF ANY PARTY NAMED OR REFERRED TO IN SCHEDULE A OR WITH RESPECT TO THE VALIDITY, LEGAL EFFECT OR PRIORITY OF ANY MATTER SHOWN THEREIN. Old Republic National Title Insurance Company, a Minnesota corporation, herein called the Company GUARANTEES the Assured named in Schedule A, against actual monetary loss or damage not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

In witness whereof, Old Republic National Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, the Guarantee to become valid when countersigned on Schedule A by an authorized officer or agent of the Company.

Issued through the Office of:

Jackson Hole Title & Escrow

Authorized Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

400 Second Avenue South, Minneapolis, Minnesota 55401

(612) 371-1111

By

President

Attest

Secretary

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. Exclusions from Coverage of this Guarantee.

The Company assumes no liability for loss or damage by reason of the following:

- (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- (b) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water: whether or not the matters excluded by (1), (2) or (3) are shown by the public records.
- (c) Assurances to title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A)(C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, alleys, lanes, ways or waterways in which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
- (d) (1) Defects, liens, encumbrances, or adverse claims against the title, if assurances are provided as to such title, and as limited by such assurances.

(2) Defects, liens, encumbrances, adverse claims or other matters (a) whether or not shown by the public records, and which are created, suffered, assumed or agreed to by one or more of the Assureds; (b) which result in no loss to the Assured; or (c) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of assurances provided.

3. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case any knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which such prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by such failure and then only to the extent of the prejudice.

4. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

5. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 4 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title

to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

- (b) If the Company elects to exercise its options as stated in Paragraph 5(a) the Company shall have the rights to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured hereunder shall secure to the Company the right to prosecute or provide defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

6. Proof of Loss or Damage.

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within 90 days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

7. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.
The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase. Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase the indebtedness,

the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5.

8. Determination and Extent of Liability.

This Guarantee is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the exclusions stated in Paragraph 2.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A;
- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to the defect, lien or encumbrance assured against by this Guarantee.

9. Limitation of Liability.

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures the any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

10. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 5 shall reduce the amount of liability pro tanto.

11. Payment of Loss.

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within 30 days thereafter.

12. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

13. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the Amount of Liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

14. Liability Limited to this Guarantee; Guarantee Entire Contract.

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

15. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to: Old Republic National Title Insurance Company, 400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Full Recorded Owner Guarantee - Wyoming

Schedule A

File No.	Liability	Fee	Reference	Guarantee No.
673060JAC	\$1,000.00	\$250.00	Hansen & Hansen, LLP	SG 08010181

1. Name of Assured: Jorgensen Associates
2. Date of Guarantee: 03/06/2018 at 8:00 A.M.
3. The estate or interest in the land hereinafter described is: Fee Simple.
4. Title to said or estate or interest at the Date hereof is vested in:

Hansen & Hansen, LLP, an Idaho limited liability partnership
5. The land referred to in this Guarantee is situated in the County of Teton, State of Wyoming and is described as follows:

The land referred to herein is described in the Legal Description attached hereto as Exhibit A.

Exhibit "A"

Real property in the County of Teton, State of Wyoming, described as follows:

A portion of land lying within NW¹/₄ SW¹/₄ Section 27, Township 41 North, Range 116 West, 6th P.M., Teton County, Wyoming, being more particularly described as follows:

Commencing at the southwest corner of said aliquot part;

Thence S 89° 54' E, 40.0 feet to the True Point of Beginning;

Thence N 00° 08' W, 40.0 feet;

Thence S 89° 54' E, 550.4 feet;

Thence N 00° 08' W, 537.5 feet;

Thence S 89° 52' W, 241.3 feet;

Thence N 00° 08' W, 203.2 feet;

Thence S 89° 24' E, 582.0 feet;

Thence S 18° 37' E, 818.3 feet;

Thence N 89° 52' W, 600.1 feet;

Thence N 89° 54' W, 550.4 feet to the Point of Beginning.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Full Recorded Owner Guarantee - Wyoming

Schedule B-I Exceptions/Recorded Documents

File No.	Liability	Fee	Reference	Guarantee No.
673060JAC	\$1,000.00	\$250.00	Hansen & Hansen, LLP	SG 08010181

As of the Date of this Guarantee, the following exceptions reference all recorded documents which may affect title to the herein described land:

1. Covenants, conditions, restrictions, reservations, easements, encroachments, ditches, roadways, rights-of-way, common areas and building set back requirements as delineated on the recorded Map Number(s) T-20F and Map T-20I, records of Teton County, Wyoming.
2. Terms, conditions, easements and reservations as contained in that deed:
Granted By: United States of America
Granted To: Hansen & Hansen, LLP, an Idaho limited liability partnership
Recording Information: Book 910 of Photo, Pages 186-191
3. Easement, including terms and conditions contained therein;
Granted By: Hansen & Hansen, LLP, an Idaho limited liability partnership
Granted To: Lower Valley Energy
For: Construction, operation and maintenance of electric distribution circuits
Recording Information: Book 910 of Photo, Pages 192-196
4. An easement, including terms and conditions contained therein;
Between: Lower Valley Power and Light, Inc.
And: Hansen & Hansen, LLP, an Idaho limited liability partnership
For: Natural Gas Pipeline
Recording Information: Book 910 of Photo, Pages 197-200
5. Easement:
Granted By: Hansen & Hansen, LLP, an Idaho limited liability partnership
Granted To: Qwest Corporation d/b/a Century Link QC
Recording Information: Book 910 of Photo, Pages 201-205
6. Easement:
Granted By: Hansen & Hansen, LLP, an Idaho limited liability partnership
Granted To: Silver Star Telephone Company, Inc.
Recording Information: Book 910 of Photo, Pages 206-208



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Full Recorded Owner Guarantee - Wyoming

Schedule B-I Exceptions/Recorded Documents

File No.	Liability	Fee	Reference	Guarantee No.
673060JAC	\$1,000.00	\$250.00	Hansen & Hansen, LLP	SG 08010181

7. Drainage Easement:
Granted By: Hansen & Hansen, LLP, an Idaho limited liability partnership
Granted To: Town of Jackson, a municipal corporation
Recording Information: Book 910 of Photo, Pages 938-941
8. Sanitary Sewer Easement:
Granted By: Hansen & Hansen, LLP, an Idaho limited liability partnership
Granted To: Town of Jackson, a municipal corporation
Recording Information: Book 910 of Photo, Pages 942-945
9. Development Agreement:
Between: Hansen & Hansen, LLP, an Idaho limited liability partnership
And: Town of Jackson
Recording Information: as Doc 0931258



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Full Recorded Owner Guarantee - Wyoming

Schedule B-II Informational Notes

File No.	Liability	Fee	Reference	Guarantee No.
673060JAC	\$1,000.00	\$250.00	Hansen & Hansen, LLP	SG 08010181

The following is provided for informational purposes and is not part of the Assurances given under this Guarantee:

The Status of real property taxes is as follows:

Tax ID#	2017 Tax Status	2018 Tax Status
OJ-008210	1st Half in the Amount of \$15,377.43 is PAID	Accruing lien not yet due or payable
	2nd Half in the Amount of \$15,377.42 is PAYABLE	

We recommend that the person responsible for closing this verify this tax information prior to closing.

*Real Estate Taxes are payable as follows

*If making one payment: Due on or before December 31.

*If making two payments: First half payable September 1 and delinquent November 10;
second half due March 1 and delinquent May 10.

The PIDN for this property appears to be: 22-41-16-27-3-00-032

FACTS
**WHAT DOES OLD REPUBLIC TITLE
DO WITH YOUR PERSONAL INFORMATION?**

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.		
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none">• Social Security number and employment information• Mortgage rates and payments and account balances• Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>		
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.		
Reasons we can share your personal information		Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus		Yes	No
For our marketing purposes — to offer our products and services to you		No	We don't share
For joint marketing with other financial companies		No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences		Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness		No	We don't share
For our affiliates to market to you		No	We don't share
For non-affiliates to market to you		No	We don't share

Questions

Go to www.oldrepublictitle.com (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.
What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit http://www.OldRepublicTitle.com/newnational/Contact/privacy .
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.</p>
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</i>
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • <i>Old Republic Title doesn't jointly market.</i>

Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at www.oldrepublictitle.com and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

Affiliates Who May be Delivering This Notice

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
Old Republic Title Co.	Old Republic Title Company of Conroe	Old Republic Title Company of Indiana	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma
Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis	Old Republic Title Company of Tennessee	Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc.
Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				

45802

DATE	INVOICE NO.	COMMENT	AMOUNT	NET AMOUNT
06/06/2018	160161014	Development Plan Application Fee for Phase 2		2,500.00
DATE 06/06/18			VENDOR Town of Jackson	TOTAL 2,500.00



JORGENSEN

PO BOX 9550 • JACKSON, WY 83002
(307) 733-5150

WELLS FARGO, N.A.
WYOMING 99-109
1023

45802

Two Thousand Five Hundred and no/100

PAY
TO THE
ORDER
OF

TOWN OF JACKSON
P.O. BOX 1687
JACKSON WY 83001

DATE	AMOUNT
06/06/18	45802
	\$2,500.00

⑈045802⑈ ⑆102301092⑆ 0000271002⑈



JORGENSEN

It's About People, Trust and Know How

PO Box 9550 · 1315 HWY 89 S., Suite 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

June 26th, 2018

Mr. Tyler Sinclair
Town of Jackson Planning Dept.
P.O. Box 1687
150 E. Pearl Avenue.
Jackson, WY 83001

-Hand Delivered-

RE: Hidden Hollow PUD - Development Plan Phase 2

Dear Tyler,

Enclosed you will find the necessary materials for a Development Plan (DEV) we are submitting on behalf of Hansen & Hansen, LLP. The property is located at 301 Hidden Hollow Drive, Jackson, WY, and described as the 10 acre parcel formerly owned by the United States Forest Service, now owned by the applicant Hansen & Hansen LLP. Included with this submittal you will find the following:

- Development Plan Binder
- One check for \$2,500 (Development Plan)
- One check for \$500 (Minor Amendment)

Sincerely,

JORGENSEN ASSOCIATES, P.C.

Brendan Schulte
Senior Planner











Executive Summary – How to Read the Binder

This binder supplies all of the technical information for a large and complicated development. For a more abbreviated review – use the following index:

- Section 1 and 2 – Project Narrative and Engineers Report
- Section 3 – Response to Previous Conditions of Approval and Physical Development Requirements
- Section 4 – Phasing and Architecture
- Section 5 – Civil, Landscaping, and Lighting
- Section 6 – Supporting Information
- Section 7 – Application Materials

Phase 2 Development Plan For Hidden Hollow



Applicant:

Hansen & Hansen, LLP
P.O.BOX 50106
Idaho Falls, ID 83405

Town of Jackson

Submittal Date: June 26, 2018

Project No. 16016.10

Prepared by:



Jorgensen Associates, P.C.
Engineers, Land Surveyors, & Planners
1315 Highway 89 South, Suites 201 & 203 83001
P.O. Box 9550 - Jackson, WY 83002
307.733.5150

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SECTION 1 – PROJECT BACKGROUND AND OVERVIEW

A. PROJECT BACKGROUND

Hidden Hollow Planned Unit Development (Hidden Hollow PUD) is 10 acre a workforce housing project located at 310 Hidden Hollow Drive, in the heart of the Town of Jackson, Wyoming (ToJ). The project is currently under construction by Hansen and Hansen, LLP (Applicant), owned by brothers Kirk and Jim Hansen. The Applicant also owns Conrad & Bischoff, Inc., a local and regional fuel supplier with offices in Jackson, WY, Idaho Falls, ID and Nampa, ID. The Applicant has a track record of creating successful commercial and residential development projects across Idaho and now, Jackson, Wyoming. The Sketch plan (SP) P16-079, and Planned Unit Development (PUD) P16-080 were approved for this project on December 5, 2016 and the various challenges that have arisen at this site have been met by the collaborative effort of the Design Team, ToJ Staff and Town Council. Subsequent to the Sketch Plan approval, Hidden Hollow proceeded to obtain the following approvals:

- Phase 1A Development Plan (P17-036) – Approved on May 15, 2017
- Grading and Erosion Control Permit 1A (B17-0378) - Approved on August 7, 2017
- Phase 1B Development Plan (P17-093) - Approved on July 17, 2017
- Phase 1B Grading and Erosion Control Permit (B17-0378) - Approved on August 7, 2017
- Phase 1B Building Permit – (B17-0622) Approved on May 9, 2018
- Grading and Erosion Control Permit (B18-0218) – In progress
- Hidden Hollow First Addition to the Town of Jackson (P18-072) - Approved on June 18, 2018.

This Development Plan application outlines Phase 2 of the Hidden Hollow PUD, which details the construction of 12 townhomes and 2 multifamily buildings containing 83 total units, and all remaining grading, landscaping, and lighting.

B. OWNER & PROJECT TEAM INFORMATION

PROPERTY OWNERS & APPLICANTS:

Hansen and Hansen, LLP
P.O.BOX 50106
Idaho Falls, ID 83405

OWNER'S REPRESENTATIVE

Zane Powell
zane@cbfuels.com
208-419-5886

ARCHITECTURE

CTA ARCHITECTS ENGINEERS

1110 Maple Way

Jackson, WY 83001

307-733-9955

Robertson Associates

P.O. Box 678

Rigby, Idaho 83442

208-589-9967

ENGINEERING & LAND PLANNING

Jorgensen Associates, P.C.

1315 Highway 89 South, Suites 201 & 203; 83001

P.O. Box 9550 Jackson, Wyoming 83002

307-733-5150

LAND PLANNING & LANDSCAPE ARCHITECT:

Herschberger Design

560 S. Glenwood St.

P.O. Box 1648

Jackson, Wyoming 83001

307-739-1001

ELECTRICAL ENGINEERING

Bradley Engineering, Chartered

645 West 25th Street

Idaho Falls, Idaho 83402-4569

208-523-2862

C. DEVELOPMENT PROPOSAL

After the approval of previous Development Plans 1A and 1B, the applicant proposes that this Development Plan be approved for Phase 2 of the Hidden Hollow PUD. Phase 2 proposes to be the final phase of development that includes the construction of workforce and affordable housing included in Hidden Hollow. This includes the final the remainder of the Multi-family buildings and all the remaining 12 Townhomes as proposed in the Sketch Plan approved on December 5th, 2016.

During construction of Phase 1A, the project team has been preparing the site. This preparation has included all constructing road ways, utilities, site grading, etc., and prepping for vertical construction. Phase 1B has been approved for a Development Plan(P17-093) and Building Permit (#17-0622). This allowed the applicant to proceed with the 1st floor (garage structure) on all multifamily buildings in order to facilitate the complicated grading and utility installation between all multifamily buildings. Building all of garage structures at this phase will help to contain the large amount of structural fill required to construct the area central to all of the Multi-family buildings. Work on the garage structure is nearing completion for Building 4/5 and has begun for Building 2/3. The garage structure for Building 1 will proceed this fall. Ingress and Egress from the Multi-Family area can then be constructed along with the parking lot central to the area. Both are essential to facilitate construction and will be needed to access the buildings during construction.

Multi-family Buildings

As the architectural design for the previously approved building 4/5 progressed from Development Plan 1B to Building Permit #17-0622, the original two building concept on one parking structure morphed into one single building on one parking structure. Thus, the designation of building 4/5 (formerly buildings 4 & 5). For this Phase 2 development plan we will be discussing Building 2/3 and Building 1.

The first level of Building 2/3 remains as the garage structure. The second and third levels are connected throughout the entire floor. Central gathering spaces and lobbies are designed between the two buildings to encourage spontaneous interactions and provide areas for neighbors to congregate. Because of the design evolution there was room to incorporate three additional units into Building 2/3 to match the density in Building 4/5 while the floor area will still comply with the total Floor Area allowed (283,140 sf) by the PUD Master Plan. The fourth level is not connected between the two original buildings and provides two separate unattached roof structures and the appearance of two towers or buildings. Building 2/3 contains 55 units and has a total floor area is 52,045 sf. This includes twelve (12) 3-Bedroom units at 1,166 sf each, thirty-one (31) 2-Bedroom units at 979 sf each, and twelve (12) 1-Bedroom units at 642 sf each. Building 2 & 3 will also have fifty-nine (59) below grade parking spaces. The garage provides ingress and egress on the south side of the structure. 59 below grade parking spaces and the remainder of which is provided on the surface parking lot.

Building 1 remains as one smaller building built on a single parking structure, as originally proposed in the Sketch Plan with 28 units and has a total floor area of 25,838 sf. This includes six (6) 3-Bedroom units at 1,166 sf each, fourteen (14) 2-Bedroom apartments at 979 sf each, and eight (8) 1-Bedroom apartments at 642 sf each. Building 1 will also have 30 below grade parking spaces. The garage provides ingress and egress on the east side of the structure. It provides 30 parking spaces underneath the building and the remainder of the required parking will be provided on the surface parking lot.

In all buildings, storage is provided in each unit, and also within the garage at each unit's assigned parking space where 27 sf of storage space is allocated in front of each parking space. Additional storage areas are built into the common and corridor areas within the buildings and will be assigned and administered by the HOA and/or leasing company.

Heating and cooling will be aided by a neighborhood wide Geothermal Heat Loop, which will reduce the carbon footprint of the development. Each individual owner of the units within the buildings will have a separate heat exchanger that is metered and allows the owners to control their own thermal comfort. All common mechanical equipment will be located in the garage, or mechanical rooms designed into the common area.

Townhomes

12 Townhome units (4-15) will be built in this phase and have a total floor area of 9,707 sf. They consist of two-bedroom and three-bedroom units labeled A (1,795 sf), B (2,254), C (2,394 sf), and D (1,524 sf). All townhomes are market units and have access to the neighborhood wide Geothermal Heat Loop.

Materials of all buildings and townhomes will be made from earth toned hues and colors to fit the character of the region. Steel, wood and stone comprise the suite of textures planned for the structures that consider durability and lower long-term maintenance.

Phase 2 of Hidden Hollow is expected to begin shortly after building permit approval for Building 2/ 3. The architectural design for Multifamily Buildings and Townhomes are attached in **Section 4**. Civil Engineering, landscape and lighting plans are included in **Section 5**.

Minor Amendments to the Master Plan and Housing Mitigation

In addition to the final submittal of the Development Plan for Phase 2, the applicant proposes two minor amendments to the Hidden Hollow Planned Unit Development (HHPUD) Master Plan. They consist of amending the Phasing Plan to include organizational changes and more specific affordable housing mitigation requirements per unit type and amending the Occupancy Status from ownership to rental while keeping the flexibility to go back to ownership should market conditions dictate. This generates a need to update the housing mitigation plan to provide flexibility for either option (rental or ownership).

The applicant proposes to amend the Phasing Plan for Hidden Hollow by combining all the remaining original Phases 1c, 2, and 3 into a final Phase 2. The applicant is now 2 years into this project and has become more integrated and aware of the community's needs. Thus, the intention of accelerating development is to simply get more units on the ground faster. What was thought to be built over the course of 5-7 years, will now be shortened for 5 years or less.

The applicant also proposes to alter the Occupancy Status of multi-family residential units from ownership to rental. This is another response to the community's needs. The rental pool in ToJ has a low inventory and is often leased up with countless families being left out. The applicant will use the **Section 7.4.2.D.13 Apartment Building of the Town of Jackson land Development Regulations (LDRs)** that allows for a rental product to be exempt from housing mitigation if the units are small and numerous enough, and if the applicant provides an annual report to the Housing Department documenting average rents charged per unit type, average number of tenants by unit type and percentage of tenants employed by Teton County. This regulation was designed to generate more units and to target and accommodate the local workforce with reasonable market rents. The applicant prefers to provide this solution over the original proposal as it will have more impact to provide workforce housing in ToJ. While the originally approved plan had more ownership income restricted units, it also had 66 units that would have been sold to the highest bidder and would not be restricted from 2nd homeowner customers. This change to rental keeps all 138 Multifamily units available for rent by the local force. Nine (9) rental apartment units will be income restricted and managed by the Housing Department to provide mitigation for the Townhomes and Single-family lots.

These two minor amendments generate the need for some general clean up to the Master Plan to ensure flexibility into the future should an additional change be realized. A copy of the redlines Master Plan is included in **Section 6**.

D. FINDINGS FOR APPROVAL

1. Division 8.3.2.C Development Plan Findings for Approval

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

The Hidden Hollow project is within the Comprehensive Plan District 3 – Town Residential Core, Subarea 3.2 – Core Residential which is envisioned to contain a variety of residential densities, residential types, and building sizes in order to maintain and meet our Community's Growth Management and Workforce Housing goals.

The Hidden Hollow project contains a total of 171 residential units, comprised of 13 single family homes, 20 townhomes, and 138 multi-family condominium or rental units.

This mix represents a variety of residential types and building sizes on a single ten-acre property and is consistent with the Community's Growth Management goals. As a previously developed property, it is not located in habitat, scenery and open space (Principle 3.1). The project location, close proximity to services, including school,

commercial and recreational amenities, is a suitable location for a Complete Neighborhood and is outside of naturally hazardous areas (Principle 3.2, 3.4 and 4.3). As a property that's long been considered for residential density, the project represents predictable and cooperative growth (Principle 3.3). The project also includes walkable connections within the project and to the overall area in which the project is located (Principle 4.2).

Redevelopment, revitalization, and reinvestment within Subarea 3.2 are highly desirable, and the future character of the Subarea will include increased density and larger buildings than in East Jackson. The Subarea vision includes locating multifamily structures on larger residential lots and along mixed-use corridors, allowing the density and intensity to be greater than what is found in other areas, with the understanding that parking of these multifamily structures should be minimized and screened as much as possible. The Hidden Hollow project meets all of these criteria as it provides 168 residential units of varying types on a ten-acre site that was previously underdeveloped by the Forest Service. The design provides for parking predominantly located in subsurface garages. There are few, if any, sites within Subarea 3.2 that achieve this vision more effectively.

b. Achieves the standards and objectives of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable. Not Applicable.

The Hidden Hollow property is not located within the Natural Resource overlay or the Scenic Resource Overlay, and this finding is therefore not applicable.

c. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police fire, and EMS facilities. Complies.

The Hidden Hollow project will provide the required school and park exactions for any subdivided units that are designed to ensure new developments contribute to impacts they have on these services. Public utilities and project utility connections will be designed to ensure the project does not overburden these services. The project is within town limits and is currently served by police, fire and EMT services. The development will not result in increased impacts on availability of these services. Development exactions will be collected during final plat of any units created as part of the Hidden Hollow PUD.

Multi-modal transportation options are abundant and include several pedestrian and bicycle connections in close proximity to local town commercial services, and within walking distance are the Teton County Recreation Center (Rec Center), Elementary School, and the opportunity for pathway connections. Finally, the Town Shuttle operated by START flows in both East and West bound directions. It has four stops with 30-minute intervals all within a one block walking distance to the Mercill and North Cache Intersection.

d. Complies with all relevant standards of these LDRs and other County Resolutions. Complies.

According to the current Town of Jackson Land Use Regulations (LDRs), the purpose of a development plan is to review a physical development or development option that is large and complex enough to benefit from a public review at a sufficient level of detail to determine compliance with these LDRs prior to preparation of final construction or plat documents.

The ten-acre site provides flexibility in meeting the standards of the Master Plan and is well above the minimum LSR requirement, and well below the maximum Lot Coverage limitation. While there are some areas within the development that meet the minimum setback limitations, the vast majority of the perimeter of the project is set back well beyond this requirement and all individual buildings within the development are setback from one another within the requirements of the LDRs. The Master Plan provides flexibility to other standards and will be addressed herein.

The site plan was adjusted and revised during the Sketch Plan process to address the snow storage needs, the parking concerns, the trail connections, the security of elementary school property, the location of various housing types and the circulation within the development.

e. Is in substantial conformance with all standards or conditions of any prior or applicable permits or approvals. Not Applicable.

All components of this development application comply fully with the Sketch Plan and the Planned Unit Development approval.

2. Pursuant to Section 1.5.B of the HHPUD Master Plan, minor amendments shall be approved upon finding the application:

- a. It is consistent with the purposes and organization of the HHPUD. Complies.*** The approval of the two minor amendments is consistent with the purpose and organization of the HHPUD under the following rationale: Revising the Phasing re-organizes the timing and sequencing of the project to allow the applicant to expedite construction and occupancy of all remaining units to the benefit of the community; and revising the Occupancy status (change of use to rental) requires an amendment to the housing mitigation plan and maintains the vision and intent of the HHPUD regarding the development of workforce and affordable housing options in close

proximity to the Town commercial services and public amenities. These changes were anticipated as a possible scenario in the Master Plan and approval of these minor amendments will considerably increase the availability of rental units of various types for workforce housing in the Downtown Core. The minor amendments also help maintain the flexibility of the Master Plan to convert occupancy to ownership or rental should market conditions dictate.

- b. It improves the consistency of the HHPUD Master Plan with other provisions of the HHPUD or subsequent development approvals within the HHPUD. Complies.*** The approval of the Phasing Plan amendment is consistent with the approved development plans for Phases 1a and 1b and will conclude the remainder of the development at Hidden Hollow into one final phase (Phase 2). Additionally, the housing mitigation listed in the phasing and the change of Occupancy status are now very clearly defined per unit type to allow for flexibility in the future should any of the Multifamily buildings go back to being a condominium use as directed market conditions.
- c. It provides flexibility for landowners within standards defined within Master Plan Section 1.2.C. Vision and Intent of the HHPUD Master Plan. Complies.*** The approval of the two minor amendments is consistent with the Vision and Intent of the HHPUD Master Plan. The clarity provided in the updated Phasing plan re-organizes the timing and sequencing of the project to allow the applicant to expedite construction and occupancy of all remaining units to the benefit of the community. The Occupancy status being updated to current demands of the community for more rental housing stock, “provides a variety of residential unit types that achieves housing opportunities for a variety of residents while respecting neighboring land uses.
- d. It is necessary to address changing conditions (e.g. market, sales or constructability), public necessity, and/or state or federal legislation. Complies.*** The approval of the Phasing Plan amendment is allowed by the Master Plan and is necessary for the applicant to address the changing economic conditions of development and maintain constructability of the subdivision and all the affordable housing opportunities within. The approval of the Occupancy status change is necessary for the applicant to address the changing market conditions in the ToJ which has seen several proposed rental projects be stalled (Sagebrush) or eliminated from the potential rental housing stock entirely (CARE Wyoming). The change from ownership to rental will benefit the community by considerably increasing the supply of workforce rentals available in the Downtown Core of the ToJ. Changing to all rental will make 66 additional units available to the local workforce instead of selling them to 2nd homeowners under the ownership model.

- e. It improves implementation of the Comprehensive Plan. Complies.** These minor amendments expedite the construction of a dense variety of residential unit types that conforms to the future character Core Residential Zone of the Jackson/Teton County Comprehensive Plan and considerably increase the availability of rental units of various types for workforce housing in the Downtown Core which further helps to achieve specific community goals that enhance the community's implementation of the Jackson/Teton County Comprehensive Plan.
- f. It is consistent with other adopted Town Ordinances. Complies.** The approval of these amendments is consistent with all Town Ordinances including the recently approved Subsection 7.4.2.D.13 Apartment Building.

E. PROPOSED DEVELOPMENT PROGRAM

1. Development Summary/ Dimensional Limitations –HH PUD Master Plan dated 6/22/18

2.1.A. Structure Location and Mass

	Landscape Surface/LSR (min)	Lot Coverage Area/Ratio (max)	Street Setback (Min)**	Side Setback (Min)**	Rear Setback (min)**	Height (max)	Floor Area/FAR (max)
Overall PUD	123,623 s.f.	164,831 s.f.					283,140 s.f.***
Area A * Each individual lot	.30	.40	25'	8'	5'	28'	.82/lot
Area B *	15,000 s.f.	28,000 s.f.	12' from perimeter property line or Area boundary			35'	54,000 s.f.
Area C *	11,000 s.f.	60,000 s.f.	12' from perimeter property line or Area boundary			48'	160,000s.f.
Area D *	100,000 s.f.	50,000 s.f.	5' from perimeter property line or Area boundary			28'	15,140 s.f.

Exceptions: street/side/rear yard projections, including cornices, canopies, eaves, decks, porches, bay windows, chimneys, patios, and similar architectural features may encroach into any setback not more than 5'.

* Notwithstanding the specific physical development standards identified within each area, the limitations within each Area is permitted to shift to another Area of the HHPUD as long as the limitations within the overall PUD are not exceeded

**Setbacks within Areas B, C and D shall be the horizontal distance, as measured from a physical development to an HHPUD perimeter property line for side and rear setbacks and the horizontal distance, as measured from a physical development to either a HHPUD perimeter property line or a road right-of-way, roadway or vehicular access easement.

*** The overall PUD Floor Area total is based on a total parcel area of 10 Acres at the time of PUD approval by Town Council. The total Floor Area represents .65 FAR using 10 acres of site area.

2. Floor Area Calculations

Proposed Floor Area Calculations - Full Buildout	
Area	Floor Area (sf)
A. Single Family (13 lots)	53,965
B. Townhomes (20 units)	48,450
C. Multi family (138 Units)	166,641
D. Common Lot (0 units)	0
Total HHPUD*	269,056

*Maximum Allowed by Master Plan = 283,105

F. PHASING PLAN – See attached Phasing Plan Map (L.3) in Section 5

Phase 1:

- Subdivision and sale or development of 13 single-family units in Area A
 - o Including provision for affordable housing ownership or rental units for at least 7.80 persons to be constructed within building 4/5
- Development of 8 townhome units in Area B
 - o Including provision for affordable housing ownership or rental units for at least 4.05 persons to be constructed within building 4/5
- Development of 55 multi-family units in Building 4/5 within Area C
 - o If the 55 multifamily units in building 4/5 are developed as for sale, condominium units, provision for affordable housing ownership units for at least 16.95 persons will be constructed
 - o If the 55 multifamily units in building 4/5 are developed as for rent, apartment units, compliance with Section 7.4.2.D.13 of the Town of Jackson Land Development regulations shall apply to exempt the rental apartment units from the affordable housing mitigation standards
- Provision of at least 18 workforce housing units within building 4/5 in Area C developed under Phase 1
- Completion of all Mercill Avenue extension improvements
- Completion of all road ways and parking areas necessary to serve the development in Phase 1
- Completion of all wetland mitigation
- Completion of all landscape requirements for all Phase 1 development in Area B and C

Phase 2:

- Development of 12 townhome units in Area B
 - o Including provision for affordable housing ownership or rental units for at least 6.60 persons to be constructed within building 4/5
- Development of 55 multi-family units in Building 4/5 and or 28 multifamily units within Area C
 - o If the 55 multifamily units in Building 2/3 and the 28 multifamily units in building 1 are developed as for sale, condominium units, provision for affordable housing ownership units for a total of at least 25.6 persons will be constructed within building 4/5 and Building 2/3
 - Building 2/3 = 17.05 persons mitigated
 - Building 1 = 8.55 persons mitigated
 - o If the 55 multifamily units in building 2/3 and/or the 28 multifamily units in building 1 are developed as for rent, apartment units, compliance with Section 7.4.2.D.13 of the Town of Jackson Land Development regulations shall apply to exempt the rental apartment units within building 4/5 from the affordable housing mitigation standards
- Provision of at least 18 workforce housing units within Building 2/3 and 9 workforce housing units within Building 1
- Completion of all landscape requirements for all Phase 2 development
- Completion of all remaining landscape requirements in Area D

G. LANDSCAPING - A Landscape Plan is attached in **Section 5**.

H. ENVIRONMENTAL STANDARDS

1. Natural Resource Buffers (Wetlands and Water bodies)

Wetlands – An Aquatic Resources Inventory was conducted by Y2 Consultants in September of 2014. On March 17, 2015 a request for verification of delineated wetlands was presented to the Army Core of Engineers, Conditions and Restrictions for the development.

Wetland Setback = 30' for naturally occurring and mitigated wetlands. This buffer can only be encroached for wetlands that are classified as degraded and will be enhanced.

2. Wildlife friendly fencing

- a. Elk Fence – The fence on the eastern boundary of the parcel is designed to keep Elk from crossing into the property and is 8' in height. This fence is an existing non-conformity and is owned by the United States Government and will remain in place.

- b. Northern Fence – As part of the development the applicant will work with the Elk Refuge to maintain the northern boundary of this parcel so the ownership is clearly delineated to visitors of the Elk Refuge Grounds.

3. Water Quality

See subsequent Engineer's report in **Section 2** of this application for discussion on these items.

There are no existing streams or water bodies on site. Nonetheless, care will be taken during construction by using Best Management Practices for erosion control and ensure that stormwater runoff does not impact the remaining wetlands or runoff onto adjacent properties. A grading and erosion control permit will be submitted concurrently with a building permit, which will require approval prior to construction. A Stormwater Pollution Prevention Plan (SWPPP) will be required by the Wyoming Department Environmental Quality (DEQ).

I. NATURAL HAZARDS TO AVOID

Floodplains – A portion of this 10-acre parcel is included within FEMA Flood Zone A where Base Flood Elevations (BFE) needed determination. Harmony Design and Engineering has completed a study on the area to determine the 100-year Base Flood Elevation. Upon analysis of all of the factors using a system of cross sections as well as LiDar data, they determined that the BFE for the site is 6217.48 feet and recommended that all structures be located a minimum of one foot above that for all construction. As a result, the Applicant will construct all structures at least 1.5 feet above this elevation. A Letter of Map Revision (LOMR) has been completed and is Attached in **Section 6**.

J. SIGNS

Hidden Hollow anticipates completion of signage design in the near future and will submit the Signage Design Plan during future building permit submittal.

K. GRADING, EROSION CONTROL, STORMWATER

See subsequent Engineer's report in **Section 2** of this application for discussion on these items.

L. ALLOWED USES & USE REQUIREMENTS

1. **Allowed Uses** – The proposed uses within the Hidden Hollow development include Single-family detached residential, Townhome, Condominium and Apartment rental uses. As allowed by the PUD master Plan.

2. **Parking** – See subsequent Engineer’s report in **Section 2** of this application for discussion on these items.

M. ALLOWED SUBDIVISION AND DEVELOPMENT OPTIONS

1. **Standards applicable to all Subdivisions** - Hidden Hollow will adhere to all standards provided in Section 7.2.2 of the LDRs which include Applicant responsibilities, required permits, installation, working with a professional engineer, over sizing and off-site improvements, and acceptance by the ToJ.
2. **Land Division Standards** – Will comply with Section 7.2.4 below
3. **Condominium and Townhouse Subdivision** – While this development plan contemplates rental housing, should any portion ever be reverted back to condominium, Hidden Hollow will adhere to all standards provided in Section 7.2.4 of the LDRs which include recordation of a Final Plat, adhering to Building and Fire Code, Tenant Notification, Site Compliance, and Townhouse Subdivision which includes common lots, maximum lot sizes and building official review.

N. RESIDENTIAL SUBDIVISION REQUIREMENTS

1. **Affordable Housing** – Affordable Housing Mitigation for Hidden Hollow is detailed on the mitigation plan attached in **Section 6**.
2. **School and Parks Exactions** – Total schools and park exactions for the 20 townhomes as fee-in lieu, is \$87,925.00 to be collected at the time of recordation of the townhouse plat. Calculations are provided in **Section 6**. The exactions for the single family lots totaling \$61,100.00 will be collected with the recordation of the recently approved Hidden Hollow 1st addition to the Town of Jackson Plat.

O. INFRASTRUCTURE

1. **Transportation Facilities** – see plan sheets provided in **Section 5**.
2. **Required Utilities** – see plan sheets provided in **Section 5**.

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SECTION 2 – ENGINEER’S REPORT

A. INTRODUCTION

This Development Plan Engineer’s Report is intended to provide the engineering basis for design and to discuss engineering related issues for the development of the Hidden Hollow PUD.

B. SETTING

The site is located two blocks north of Town Square. Historically the site was hay meadow, rangeland, and natural wetlands adjacent to the Elk Refuge and Cache Creek. As Town developed Cache Creek was routed in a pipeline and the natural channel and hydrology was disrupted. Over time and under the ownership of the US Forest Service the parcel was developed for seasonal housing that was fairly spread out across the site. The site is bordered on the north and east by a U.S. Fish and Wildlife Service National Elk Refuge. The Refuge is approximately 6 miles wide and 10 miles long. There is an 8’ high elk fence on the eastern boundary. Also, to the north is Flat Creek as it exits the Refuge and enters the Town of Jackson. On the south is the Teton County Recreation Center and Jackson Elementary School, and the west is the mostly commercial district of north Jackson. There are several existing utilities on site left over from the Forest Service housing that will be removed.

C. SOILS AND SITE CONDITIONS

The upper soils of the site are semi-permeable flood plain deposits consisting of sands and clay ranging from just a few feet to more than ten feet. Foundation designs will consider the soil types and their structural stability carefully. Subsoils are alluvial gravels and provide good structural stability for foundation. A geotechnical investigation by Y2 Consultants was published on April 27, 2016 and included with the approved Sketch Plan application which is on file with the TOJ Planning Department. This report provides a more detailed description of the soil conditions of the site. Specific recommendations for construction are made within the report.

D. GROUNDWATER, STREAMS, & RIVERS

High groundwater exists on this parcel. Historic information indicates high groundwater elevations of between 2 feet below ground surface on the northwest corner of the lot to about 7 feet below ground surface on the southeast corner of the parcel. Groundwater levels fluctuate 3 to 5 feet during the year. Groundwater is highest in the west and north of the property and drops towards the east and south in the direction of the Elk Refuge boundary. Building foundations will need to take into account the elevation of groundwater and utility installation should be timed to avoid the high cost of dewatering during high groundwater periods.

E. GRADING, EROSION CONTROL, DRAINAGE, & STORMWATER

Development on the site accommodates stormwater by routing it through the available green spaces on site, the use of stormwater treatment units, and detention areas placed strategically around the site. These areas are sufficient to accommodate storm water runoff. The parcel is relatively flat and underlain by semi-permeable surface soils and very permeable subsoils. The units are spaced to provide landscape areas around the buildings that will help infiltrate stormwater and spring snow melt water. The expected runoff from the two large buildings will be channeled through roof drains and a piping network and connected to the stormwater utility onsite. Details of the stormwater system have been submitted in Phase 1a FDP, approved February 6, 2017.

A Grading and Erosion Control Permit will be submitted to the Town for approval prior to beginning of Phase 2. This GEC permit application will include drawings that will have incorporated any revisions and comments made during the Final Development Plan process and as a result of incorporating final design elements and coordination with the Town and other utility companies.

F. ROADS AND ACCESS

Access to the site is gained via the extension of Mercill Avenue on a 40' wide strip of land that is part of the Hidden Hollow parcel and will be the main access to this parcel for the future. A 10' wide Special Use Permit (#JAC103304) was obtained from the United States Forest Service(USFS) to accommodate a 10' pathway on the North side of the Mercill Avenue. A 10' wide pedestrian access easement was obtained from Kudar Enterprises, Inc. property to the south to accommodate a 6' wide sidewalk. This makes the entire corridor 60' wide. The access into the property on Mercill Avenue has been approved by WyDOT and is currently undergoing improvements. The final design includes a two lane, 60-foot-wide road with a 6' sidewalk on the south and a 10' multi-use pathway on the north. The pathway and sidewalk will each have a buffer strip of about 5 feet between them and the roadway for safety, comfort of the users, and snow storage.

G. TRAFFIC

A revised Traffic Impact Study (TIS) was submitted in the Phase 1a FDP, approved February 6, 2017. This version of the TIS addresses the minor comments provided by WyDOT after they approved the first TIS during the sketch plan process in a letter attached in **Section 8**. The study finds that the Hidden Hollow development will have an increased trip generation impact on the North Cache – Mercill intersection. However, this increased impact is mitigated by the fact that this intersection is currently signalized. The increased traffic coming to and from the eastern Mercill extension will flow in a manner that is consistent with the current signalization and will therefore have a reduced impact on the traffic inbound and outbound along North Cache than it would if it were not currently signalized.

The new east leg of Mercill Avenue coming from the property to Cache will be a two-lane roadway, one in and one out. The Applicant has worked with the Town Staff and WyDOT to arrive at this configuration. This intersection configuration is easier for pedestrians and bicycles to navigate because of the width and will line up well with the west leg of Mercill.

Multi-modal transportation options are abundant in the vicinity of Hidden Hollow. They include several pedestrian and bicycle connections in close proximity to local town commercial services and are within walking distance of the Recreational Center and the School. Finally, the Town Shuttle operated by START flows in both East and west bound directions nearby to the site. The Town Shuttle has 4 stops with 30-minute intervals all within a one block walking distance to the Mercill and North Cache Intersection. Proximity to multi-modal options will be an incentive for residents to choose alternative modes of transportation for their short and medium distance trips.

H. PARKING

The lowest floor of these buildings, which is situated partially underground, will provide a minimum of 89 spaces for the 3 buildings. These parking structures will be screened and out of site from the pedestrian view as directed by the Comprehensive Plan. Surface parking for the multi-family buildings will be elevated approximately 5' from existing grade as shown in the attached Site Plan in **Section 5**. That grade difference will allow users of the surface parking to enter the second floor without the use of an elevator or stairs.

The townhomes will have 2 spots per unit (one inside and one outside). The townhomes will also have some guest parking in addition to on street parking where available. There are several on street parking spaces provided along the interior road that will provide for guest parking and have a traffic calming effect reducing vehicle speeds through the neighborhood.

I. PATHWAYS

A 10' wide multi-use pathway is planned parallel to, and on the north side of the new east leg of Mercill Avenue. This will provide pedestrian and bicycle connectivity from North Cache to the site. At the east end of the "flag pole" strip, this path will turn north and run parallel with the common boundary of the remaining USFS parcel beside Multi-family buildings 4/5 & 1 as proposed in the Sketch Plan. This strip between the property boundary and the back wall of the building will serve as a utility line easement and a pathway route providing connectivity to the north and a future path through the Wyoming Game and Fish property. The project team will make efforts to mitigate this area through grading features, landscaping and aesthetic building and window treatments. These efforts will help provide a more human scale to this area. A connection with King Street to the south will be essential to link pedestrian and bicycle trips traveling to East Jackson or northerly from the Rec Center and the School and will serve an emergency access for ambulances and fire trucks. Internal pathways and sidewalks will provide safe pedestrian travel throughout the site.

J. WATER

The water system work for all of Hidden Hollow was shown in the Phase 1a plans. This Phase includes Line B as shown in the Phase 1a and 1b documents. The overall system includes extending the ToJ water mains to serve this new development with a connection through the USFS parcel under Rosencrans Drive and a second connection at the intersection of Mercill Avenue and North Cache. This allows for looping the line to provide adequate pressure and flows for fire suppression supply. Currently all of this work is complete and the water line is pressurized and tested. A future connection from King Street through the Rec Center parcel is planned when that area is updated. All connections to the single-family homes and townhomes are completed to the curb stops. Any revisions resulting from Town or DEQ comments will be included in the Grading and Erosion Control permit required prior to construction. Water demand estimates for this phase are shown below. The development of this Phase represents approximately 38% of the total flows expected from the overall project.

	Ave. Day	Max. Day	Peak Hour
Buildout Demand	57,928 gal	157,590 gal	328.5 gpm

K. WASTEWATER

Wastewater will be treated via connection to the Town sewage collection and treatment system. All main sewer lines shown in Phase 1a plans are completed. Sewer lines for GEC1B are currently under construction and we anticipate completion of this portion of the utilities by the end of summer 2018. Service lines to the single-family lots and townhome buildings are complete. Wastewater projections for this phase are shown below.

	Ave. Day	Max. Day	Peak Hour
Buildout Demand	32,690 gal	54,450 gal	113.4 gpm

L. CABLE UTILITIES AND GAS

Power and Communications lines will be accessible to all units on the project. Lower Valley Energy Electrical Power and Natural Gas, Silverstar Fiber-Optic Communications, Charter Cable Television and Communication, and Century Link communications services are all available to this location. Opportunities to connect to all of these service providers will be afforded all units pending negotiations. Spare conduit may be provided should other utilities not currently contemplated be needed.

M. SNOW STORAGE

Hidden Hollow PUD has 3.42 acres of impervious surfaces requiring .08 acres of snow storage. The Applicant will provide greater than four times the requirement with 0.35 acres of snow storage located throughout the site. Snow storage will be coordinated with the landscaping to limit damage that can occur during snow clearing. Additionally, the open space central to the site can provide additional storage in large snowfall years.

SECTION 3 – RESPONSE TO PREVIOUS CONDITIONS OF APPROVAL AND PHYSICAL DEVELOPMENT REQUIREMENTS

- **3.1 Response to Previous Conditions of Approval**
 - **3.2 Housing Mitigation Plan**
 - **3.3 Park and School Exaction Calculations**

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Sketch Plan Conditions for Approval — P16-079

1. *The applicant shall prepare a Final Mitigation Plan providing comprehensive mitigation methodology for the on-site mitigation of wetland impacts, with an estimate for the cost of wetland mitigation implementation for review, approval and inclusion in the required Development Agreement prior to any development on the site.*

SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017

The applicant shall be required to address all staff comments related to the final Mercill Avenue extension design as part of the first Development Plan for any portion of the site.

SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017

2. *The applicant shall revise the proposed site plan to include an emergency vehicle only access point to south of the area of the future King Street connector prior to 1st reading of the PUD ordinance.* **SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017**

3. *The applicant shall revise the proposed internal streets to including 2 or 3 curb extensions to delineate parking areas, provide no striping on any of the streets, adjust the proposed curb radius to 10' or less and provide internal pedestrian crossings with raised crossings (tabletops 3-4" above street grade) and/or using different coloring and/or texture to delineate these areas prior to 1st reading of the PUD ordinance.*

SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017

4. *The applicant shall enter into a Development Agreement with the Town prior to any development permits being issued for the site that identifies the ownership (public or private) of all on and off site infrastructure, who would be responsible for completing infrastructure improvements (Town or applicant), the timeline for all improvements, who would be responsible for paying for improvements (Town, applicant or cost share), and a timeline and associated bonding for all required improvements)* **SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017**

• *Onsite Improvements: The Town would take over ownership of the on-site sewer and water infrastructure upon inspection by the Town. All roadways, sidewalks, pathways, storm water, wetlands, and other utilities will remain the responsibility of the applicant and ultimately the Home Owners Association (HOA). All utilities will be installed 100% at the applicant's expense, with no contribution from the Town. The Town shall determine whether an onsite sewer lift station is necessary and acceptable to the Town prior to execution of the Agreement.*

- *Mercill Avenue Extension: The Town would take over ownership of all infrastructures (water, sewer, storm sewer, curb gutter and roadway surface, pathway, etc.) upon inspection by the Town. In addition, the Town agrees to cost sharing/reimbursement for all infrastructures above and beyond that required by the Hidden Hollow Development and improvements above and beyond the 40' of future right of way. Reimbursement could be by the Town upon completion of the work or from future property owners as they request connection and use of the shared Town infrastructure.*

- *Off-site Water: The Town would take over ownership of a new water main within Rosencrans upon inspection by the Town. The applicant is not requesting the Town cost share/reimbursement for this water main. The Town would be responsible for securing a special use permit or other instrument from the Forest Service for installation, and maintenance of the water main.*

- *Off-site Sewer: The Town would be responsible for any off-site sewer improvements deemed necessary.*

- *Phasing Plan: As described in the PUD-Master Plan, with the exception that no work shall commence on the site until final approval of all planning applications is granted by the Town.*

5. *The applicant shall provide as part of all Development Plan applications for Areas B and C a detailed landscape plan describing the proposed improvements and function of all identified outdoor/recreation areas to address the outdoor amenity needs of residents of the site. INCLUDED IN SECTION 5.*
6. *The applicant shall provide public access for pedestrians and cyclists through the site as part of the first Final Plat or sooner if deemed necessary by the Planning Director. INCLUDED WITH HIDDEN HOLLOW FIRST ADDITION PLAT APPLICATION.*
7. *The applicant shall provide a breakout of the workforce housing mix of rental to ownership units at the time of Development Plan for review and approval by Town Council. SEE SECTION 3.2 PHYSICAL DEVELOPMENT.*
8. *The applicant shall provide a detail storm and water plan of the first Development plan for review and approval of staff and town Council against all town and State requirements. SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017*

9. *The applicant shall provide a detail pedestrian lighting plan as part of the first Development Plan for review and approval by the town council. **SUBMITTED AS PART OF PHASE 1A FDP APPROVED FEBRUARY 6, 2017***

Planned Unit Development (PUD) Conditions for approval – P16- 080

1. *Prior to 1st reading of the PUD ordinance the applicant shall revise the Master Plan to make all clarifying edits recommended by staff and any edits needed to implement conditions of approval of the Sketch Plan and PUD. – **COMPLETED***
2. *Prior to 1st reading of the PUD ordinance the applicant shall amend Section 1.4.A of the Master Plan to clarify the intent of the Master Plan regarding “previewed” standards from an LDR Section. – **COMPLETED***
3. *Prior to 1st reading of the PUD ordinance the applicant shall revise the Master Plan to specify the documents that must be provided in order for the Master Plan to be considered amended. - **COMPLETED***
4. *Prior to 1st reading of the PUD ordinance the applicant shall delete the definition of dwelling unit from the Master Plan. - **COMPLETED***
5. *Prior to 1st reading of the PUD ordinance the applicant shall complete Section 2.1.A of the Master Plan by allocating dimensional limitation allowances and requirements to Areas B, C, and D consistent with the Sketch Plan and Overall PUD approval. - **COMPLETED***
6. *Prior to 1st reading of the PUD ordinance the applicant shall revise the Master Plan to require all Area B development to complete a Development Plan. - **COMPLETED***
7. *Prior to 1st reading of the PUD ordinance the applicant shall revise the Master Plan to include a maximum scale of use for Local Convenience Commercial of 2,000 sf, excluding basement. - **COMPLETED***
8. *Prior to 1st reading of the PUD ordinance the applicant shall revise the Master Plan to clarify the applicable amendment process for adjusting the maximum sales price of an affordable housing unit. - **COMPLETED***
9. *Prior to 1st reading of the PUD ordinance all attachments shall be included with the Master Plan upon review and approval by staff. - **COMPLETED***

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SECTION 4 – PHASING AND ARCHITECTURE
11" X 17' FORMAT

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**SECTION 5 – CIVIL, LANDSCAPE, LIGHTING
DRAWINGS 11" X 17' FORMAT**

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SECTION 6 – SUPPORTING INFORMATION

- 6.1 Master Plan (Redline)
- 6.2 Site and Pedestrian Plan from Sketch Plan
 - 6.3 Base Flood Elevation Study
 - 6.4 FEMA Letter of Map Revision
 - 6.5 Water Demands
 - 6.6 Sewer Flow Projections
 - 6.7 Parking Management Plan

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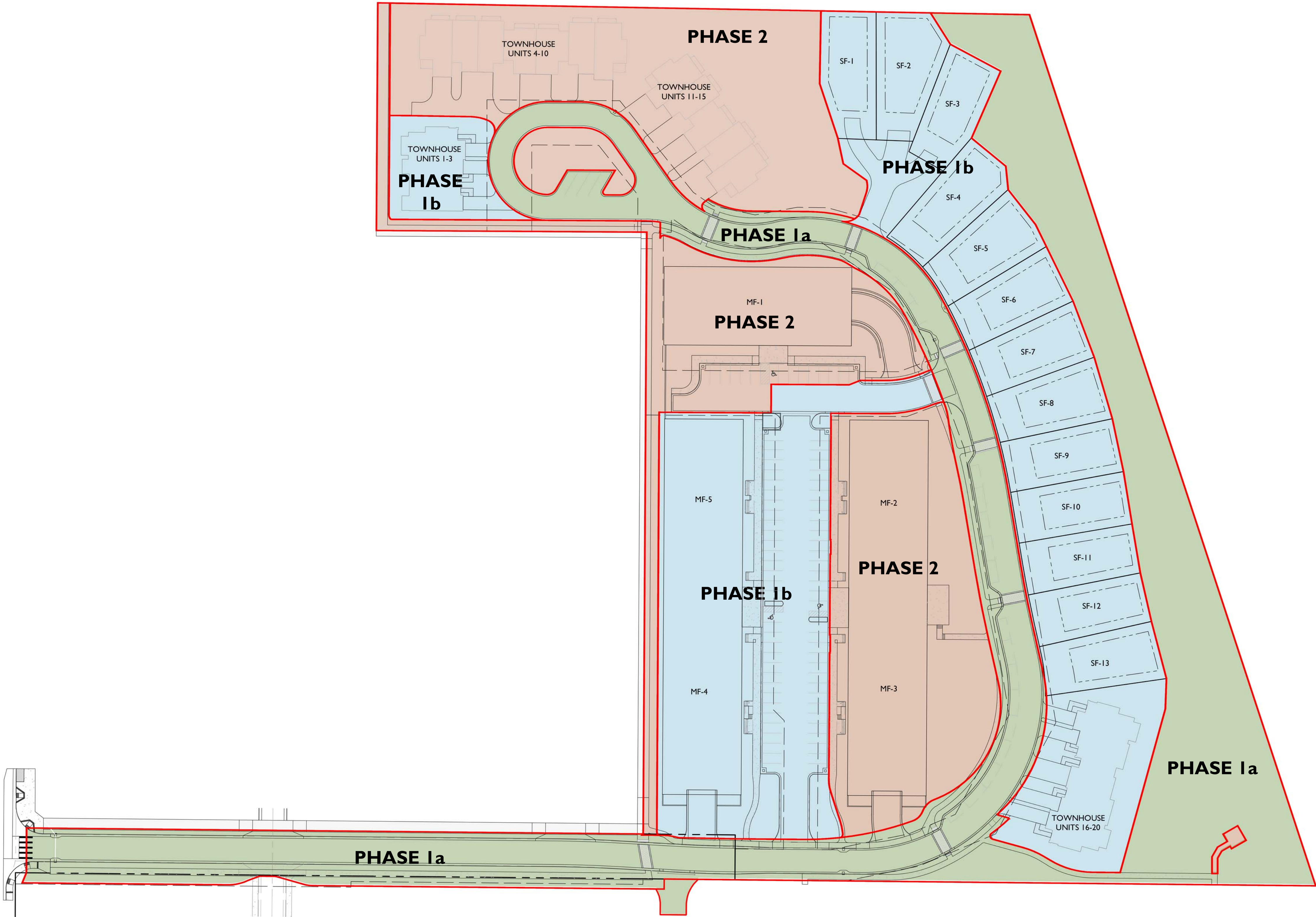
SECTION 7 – APPLICATION MATERIALS

- 7.1 Application
- 7.1.2 Pre-Application Conference Summary
 - 7.2.1 Quitclaim Deed
 - 7.2.2 Letter of Authorization
 - 7.3 Title Report

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LEGEND

- PHASE 1a
- PHASE 1b
- PHASE 2



HERSHBERGER DESIGN

Landscape Architecture · Environmental Planning · Urban Design

560 South Glenwood P.O. Box 1648 Jackson, Wyoming 83001 T:307.739.1001 F:307.734.8322

Issue Date:

· 02.06.2017

PHASE 1a FDP

· 03.14.2018

GEC SUBMISSION

· 06.15.2018

Hidden Hollow Update / Final Phasing Plan

·

·

·

Drawing Title:

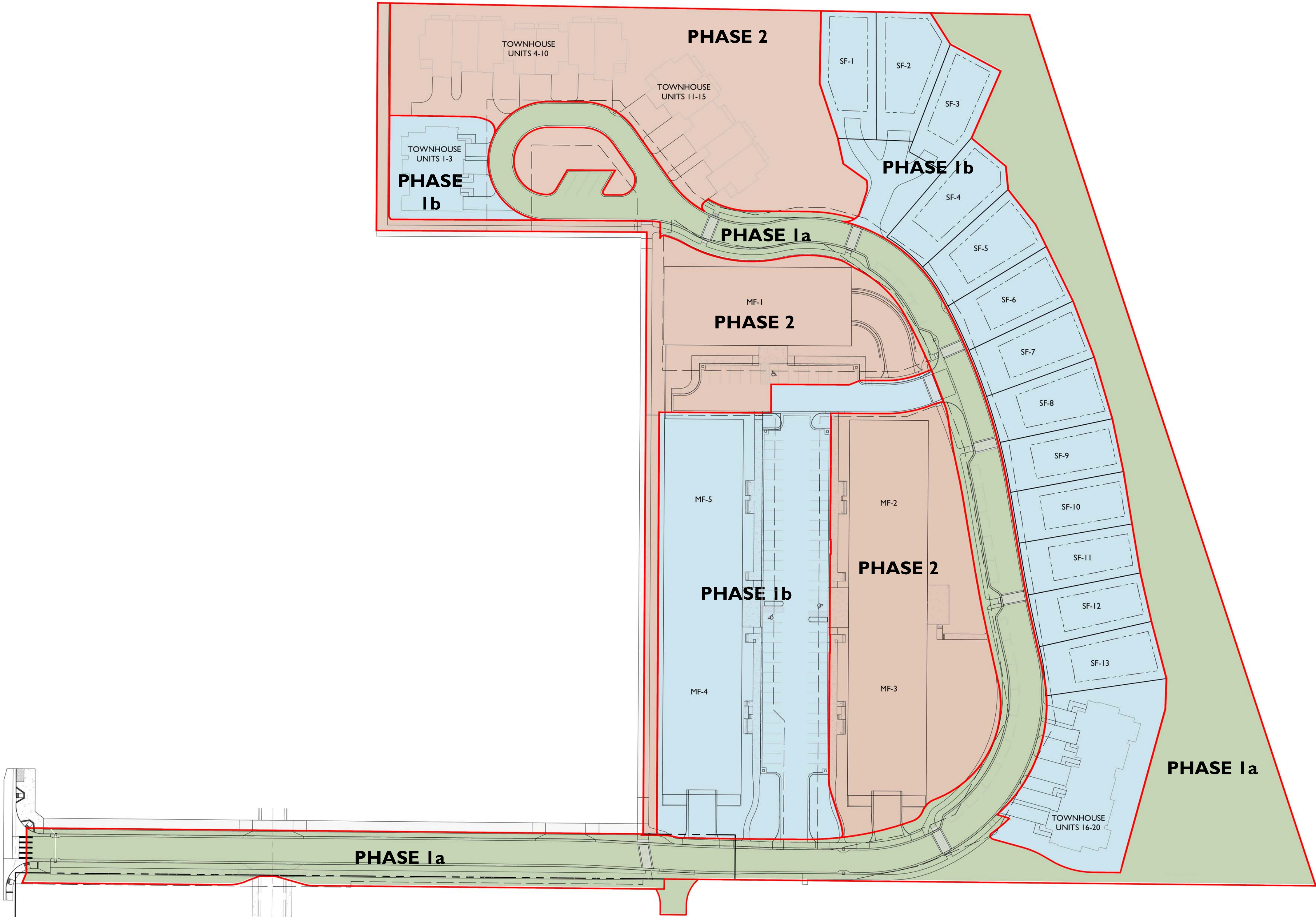
PHASING PLAN

Drawing Number:

L3.0

LEGEND

- PHASE 1a
- PHASE 1b
- PHASE 2



HERSHBERGER DESIGN

Landscape Architecture · Environmental Planning · Urban Design

560 South Glenwood P.O. Box 1648 Jackson, Wyoming 83001 T:307.739.1001 F:307.734.8322

Issue Date:

· 02.06.2017

PHASE 1a FDP

· 03.14.2018

GEC SUBMISSION

· 06.25.2018

Hidden Hollow Update / Final Phasing Plan

·

·

·

Drawing Title:

PHASING PLAN

Drawing Number:

L3.0

Scale:

0

25

50

100

150

200

250

1"=50'-0"

HIDDEN HOLLOW

PHASE 2 FDP

JACKSON, WY



JACKSON, WY
p 307.733.9955
f 307.733.9954



VICINITY MAP
SITE LOCATION



SHEET INDEX:	
G101	COVER
A101	FLOOR PLANS- ALL APARTMENTS
A102	FLOOR PLANS- BUILDING 2/3
A103	FLOOR PLANS- BUILDING 2/3
A104	FLOOR PLANS- BUILDING 1
A105	FLOOR PLANS- BUILDING 1
A106	UNIT LAYOUTS
A200a	PERSPECTIVE IMAGES
A200b	PERSPECTIVE IMAGES
A200c	PERSPECTIVE IMAGES
A201	BUILDING 2/3 ELEVATIONS
A202	BUILDING 1 ELEVATIONS
A301	BUILDING 2/3 SECTIONS
A302	BUILDING 1 SECTIONS
A901	MATERIALS

JACKSON, WY
HIDDEN HOLLOW

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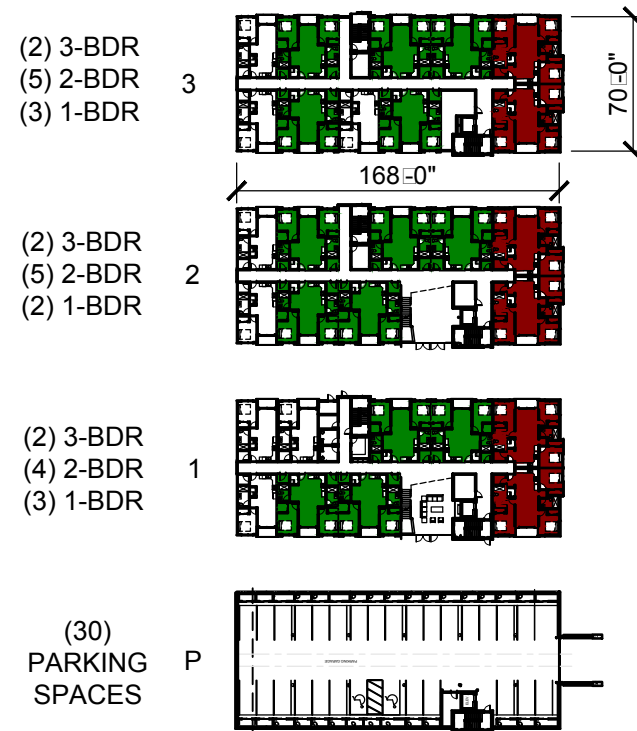
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ZEREN

DATE
6.15.2018

REVISION

REF SHEET

SHEET NAME
G101

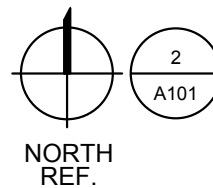


11,517sf/ PLATE (GROSS)
32,993sf/ BUILDING (NET)
8,641sf CIRCULATION/PUBLIC (26%)

TOTALS
(6) 3-BDR □ 6,996sf
(14) 2-BDR □ 13,706sf
(8) 1-BDR □ 5,136sf
(28) UNITS □ 25,838sf

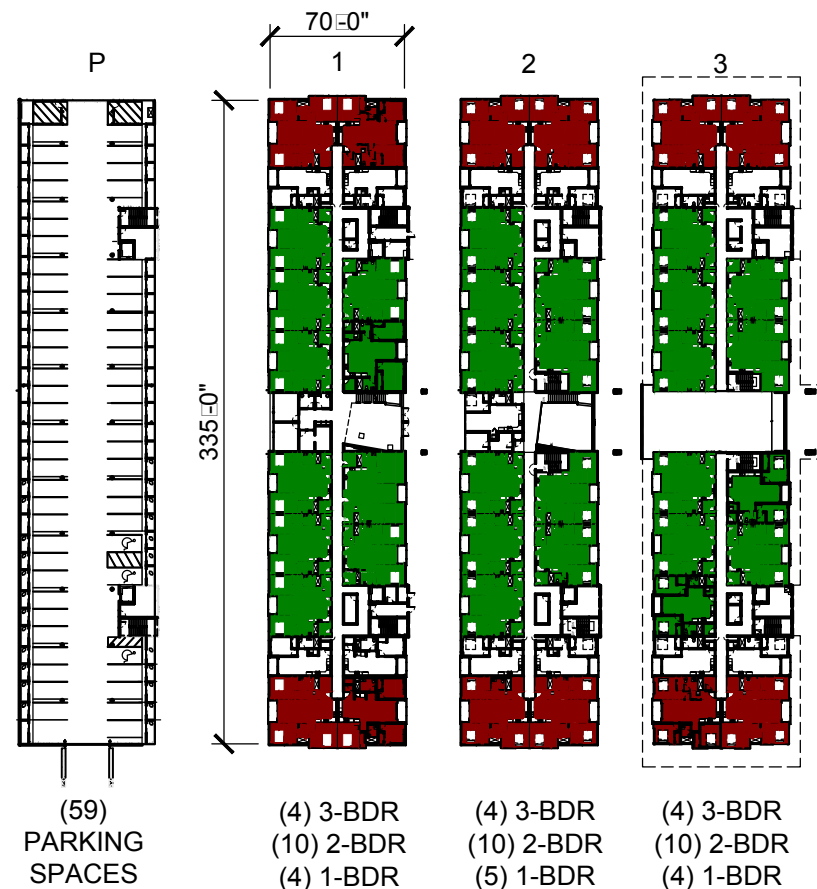
3-BDR 1,166 sf
2-BDR 979 sf
1-BDR 642 sf

TOTALS- ALL BUILDINGS
(30) 3-BDR
(75) 2-BDR
(33) 1-BDR
(138) UNITS
129,591sf TOTAL FAR
W/O CIRCULATION



Building 1 Floor Plan

1:100



22,828sf/ PLATE (GROSS)
65,343sf/ BUILDING (NET)
14,338sf CIRC./PUBLIC (22%)

TOTALS
(12) 3-BDR □ 13,992sf
(30) 2-BDR □ 29,370sf
(13) 1-BDR □ 8,346sf
(55) UNITS □ 51,708sf

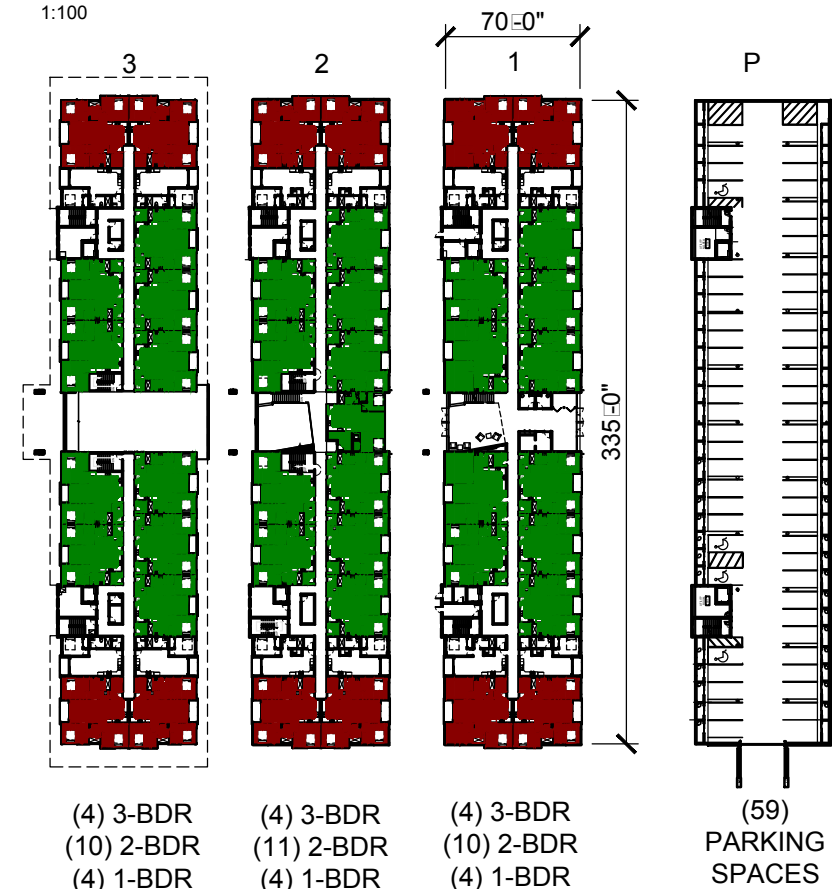
22,828sf/ PLATE (GROSS)
65,343sf/ BUILDING (NET)
14,071sf CIRC./PUBLIC (21.5%)

TOTALS
(12) 3-BDR □ 13,992sf
(31) 2-BDR □ 30,349sf
(12) 1-BDR □ 7,704sf
(55) UNITS □ 52,045sf



Building 4/5 Floor Plan

1:100

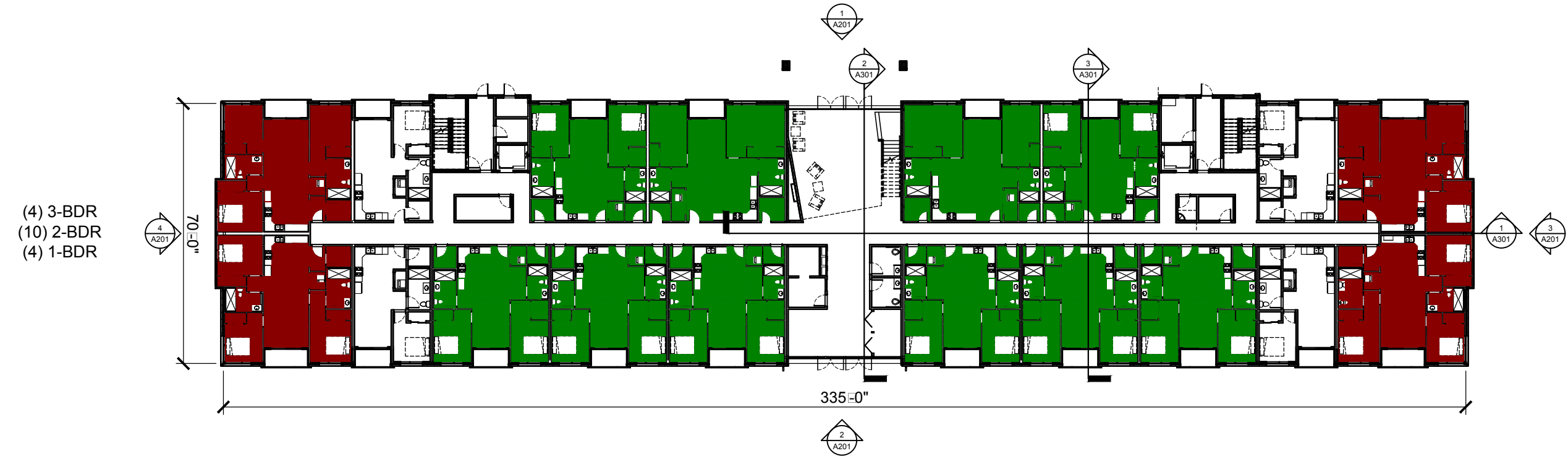


Building 2/3 Floor Plan

1:100

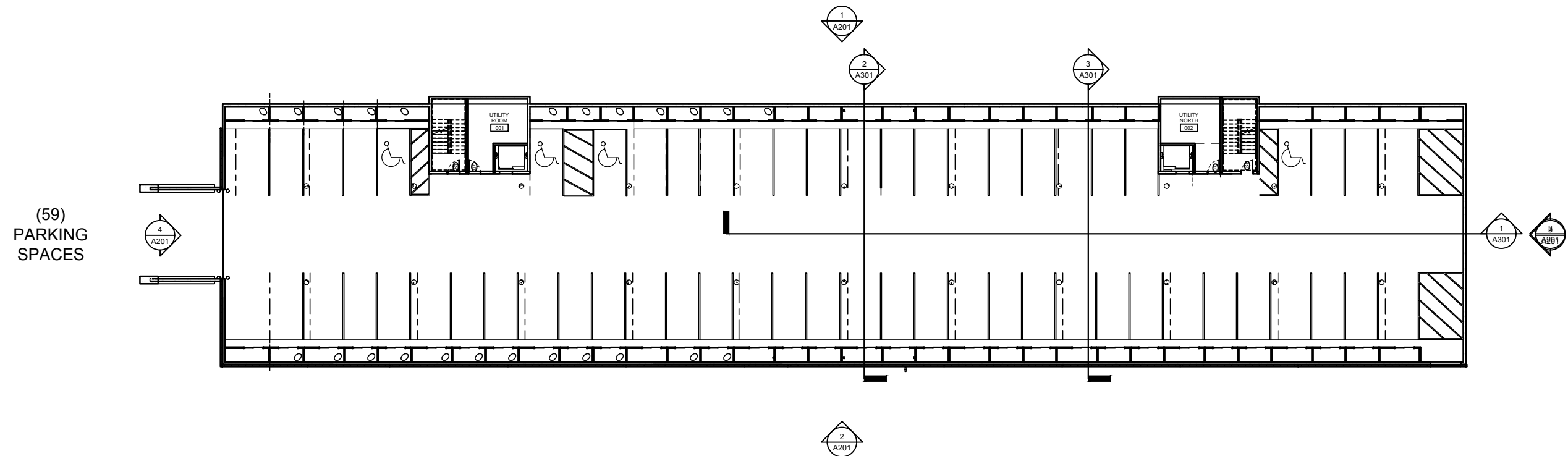


JACKSON, WY
p 307.733.9955
f 307.733.9954



■	3-BDR	1,166 sf
■	2-BDR	979 sf
■	1-BDR	642 sf

1 A102 Main Floor Plan - Building 2/3
1/32"=1'-0"



(59)
PARKING
SPACES

2 A102 Parking Level Plan - Building 2/3
1/32"=1'-0"

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HIDDEN HOLLOW

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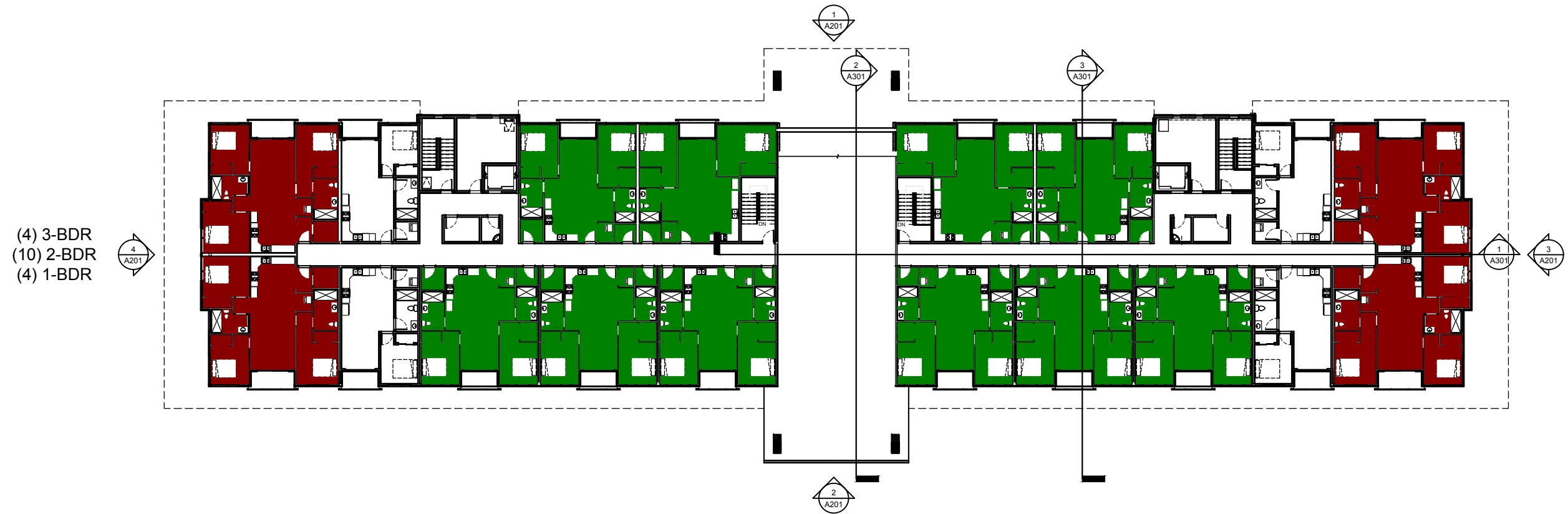
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SHEET NAME
A103



3-BDR 1,166 sf
2-BDR 979 sf
1-BDR 642 sf

(4) 3-BDR
(11) 2-BDR
(4) 1-BDR



Second Floor Plan - Building 2/3
1/32"=1'-0"

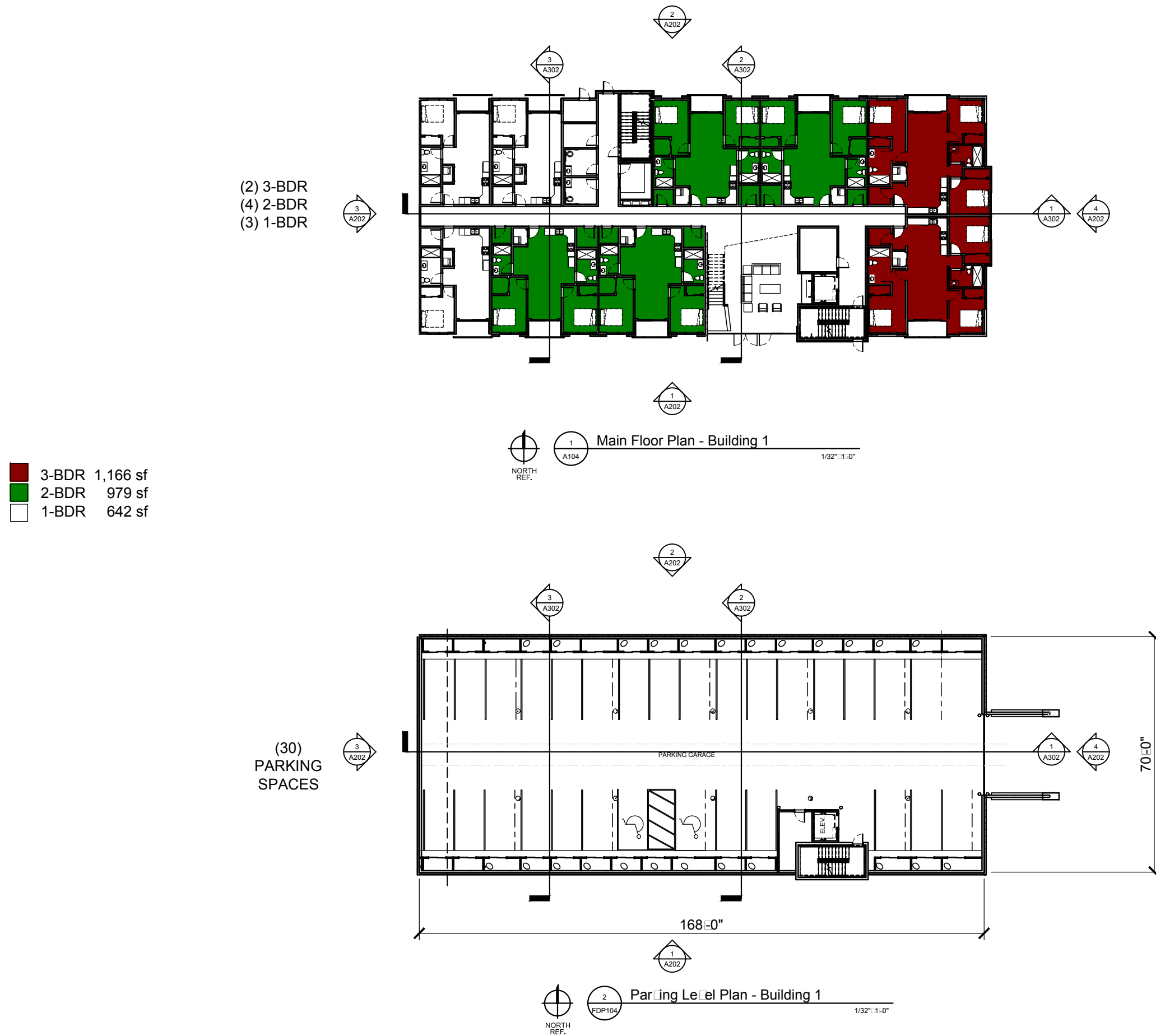
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SHEET NAME
A104





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SHEET NAME
A105



3-BDR	1,166 sf
2-BDR	979 sf
1-BDR	642 sf





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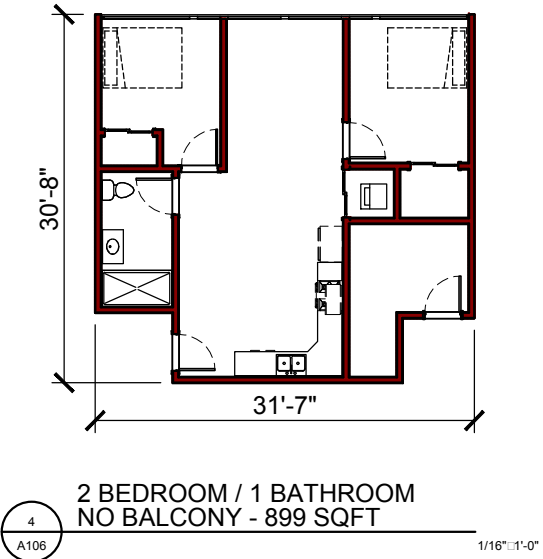
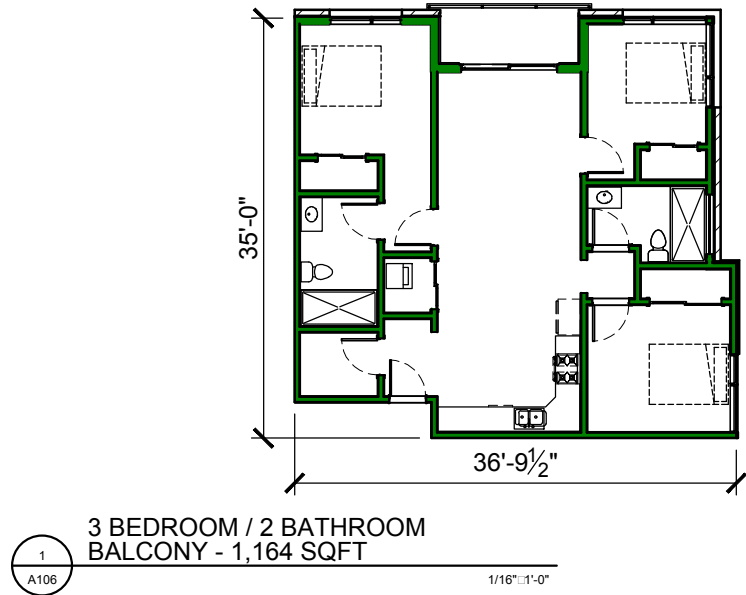
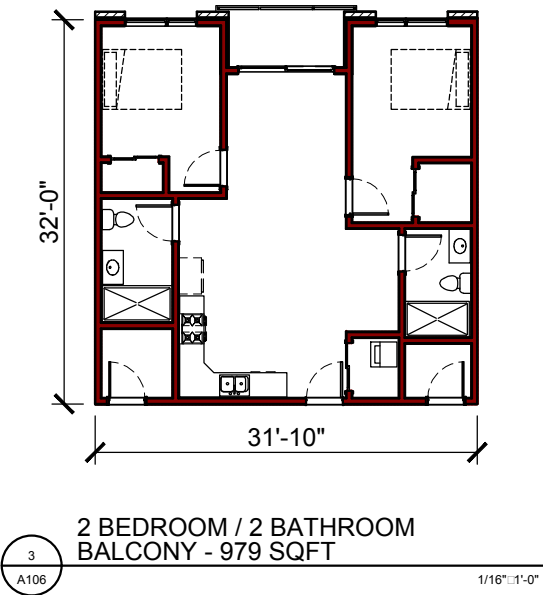
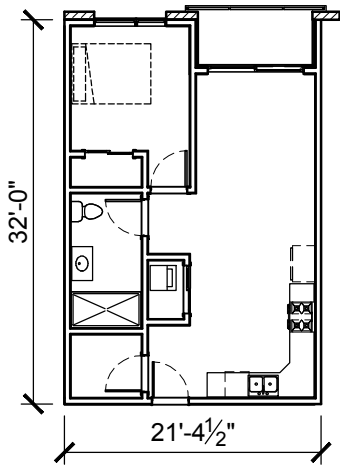
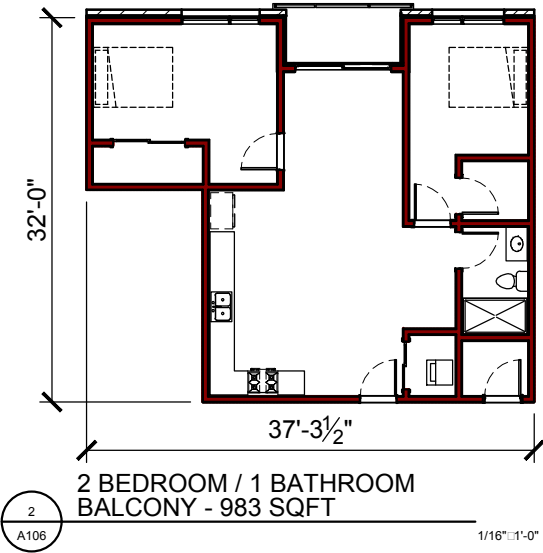
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PERSPECTIVE LOOKING NORTHEAST

REF SHEET

SHEET NAME
A200a



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PERSPECTIVE LOOKING NORTHWEST

REF SHEET

SHEET NAME
A200b



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REVISION

PERSPECTIVE LOOKING SOUTHWEST

REF SHEET

SHEET NAME
A200c



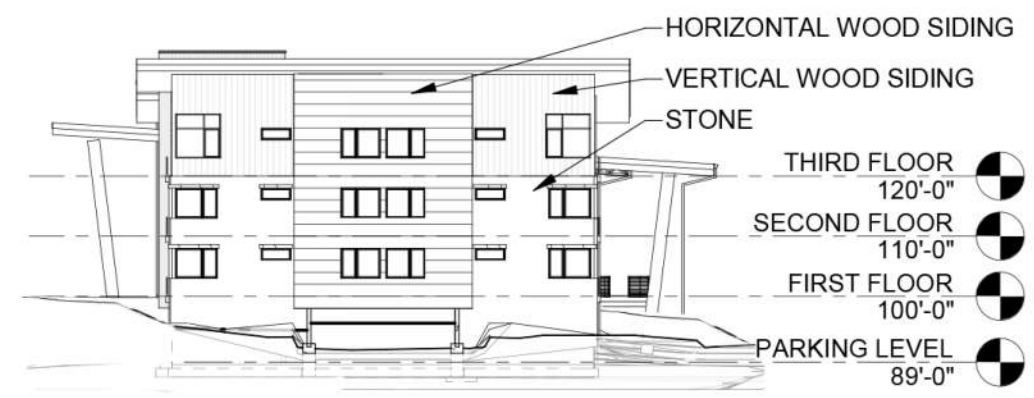
1 OVERALL WEST ELEVATION
A.201 1/32" = 1'-0"



2 OVERALL EAST ELEVATION
A.201 1/32" = 1'-0"



3 OVERALL NORTH ELEVATION
A.201 1/32" = 1'-0"



4 OVERALL SOUTH ELEVATION
A.201 1/32" = 1'-0"

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HIDDEN HOLLOW

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REF SHEET

SHEET NAME
A201



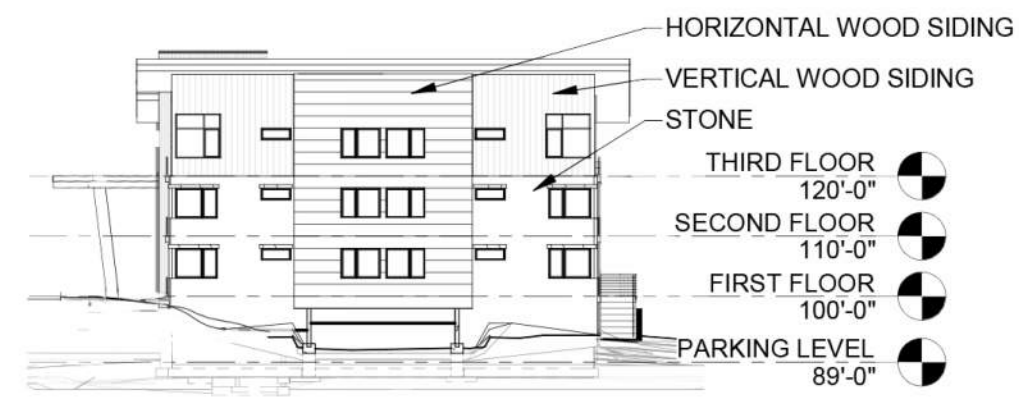
BUILDING 1
OVERALL SOUTH ELEVATION



BUILDING 1
OVERALL NORTH ELEVATION



BUILDING 1
OVERALL WEST ELEVATION



BUILDING 1
OVERALL EAST ELEVATION

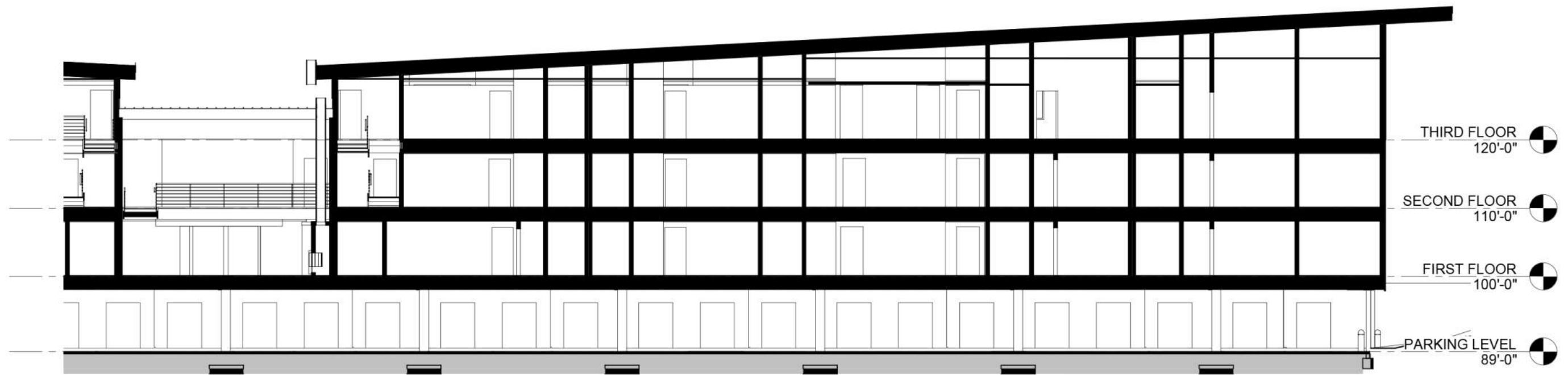
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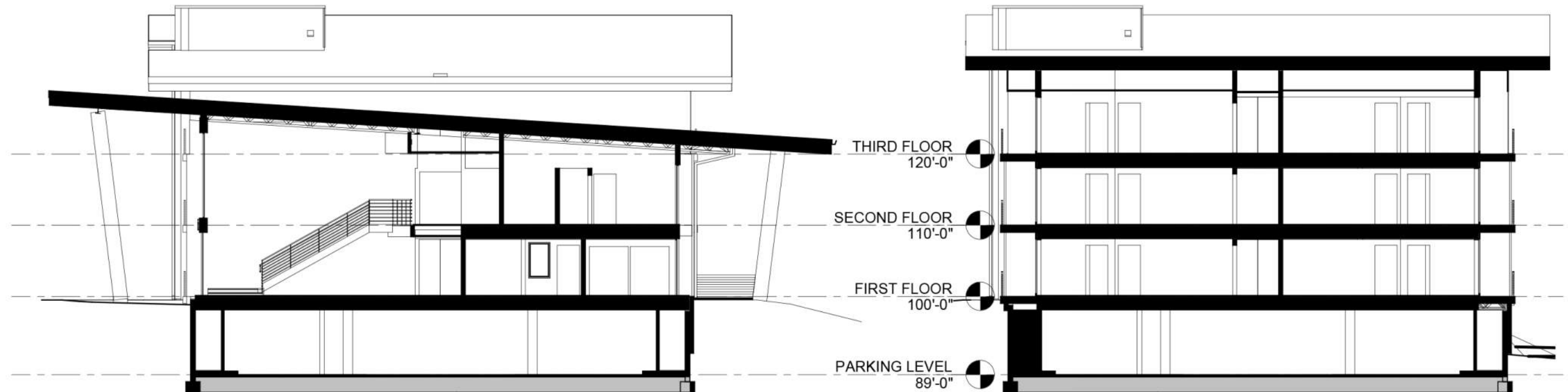
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SHEET NAME
A202



1 BUILDING SECTION SOUTH
A.301 1/16" = 1'-0"



2 LOBBY BUILDING SECTION
A.301 1/16" = 1'-0"

3 BUILDING CROSS SECTION
A.301 1/16" = 1'-0"

JACKSON, WY
HIDDEN HOLLOW

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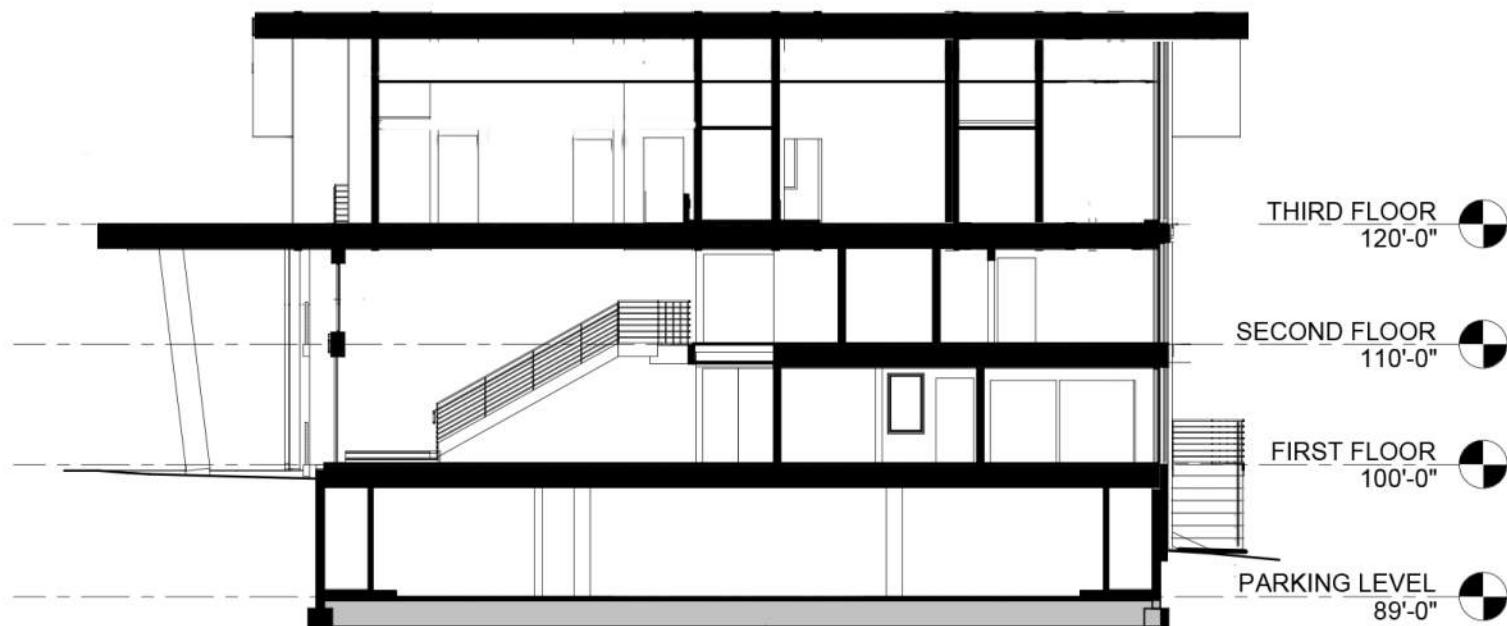
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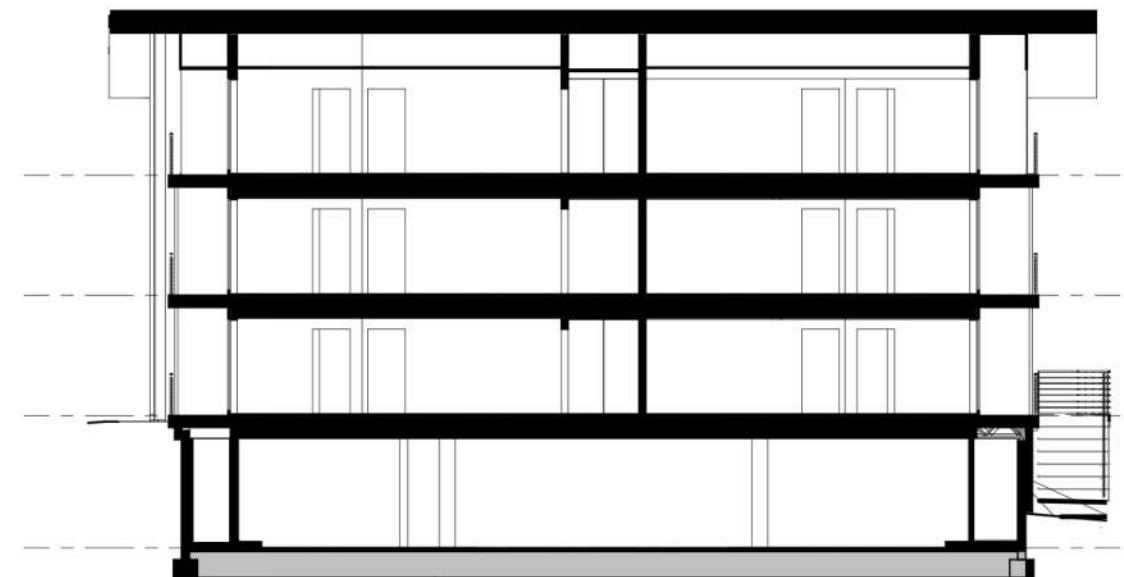
SHEET NAME
A301



1 BUILDING 1 - NORTH SECTION
A.302 1/16" = 1'-0"



2 LOBBY BUILDING 1-SECTION
A.302 1/16" = 1'-0"



3 BUILDING CROSS SECTION
A.302 1/16" = 1'-0"

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SHEET NAME
A302



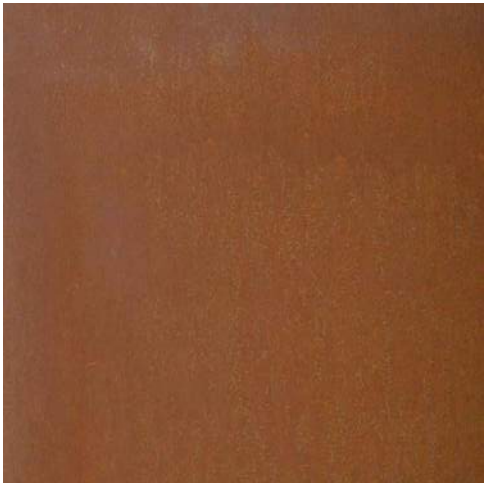
JACKSON, WY
p 307.733.9955
f 307.733.9954



VERTICAL WOOD SIDING



HORIZONTAL WOOD SIDING



CORTEN STEEL



STONE



WINDOWS & FLASHING

JACKSON, WY
HIDDEN HOLLOW

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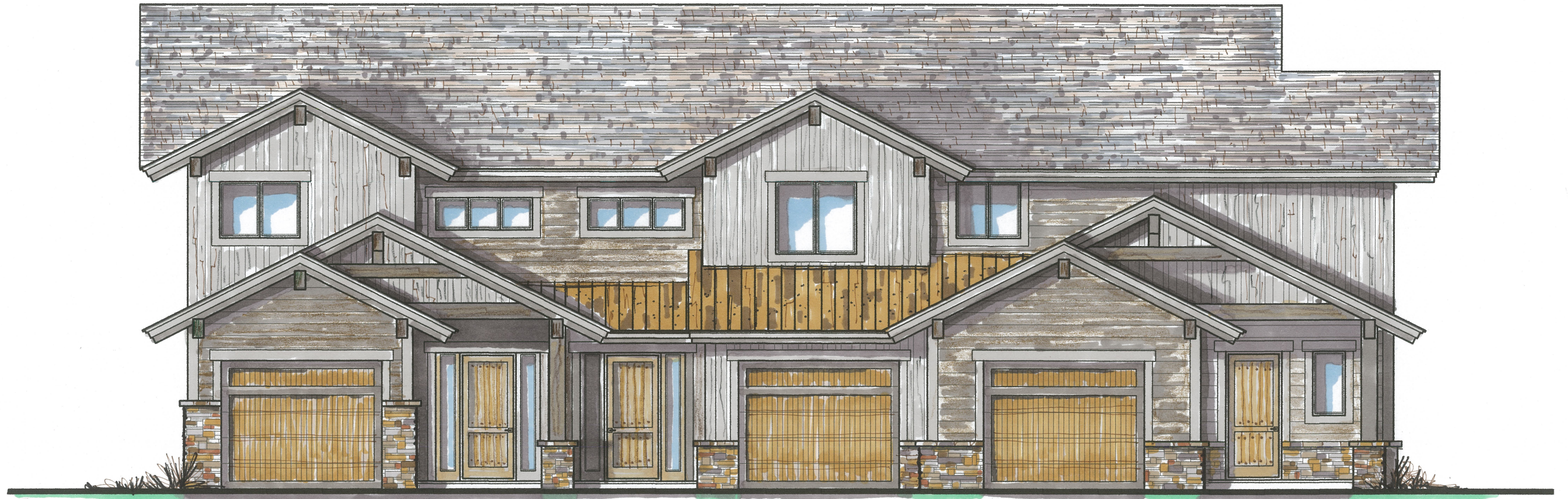
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DATE
6.15.2018

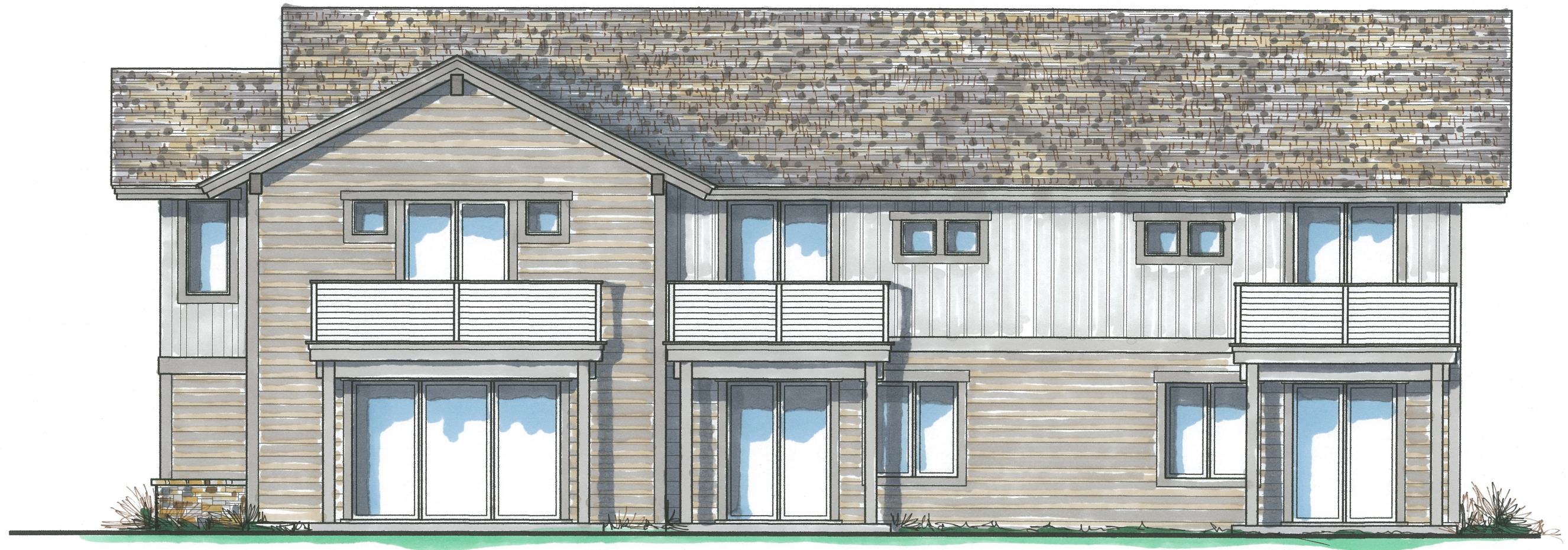
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REF SHEET

SHEET NAME
A901



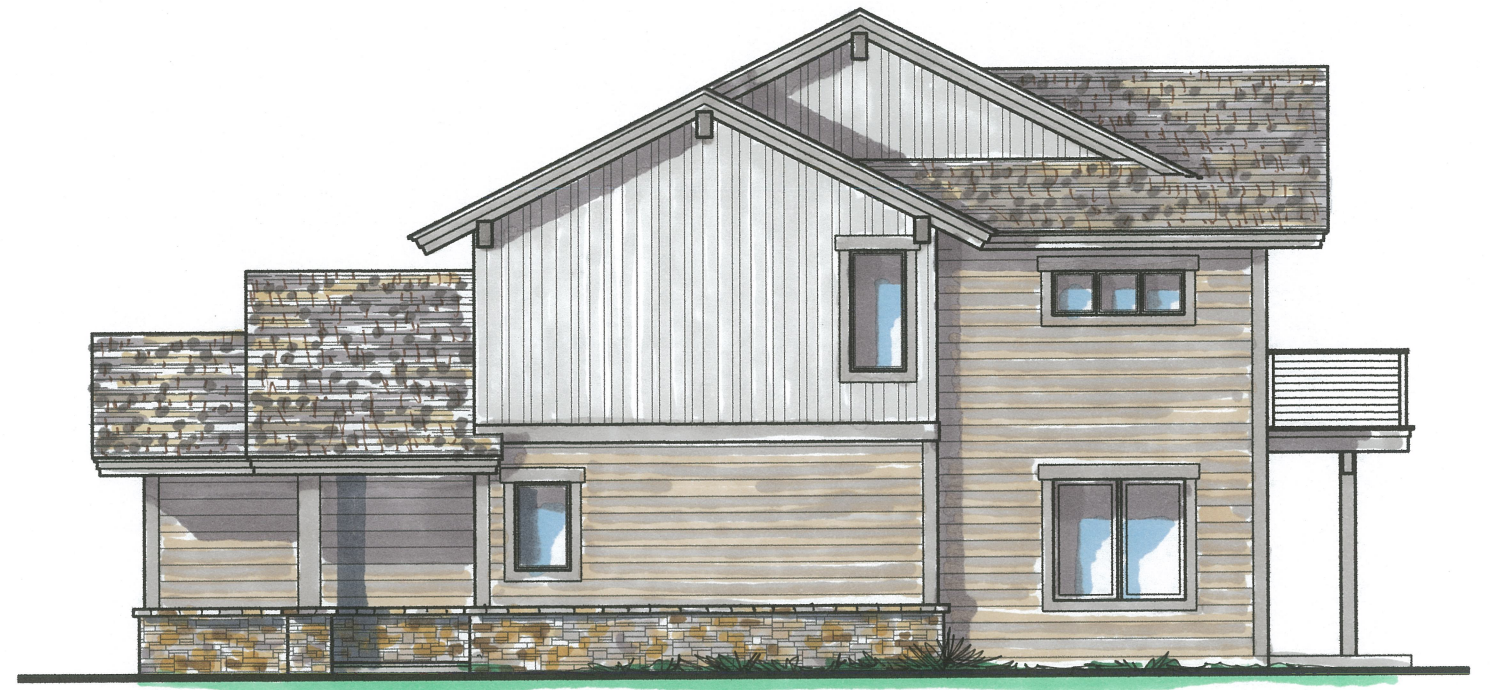
FRONT EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION



LEFT EXTERIOR ELEVATION



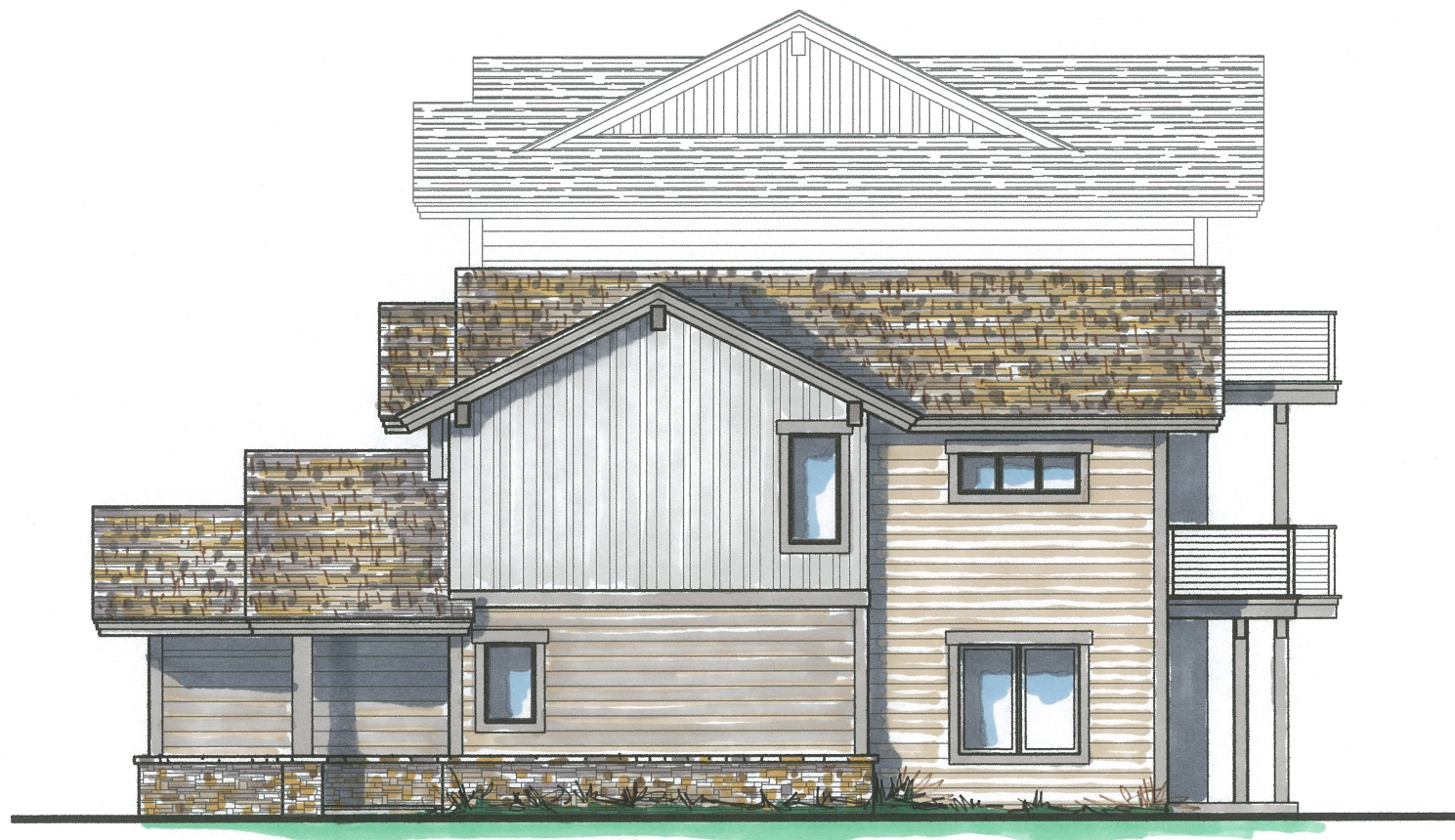
RIGHT EXTERIOR ELEVATION



FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



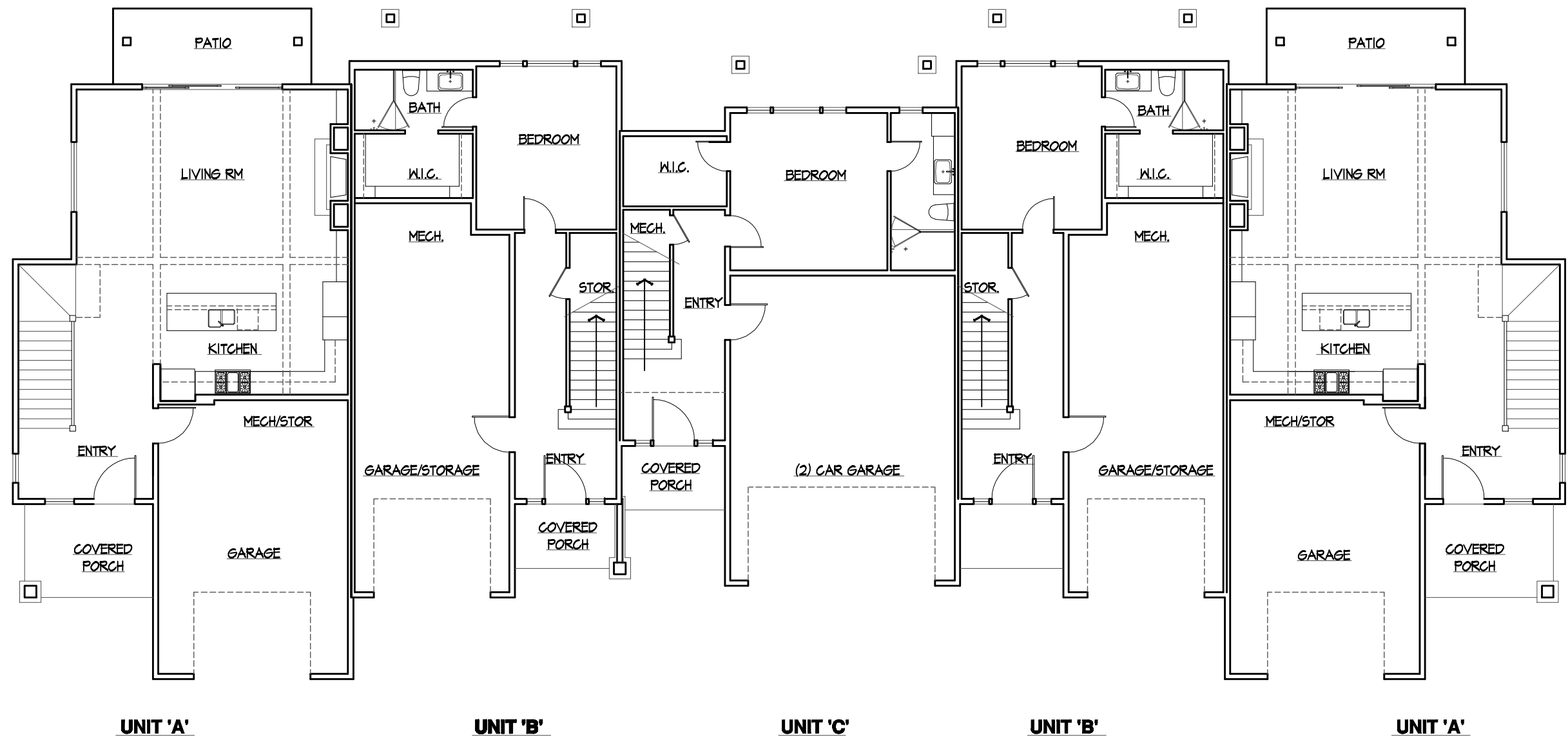
REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT EXTERIOR ELEVATION



LEFT EXTERIOR ELEVATION



SQUARE FOOTAGE TABLE	
UNIT 'A'	
SQUARE FOOTAGE:	
MAIN FLOOR:	821 SQ FT
2ND FLOOR:	148 SQ FT
TOTAL:	1,769 SQ FT
GARAGE:	400 SQ FT
DECKS:	148 SQ FT
FRONT PORCH:	88 SQ FT
UNIT 'B'	
SQUARE FOOTAGE:	
MAIN FLOOR:	935 SQ FT
2ND FLOOR:	814 SQ FT
2ND FLOOR:	841 SQ FT
TOTAL:	2,594 SQ FT
GARAGE:	461 SQ FT
DECKS:	242 SQ FT
FRONT PORCH:	54 SQ FT
UNIT 'C'	
SQUARE FOOTAGE:	
MAIN FLOOR:	588 SQ FT
2ND FLOOR:	403 SQ FT
2ND FLOOR:	403 SQ FT
TOTAL:	2,394 SQ FT
GARAGE:	531 SQ FT
DECKS:	238 SQ FT
FRONT PORCH:	50 SQ FT

Hidden Hollow Townhomes 5 UNIT MAIN FLOOR PLAN

BUILDING SQUARE FOOTAGE:
MAIN FLOOR: 5,308 SQ FT
2ND FLOOR: 4,501 SQ FT
3RD FLOOR: 2,511 SQ FT
TOTAL: 10,442 SQ FT

GARAGE: 2,255 SQ FT
DECKS: 1,118 SQ FT
FRONT PORCH: 554 SQ FT

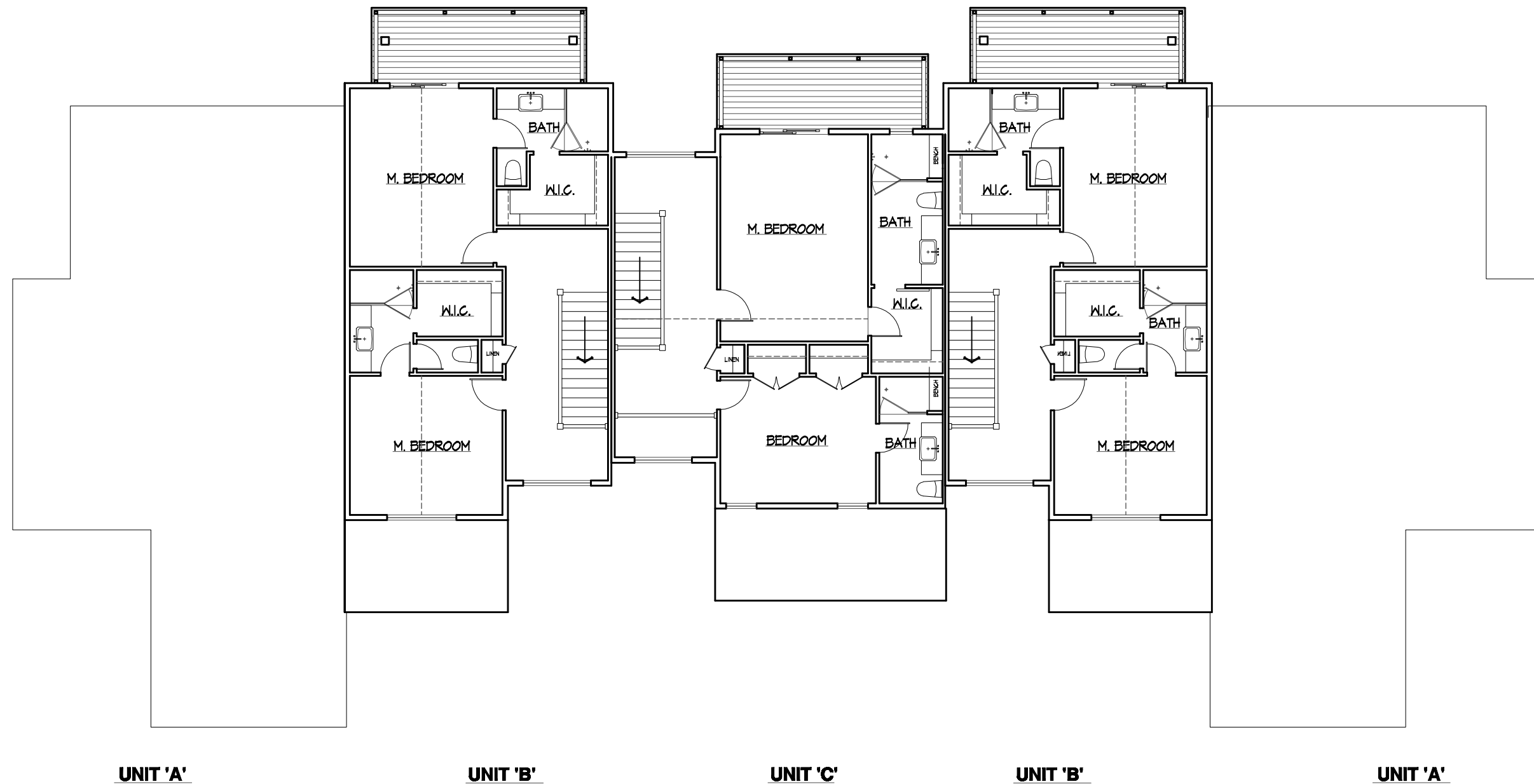
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**Natural
Elements**

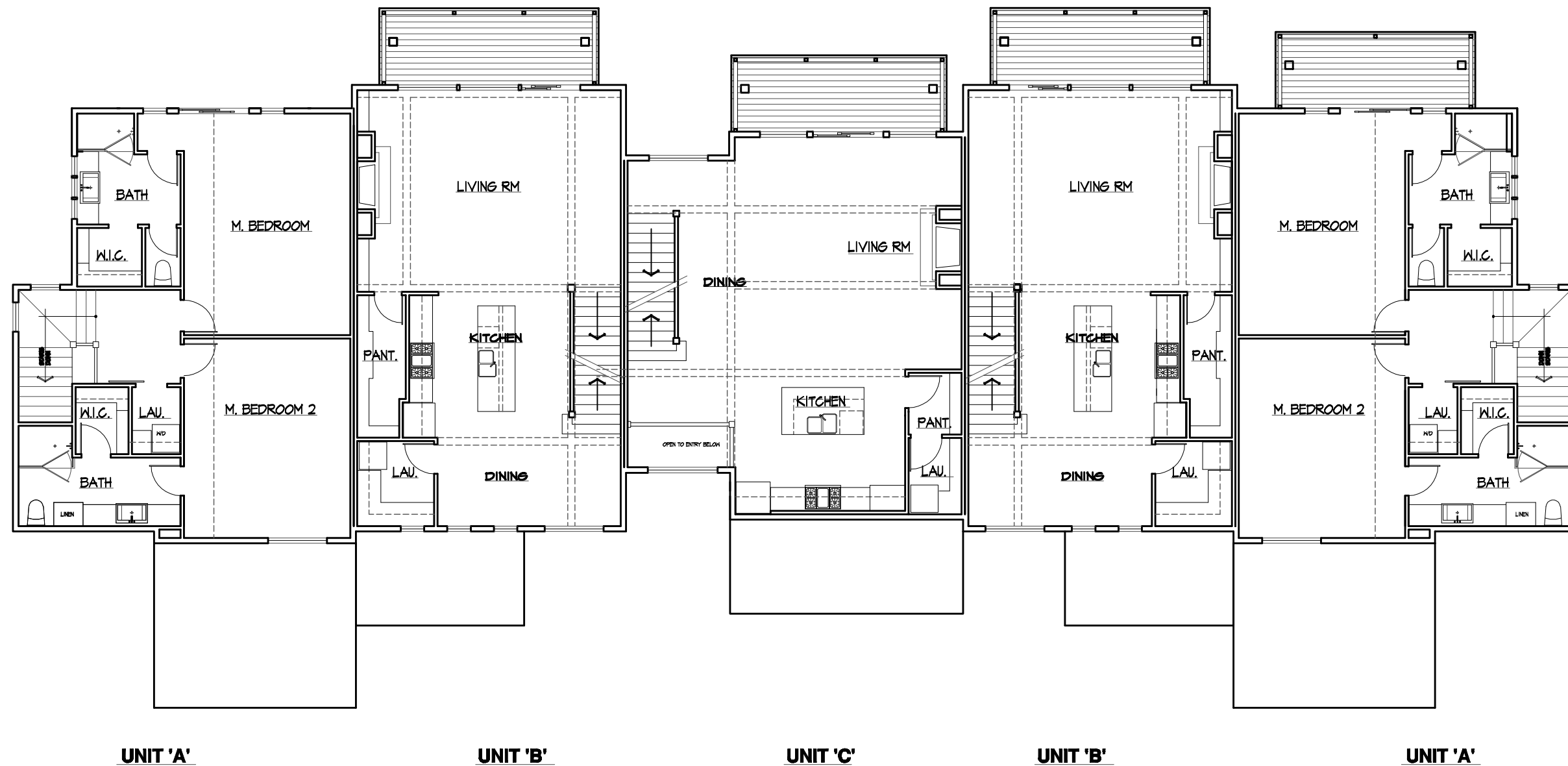
ARCHITECTURAL DESIGN STUDIO

IDAHO FALLS-REXBURG, IDAHO 208.688.0007



Hidden Hollow Townhomes 5 UNIT 3RD FLOOR PLAN

SCALE: 1/8" = 1'-0"



Hidden Hollow Townhomes 5 UNIT 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"



5 UNIT RIGHT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"



5 UNIT LEFT EXTERIOR ELEVATION

SCALE: 1/8" = 1'-0"

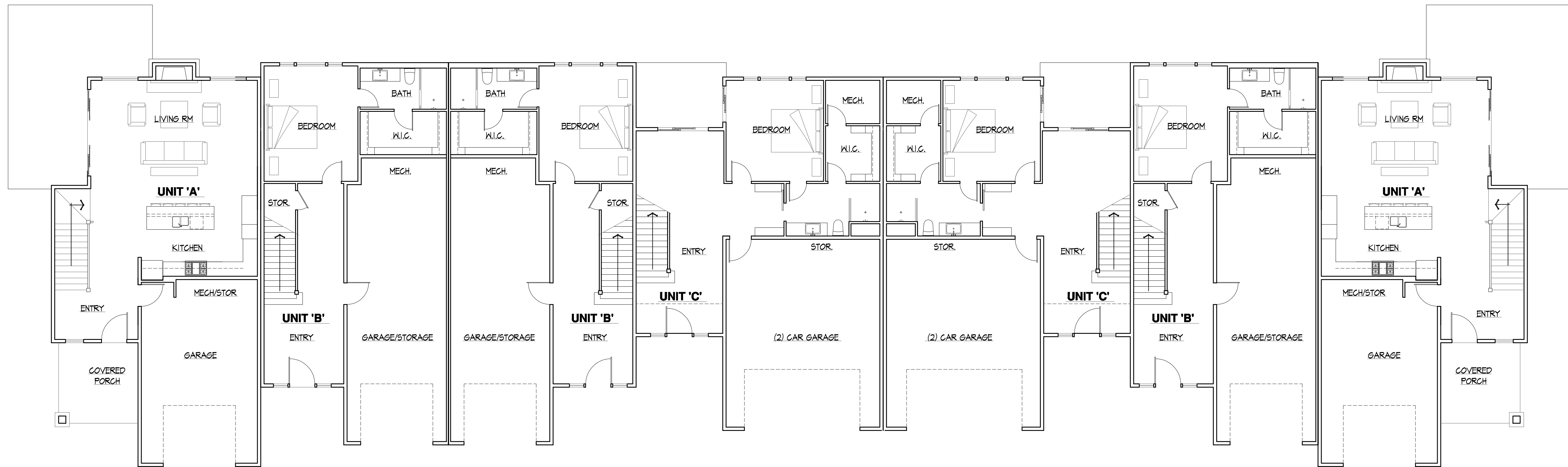
Hidden Hollow Townhomes



Hidden Hollow Townhomes
5 UNIT REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



Hidden Hollow Townhomes
5 UNIT FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



SQUARE FOOTAGES:	
UNIT 'A'	
MAIN FLOOR:	850 SQ FT
UPPER FLOOR:	415 SQ FT
UNIT 'B'	
MAIN FLOOR:	730 SQ FT
2ND FLOOR:	1,092 SQ FT
3RD FLOOR:	1,090 SQ FT
UNIT 'C'	
MAIN FLOOR:	854 SQ FT
UPPER FLOOR:	1,106 SQ FT
UPPER FLOOR:	1,106 SQ FT

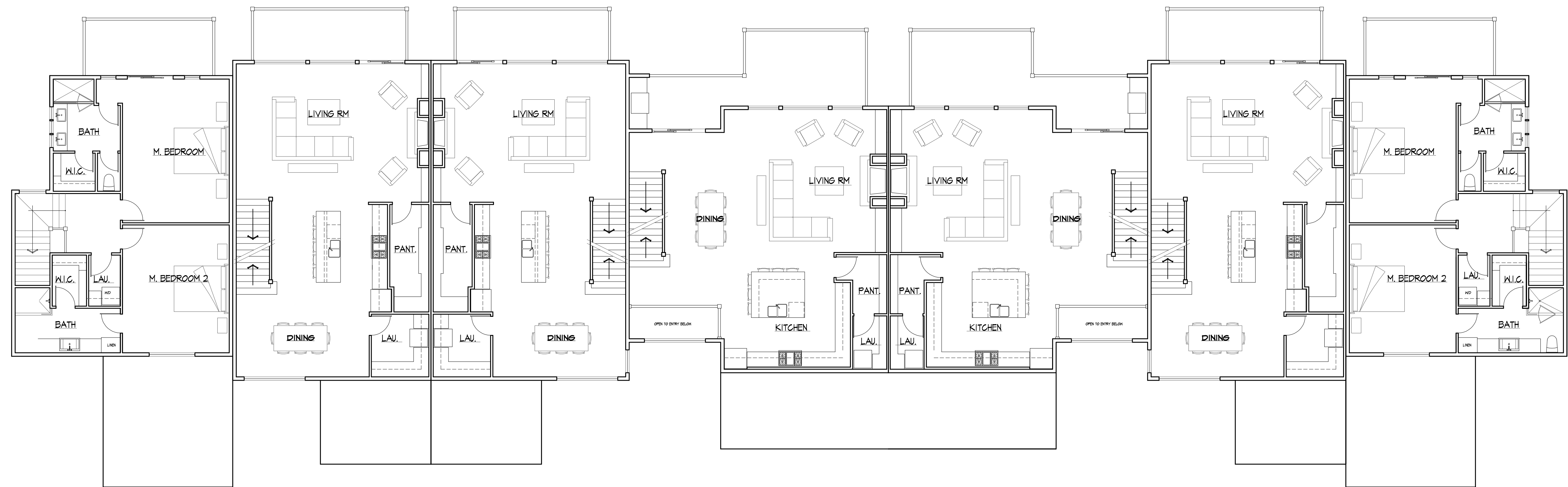
MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

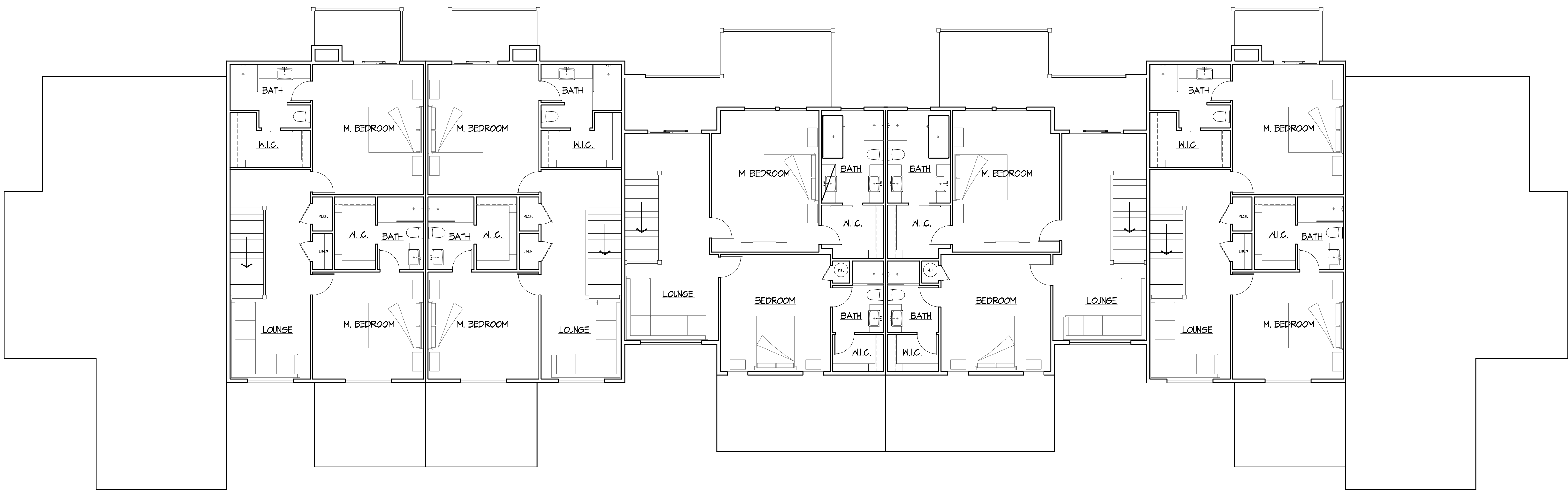
Robertson Associates

P.O. Box 678
Rigby, Idaho
83442

Phone: (208) 589-9967
Fax: (208) 523-7640



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"



3RD FLOOR PLAN

SCALE: 1/8" = 1'-0"



HIDDEN HOLLOW

HANSEN AND HANSEN, LLP

PHASE 2 - DEVELOPMENT PLAN

JACKSON, WYOMING

LOCATED WITHIN THE NW¼ SW¼
SECTION 27,
T41N, R116W, 6TH P.M.
TETON COUNTY, WYOMING



OWNER
Hansen and Hansen, LLP
Lane Powell
P.O. Box 50106
Idaho Falls, ID 83405
(208) 419-5886



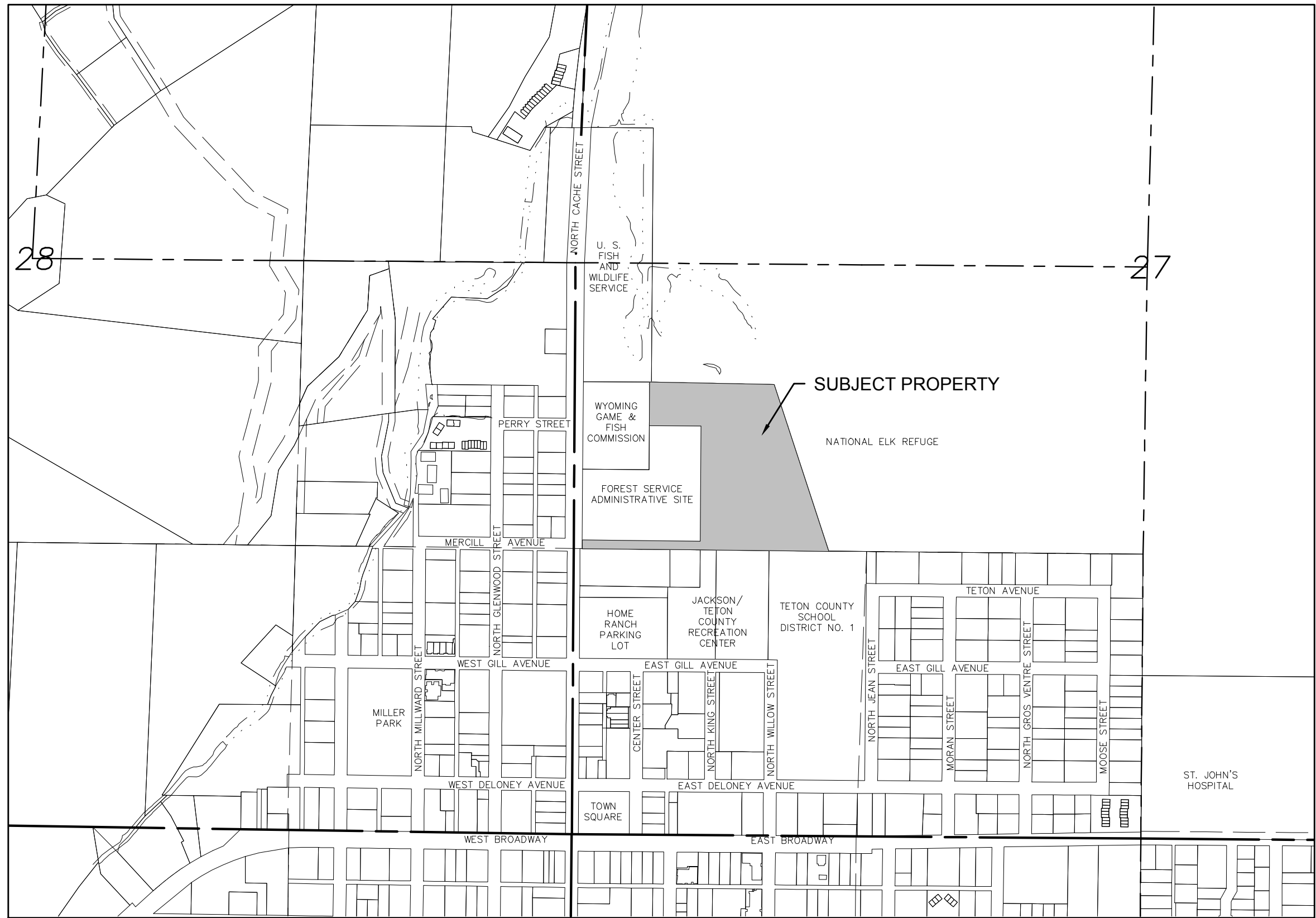
**ENGINEER, SURVEYOR,
AND LAND USE PLANNER**
Jorgensen Associates, P.C.
1315 S. Highway 89, Box 201
P.O. Box 9550
Jackson, WY 83002-9550
(307) 733-5150



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ARCHITECT
CTA Architects
1110 Maple Way, Ste. F
Jackson, WY 83001
(307) 733-9955



VICINITY MAP
1" = 500' for 22.34 Prints
1" = 1,000' for 11.17 Prints

INDEX OF SHEETS

- C1.1 TITLE, VICINITY MAP, INDEX
- C1.2 GENERAL NOTES AND LEGEND
- C1.3 EXISTING CONDITIONS
- C2.1 CIVIL OVERVIEW
- C3.1 ROAD TYPICAL SECTIONS
- C3.2 APARTMENT ACCESS SOUTH ROAD
- C3.3 APARTMENT ACCESS NORTH ROAD
- C3.4 APARTMENT GARAGE ACCESS
- C3.5 HIDDEN HOLLOW ROAD
- C3.6 SITE GRADING PLAN
- C3.7 TOWNHOUSE GRADING & UTILITY PLAN
- C3.8 SITE RETAINING WALL
- C4.1 WATER MAIN B
- C5.1 SANITARY SEWER MAIN C
- C6.1 STORMWATER MAIN A & B
- C7.1 GEOTHERMAL SUPPLY MAIN A
- C7.2 GEOTHERMAL DISCHARGE MAIN A
- C8.1 ROAD AND SITE DETAILS
- C8.2 GRADING AND SITE DETAILS
- C8.3 WATER SYSTEM DETAILS
- C8.4 SANITARY SEWER DETAILS
- C8.5 STORMWATER SYSTEM DETAILS



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PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

SHEET TITLE:
TITLE, VICINITY MAP, INDEX

DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C1.1

LINE LEGEND

EXISTING	PROPOSED

WYOMING
GAME AND FISH
COMMISSION

US FOREST SERVICE
ADMINISTRATION SITE

HIDDEN HOLLOW ROAD

TOWNHOUSE
4-10

TOWNHOUSE
1-3

TOWNHOUSE
11-15

APT - 1

APT - 5

APT - 4

APT - 2

APT - 3

PHASE 1B
BEGIN GEOTHERMAL A
SUPPLY/DISCHARGE

PHASE 1A
GAS MAIN

10' PATHWAY
FINAL LOCATION
TO BE COORDINATED
WITH USFS AND JHCP

PHASE 1B
END GEOTHERMAL A
SUPPLY/DISCHARGE

PHASE 1B
POWER AND
CABLE UTILITIES

30' TOJ UTILITY
EASEMENT

WATER MAIN A

60' PROPOSED
TOJ ROW

PHASE 1A
ELECTRICAL
SWITCH CABINET

PHASE 1B
BEGIN WATER MAIN B

PHASE 1B
POWER AND CABLE UTILITIES
PHASE 1B
BEGIN STORM MAIN A

STORM MAIN A
GEOTHERMAL
INJECTION WELL 1
GEOTHERMAL
VALVE VAULT

IRRIGATION
CONNECTION

PHASE 1B
END SEWER MAIN C

GEOTHERMAL
SUPPLY WELL A1

40' TOJ UTILITY
EASEMENT

40' TOJ UTILITY
EASEMENT

PHASE 1B
END WATER MAIN B

PHASE 1B
BEGIN SEWER MAIN C

PHASE 1B
BEGIN STORM MAIN B

GEOTHERMAL
INJECTION WELL 2

CONSTRUCTION
STAGING AND
MATERIAL
STACKPILE

40' TOJ UTILITY
EASEMENT

40' TOJ UTILITY
EASEMENT

40' TOJ UTILITY
EASEMENT

40' TOJ UTILITY
EASEMENT

40' TOJ UTILITY
EASEMENT

40' TOJ UTILITY
EASEMENT

40' TOJ UTILITY
EASEMENT

40' TOJ UTILITY
EASEMENT

40' TOJ UTILITY
EASEMENT

SCALE: 1 INCH = 40 FEET
THIS SCALE VALID ONLY FOR 22X34 PRINTS

PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

SHEET TITLE:
CIVIL OVERVIEW

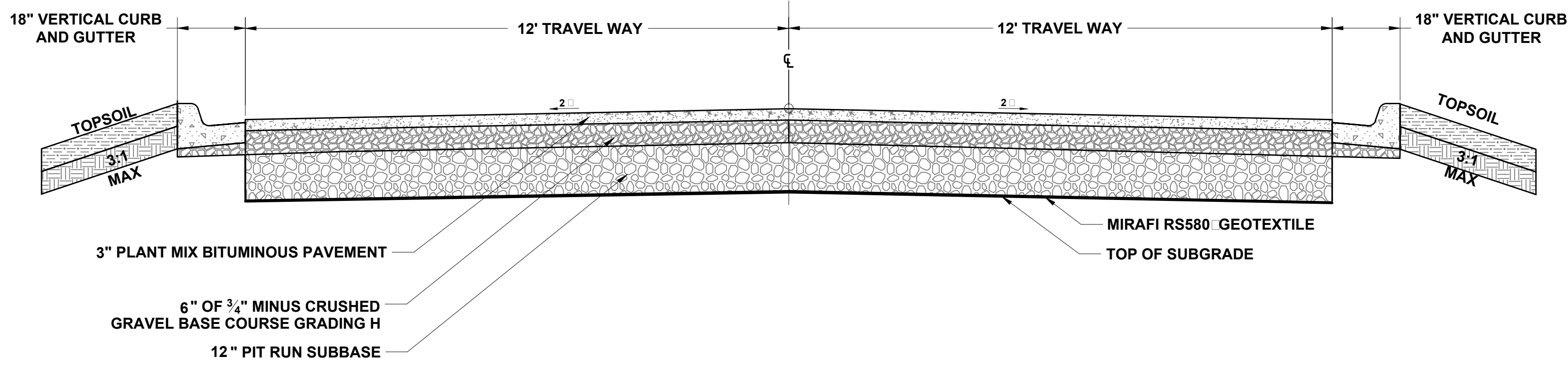
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REVIEWED BY:	AJ
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GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C2.1



The Following Images:

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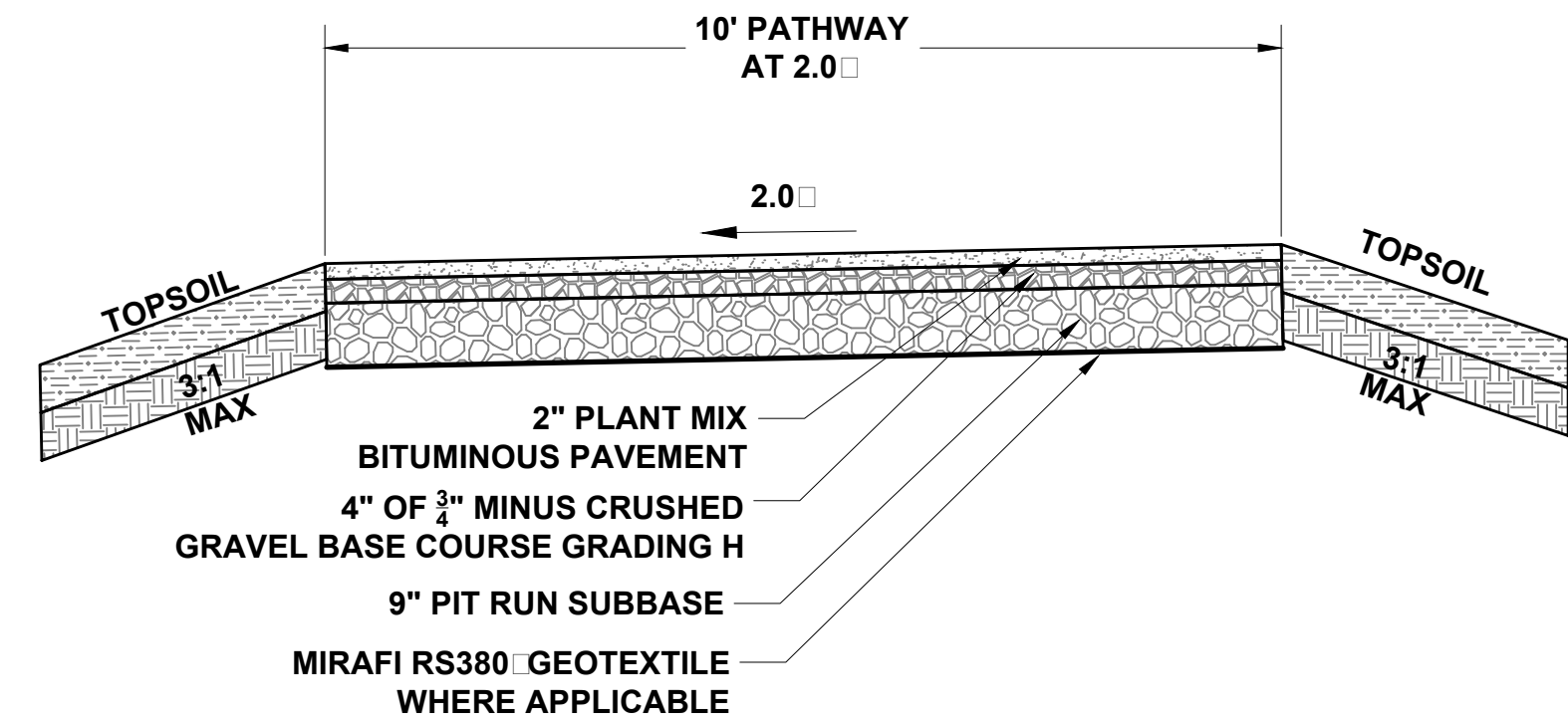
Ver: 16.1
Printed by: jorgensen on Jun 21, 2018 - 12:26pm
H:\2016\16016 Hidden Hollow\16016-10-DEV\F2_C3.1 TYP SECTIONS.dwg



NOTES:

1. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE.
2. SCARIFY AND COMPACT SUBGRADE, PROOF ROLL IN THE PRESENCE OF THE ENGINEER
3. SEE DETAILS ON SHEET C8.1 FOR SIDEWALK AND GUTTER
4. TRANSITION TO SECTION I ON ABOVE GRADE PARKING ACCESS NORTH - STA: 0+91.53 TO STA: 0+96.03

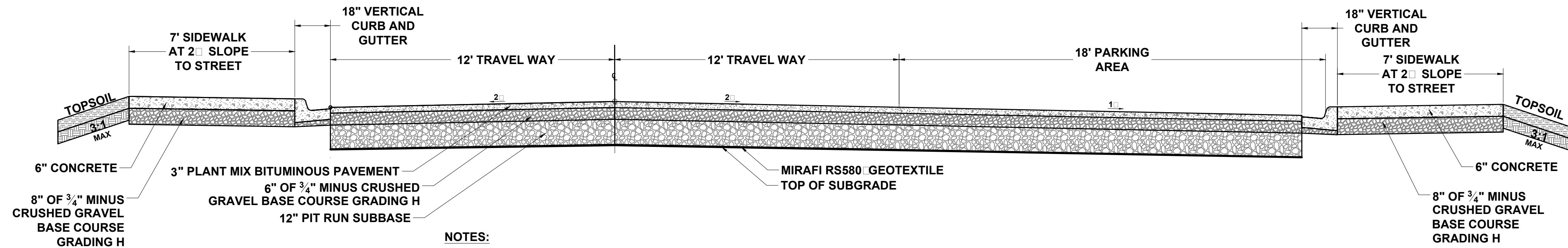
1 ROAD TYPICAL SECTION G
C3.1 NOT TO SCALE APARTMENT ACCESS AND UNDERGROUND



NOTES:

1. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE.
2. SCARIFY AND COMPACT SUBGRADE, PROOF ROLL IN THE PRESENCE OF THE ENGINEER

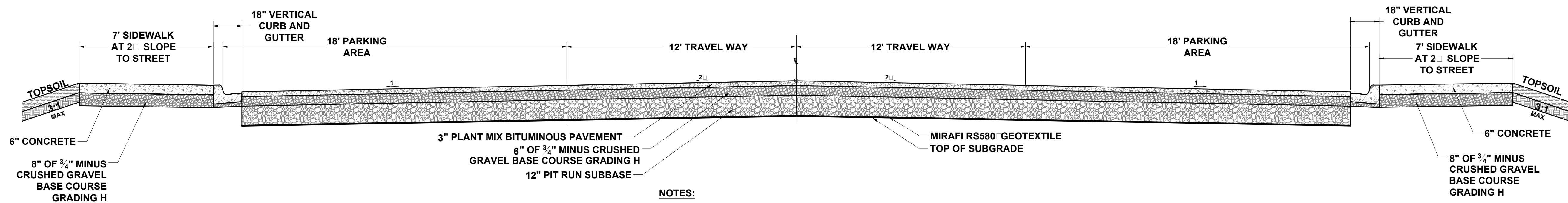
4 10' ASPHALT PATHWAY
C3.1 NOT TO SCALE



NOTES:

1. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE.
2. SCARIFY AND COMPACT SUBGRADE, PROOF ROLL IN THE PRESENCE OF THE ENGINEER
3. SEE DETAILS ON SHEET C8.1 FOR SIDEWALK AND GUTTER

2 ROAD TYPICAL SECTION H
C3.1 NOT TO SCALE APARTMENT ACCESS NORTH ROAD



NOTES:

1. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE.
2. SCARIFY AND COMPACT SUBGRADE, PROOF ROLL IN THE PRESENCE OF THE ENGINEER
3. SEE DETAILS ON SHEET C8.1 FOR SIDEWALK AND GUTTER

3 ROAD TYPICAL SECTION I
C3.1 NOT TO SCALE APARTMENT ACCESS SOUTH ROAD

GEOTEXTILE IS SHOWN ON TYPICAL SECTIONS FOR REFERENCE. PLACEMENT OF GEOTEXTILE IN AREAS OF UNSTABLE SUBGRADE SHOULD BE VERIFIED ON SITE BY ENGINEER.

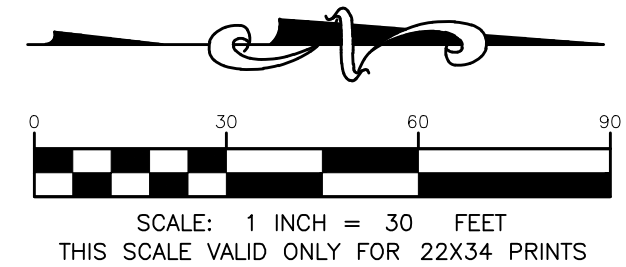


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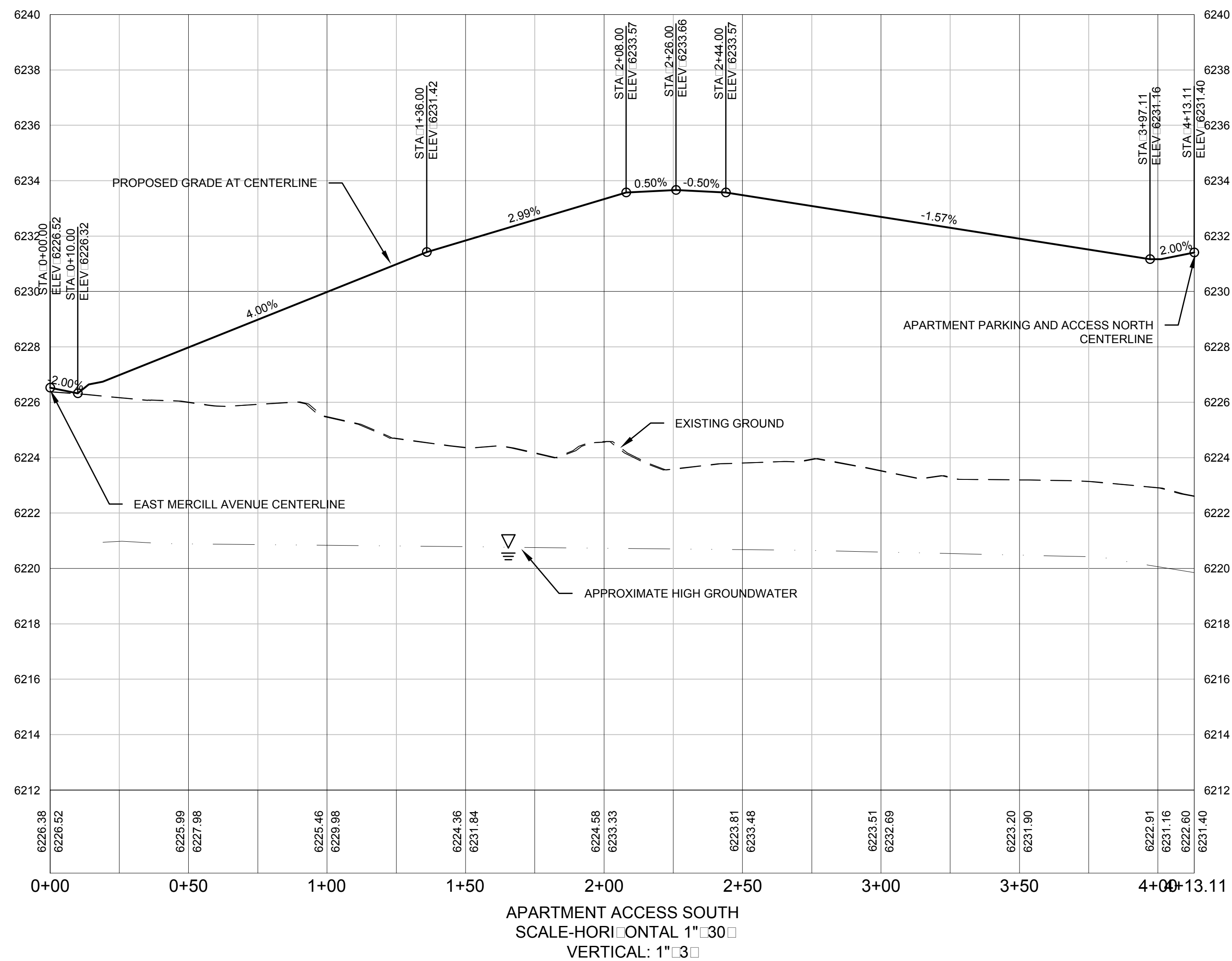
PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

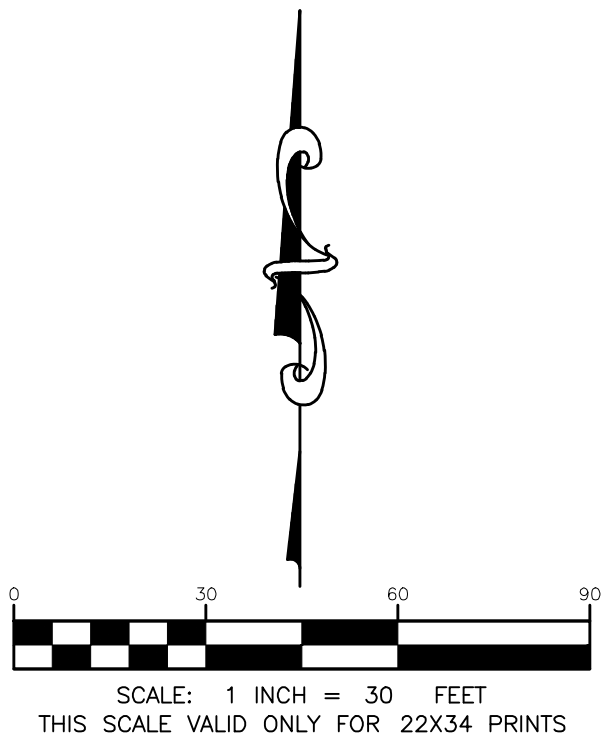
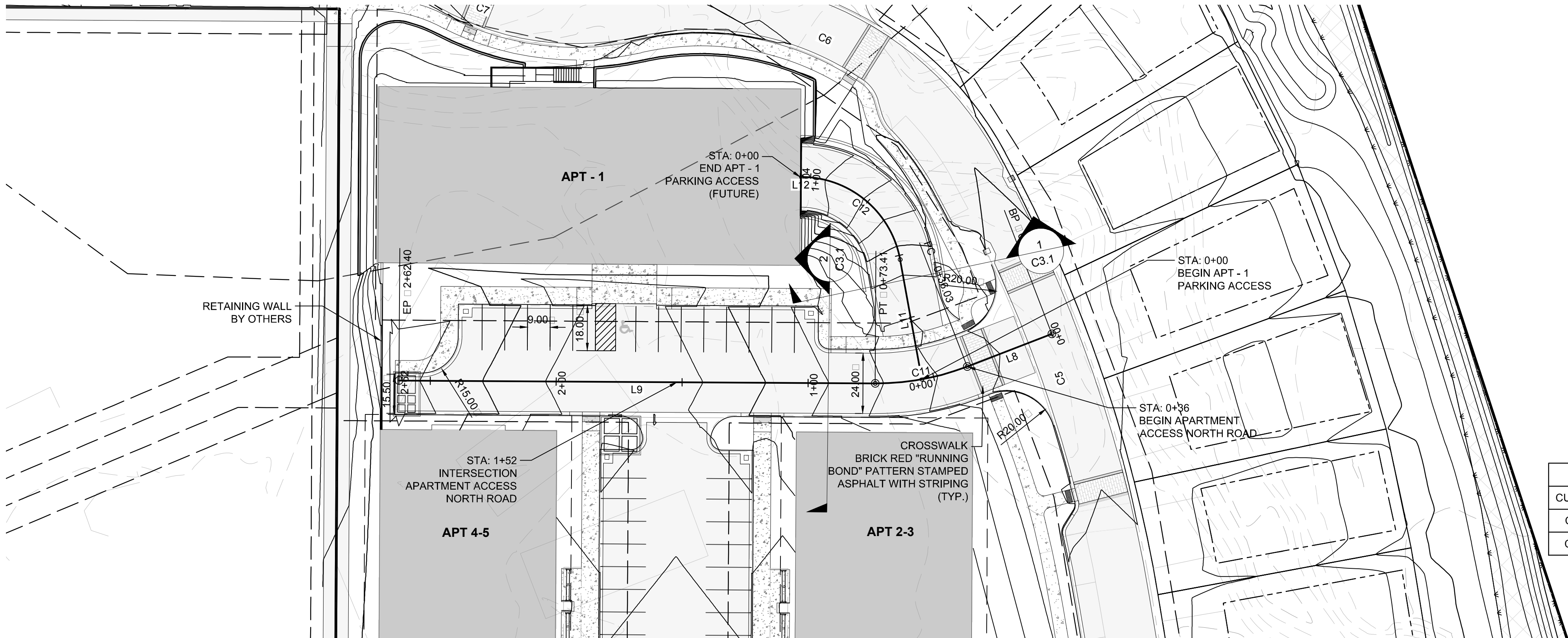
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ROAD TYPICAL SECTIONS
ROAD SECTIONS G THROUGH I

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GEC 1B-R3	01/31/2018
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SHEET	C3.1



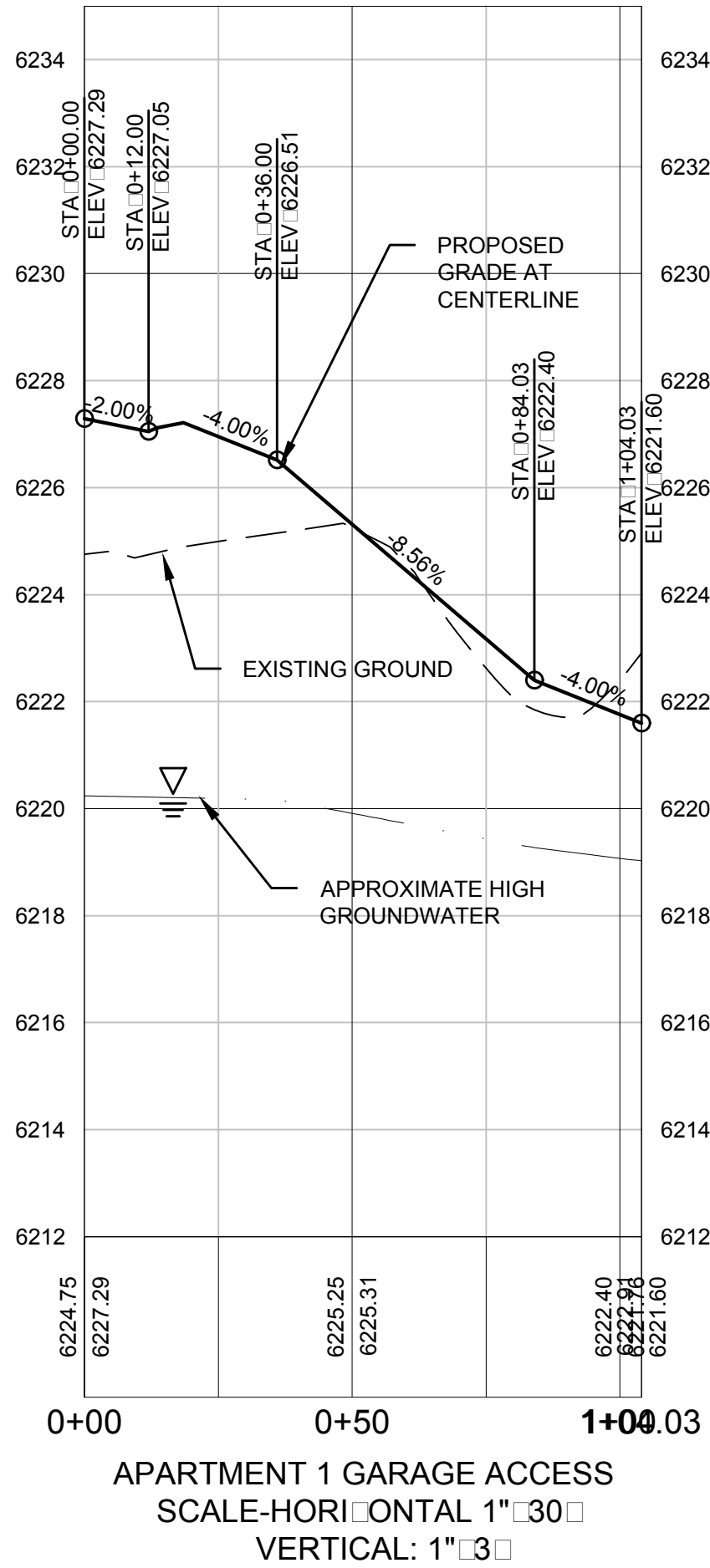
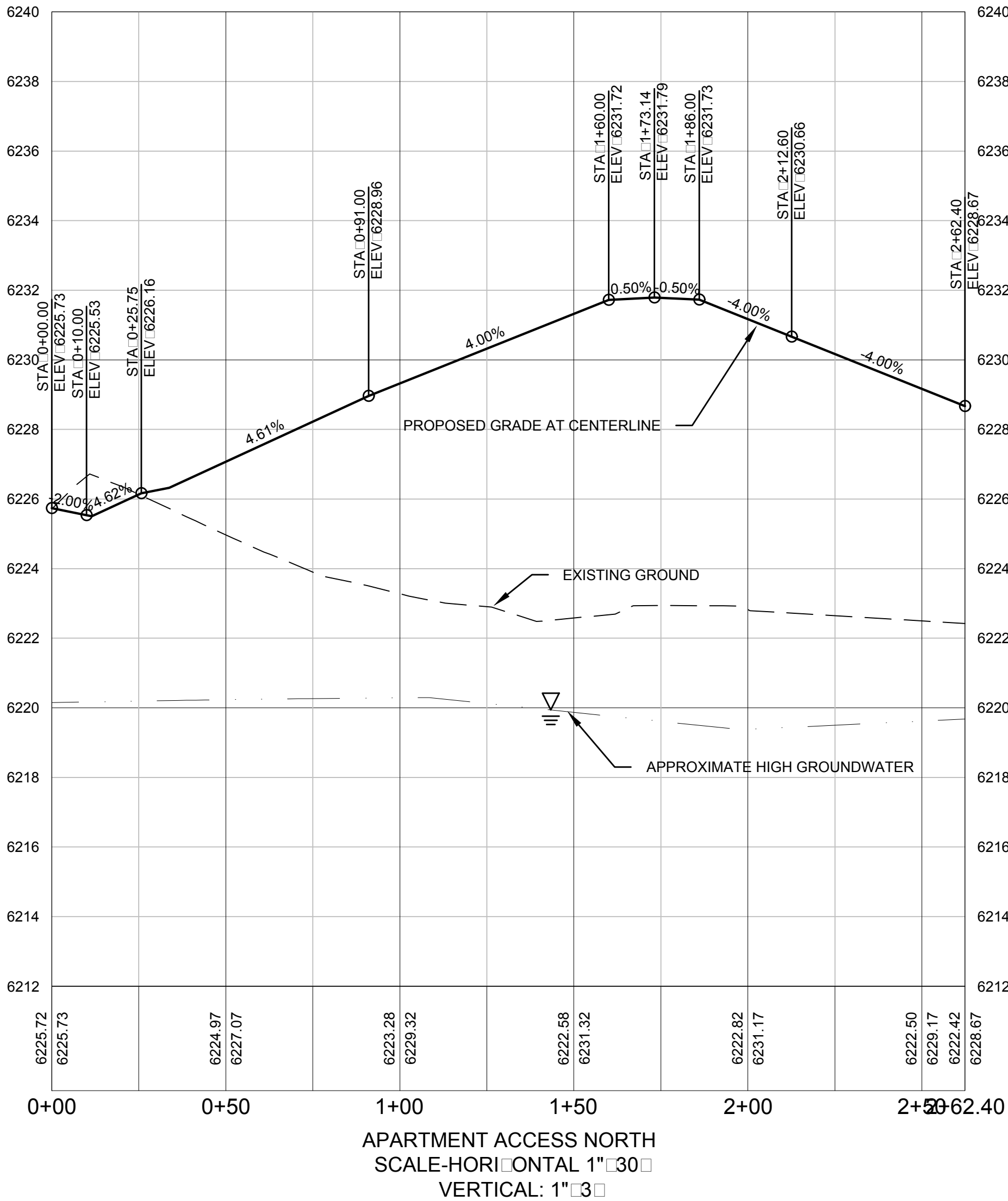
LINE TABLE		
LINE	LENGTH	BEARING
L10	413.11	N00° 20' 24"E

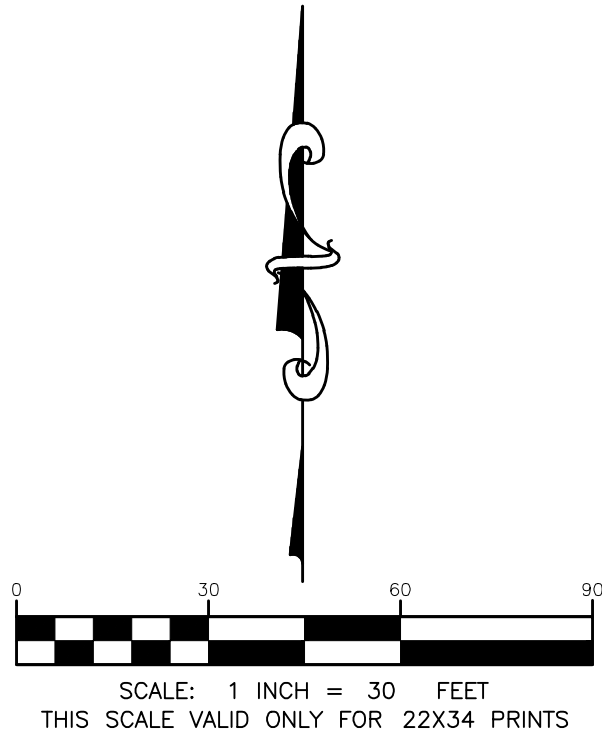
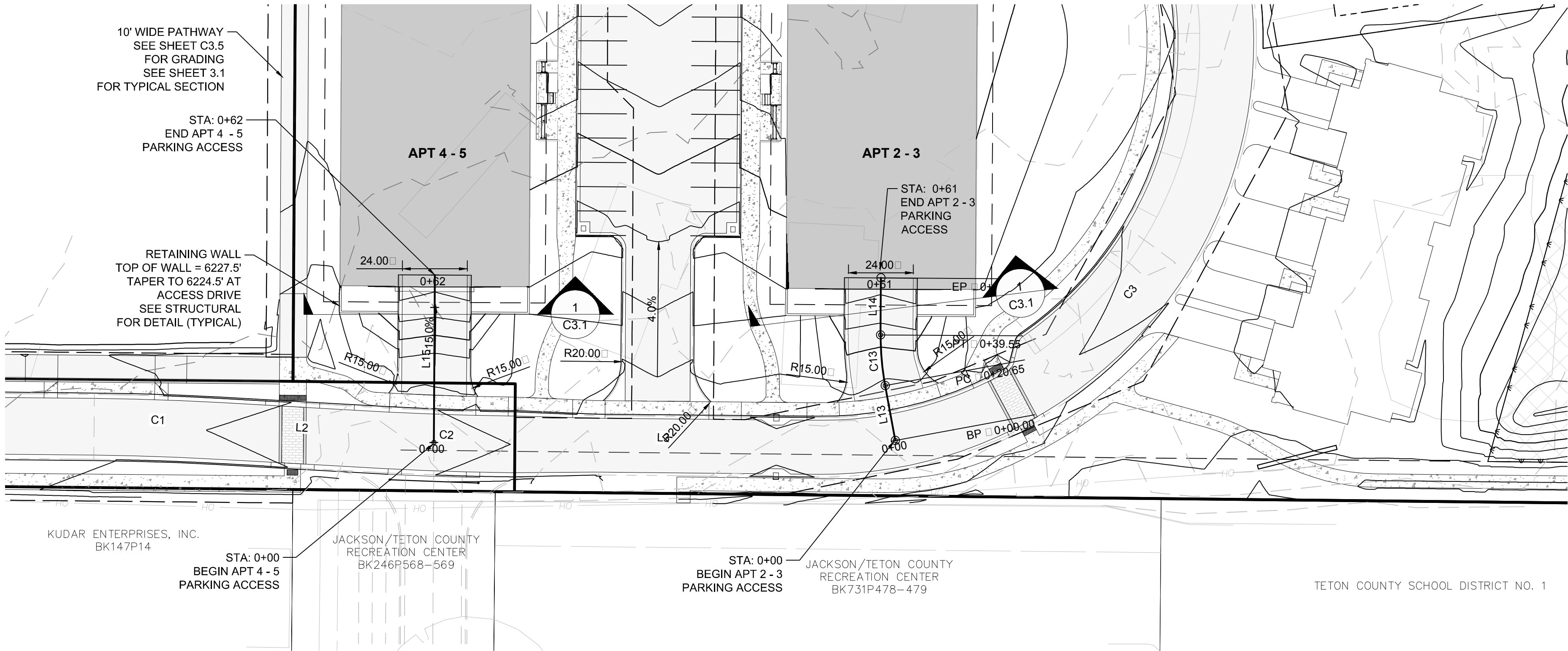




LINE TABLE		
LINE	LENGTH	BEARING
L8	36.03	S68° 55' 40"W
L9	189.00	N89° 39' 35"W
L10	413.11	N00° 20' 24"E
L11	48.21	N10° 20' 59"W
L12	0.45	N89° 39' 15"W

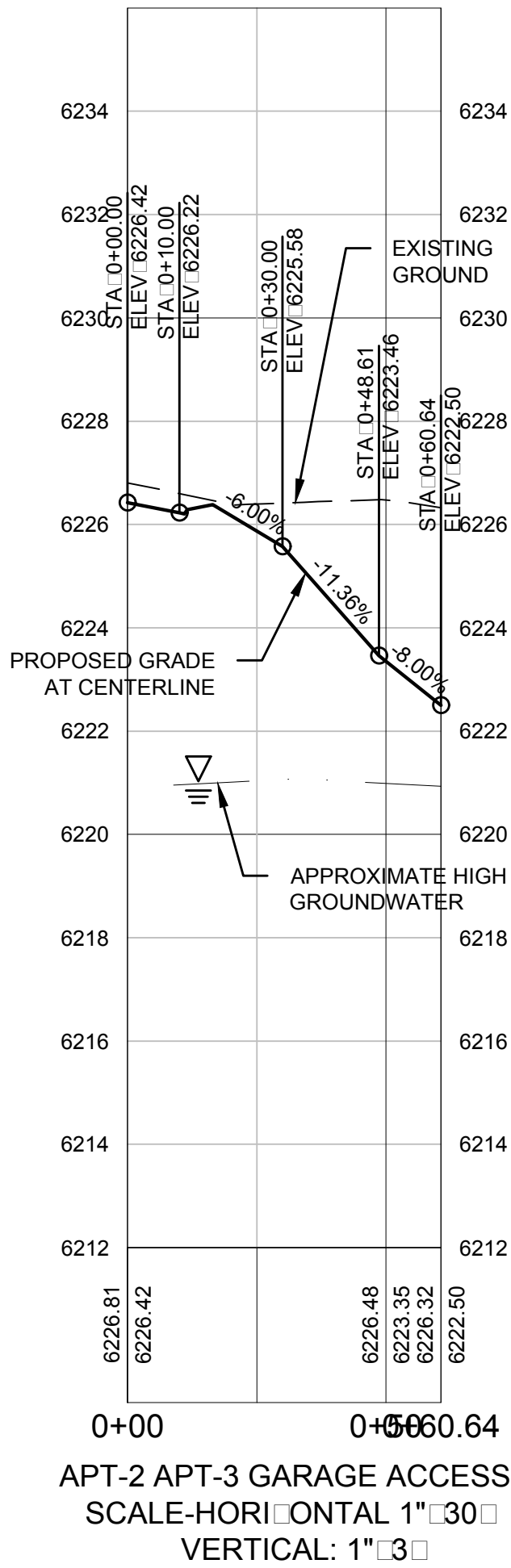
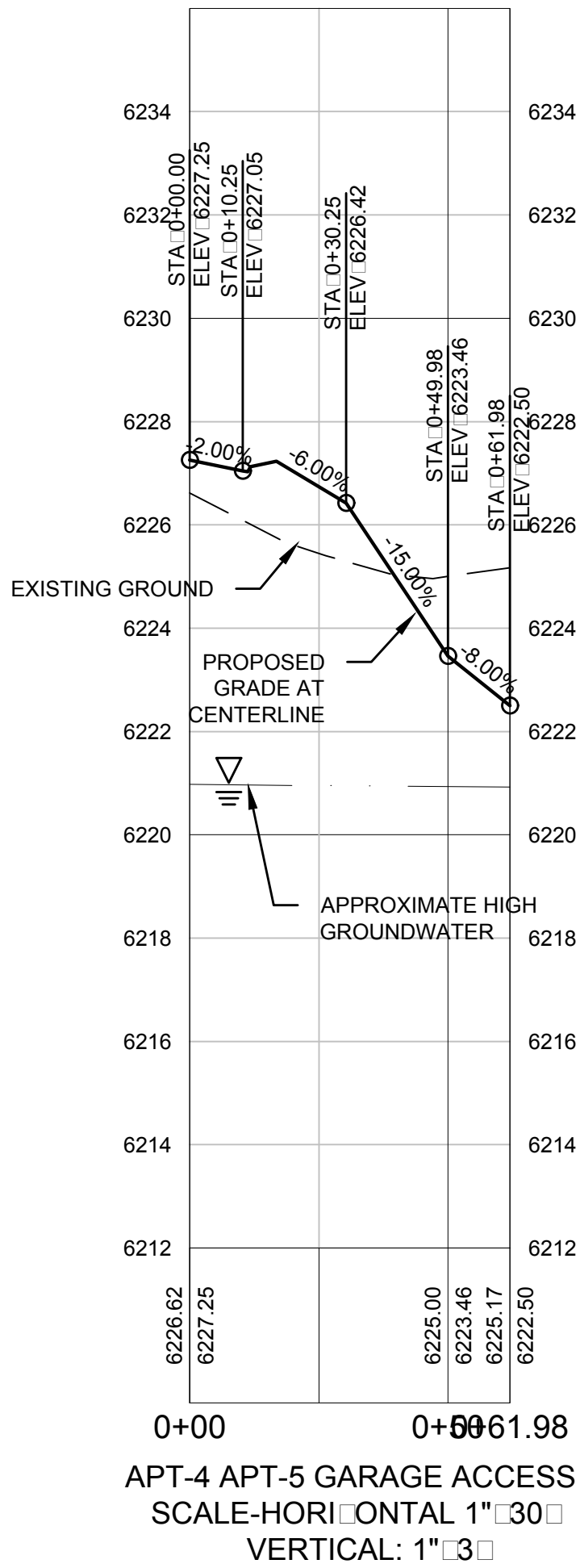
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C11	37.37	100.00	021.41	S79° 38' 03"W	37.15
C12	55.36	40.00	079.30	N50° 00' 07"W	51.05

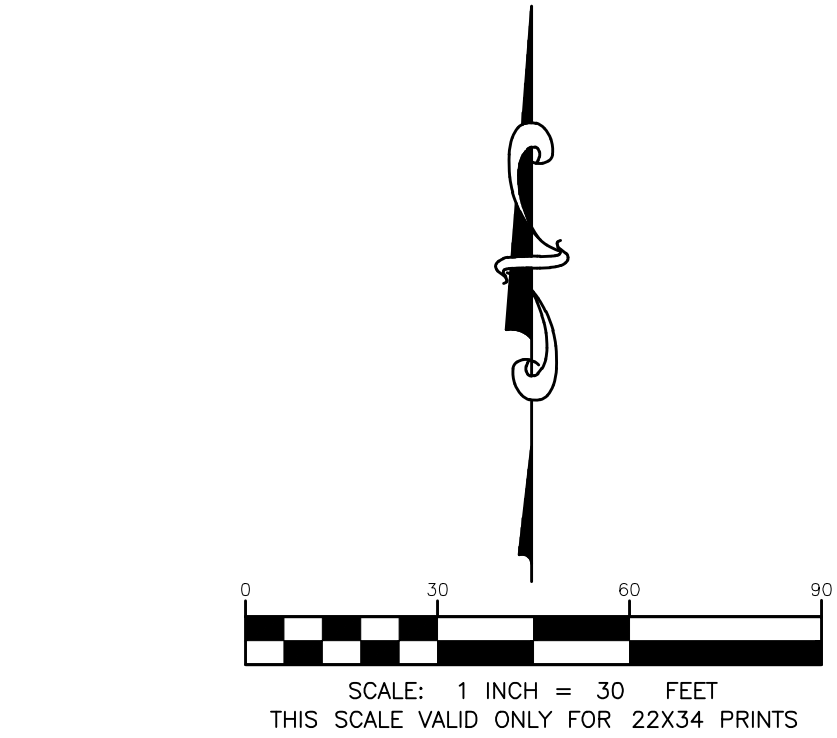
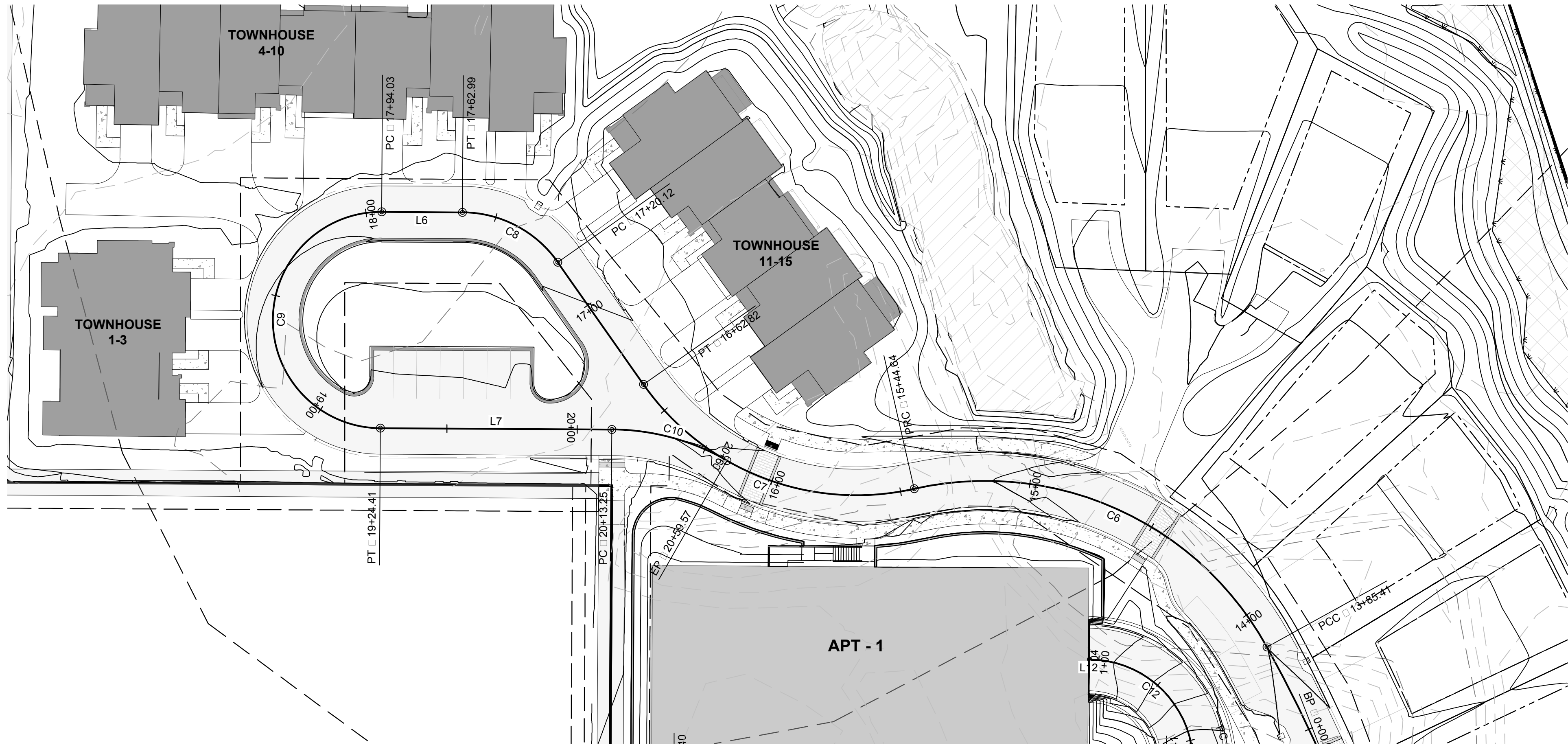




LINE TABLE		
LINE	LENGTH	BEARING
L13	20.65	N10° 29' 29"W
L14	21.08	N00° 20' 24"E
L15	61.98	N00° 20' 24"E

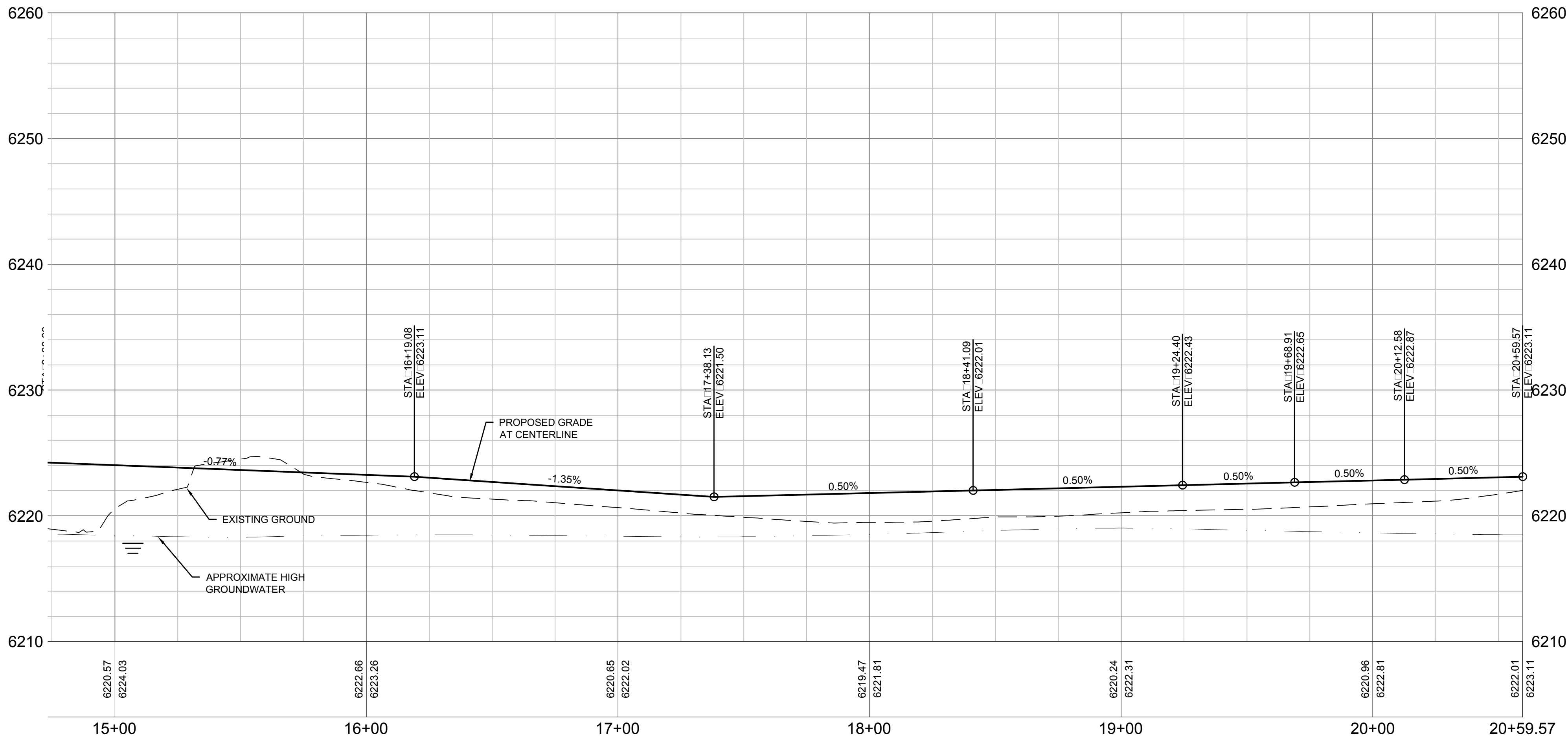
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C13	18.90	100.00	010.83	N05° 04' 32"W	18.88





LINE TABLE		
LINE	LENGTH	BEARING
L13	20.65'	N10° 29' 29"W
L14	21.08'	N00° 20' 24"E
L15	61.98'	N00° 20' 24"E

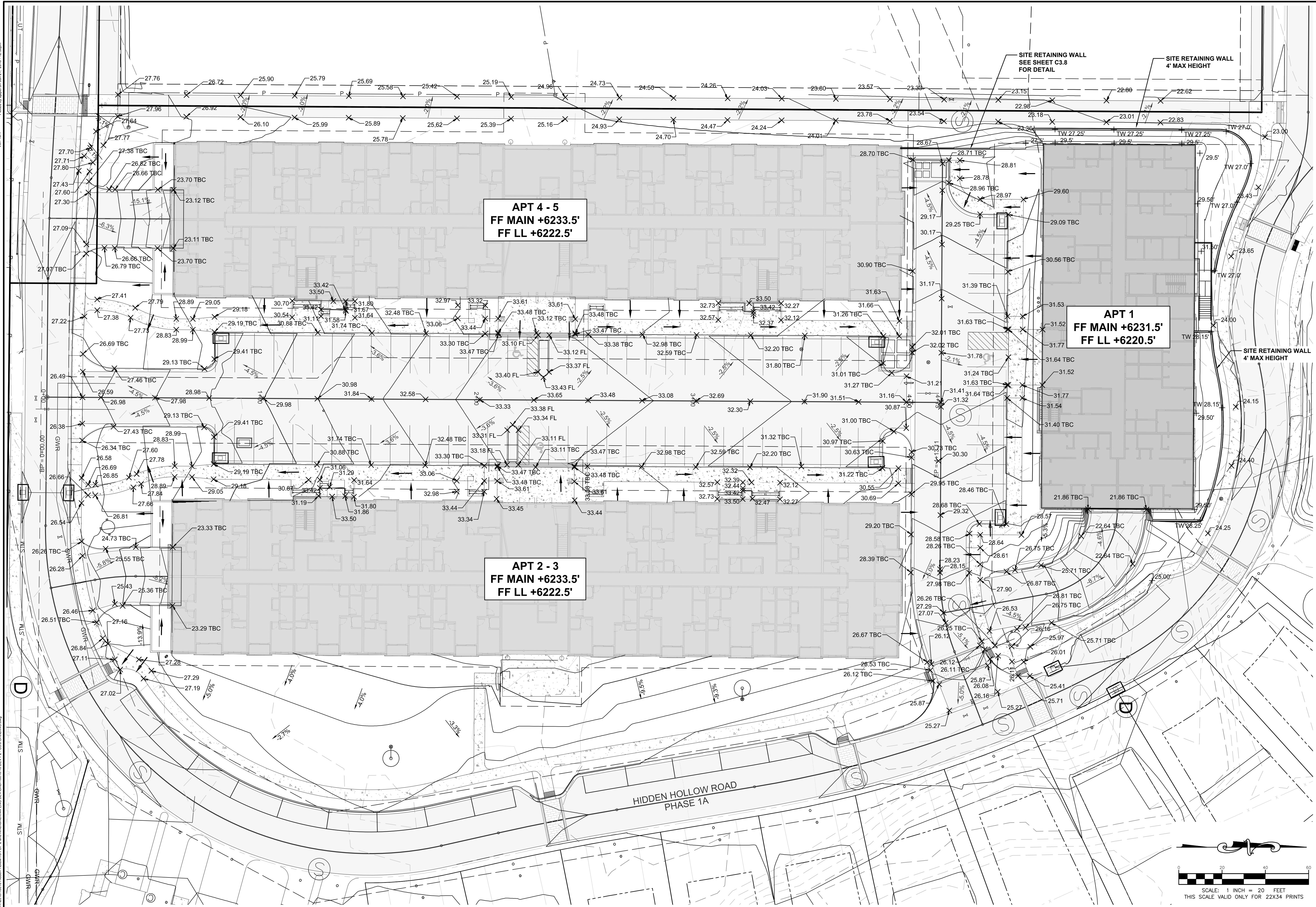
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C13	18.90'	100.00'	010.83	N05° 04' 32"W	18.88'



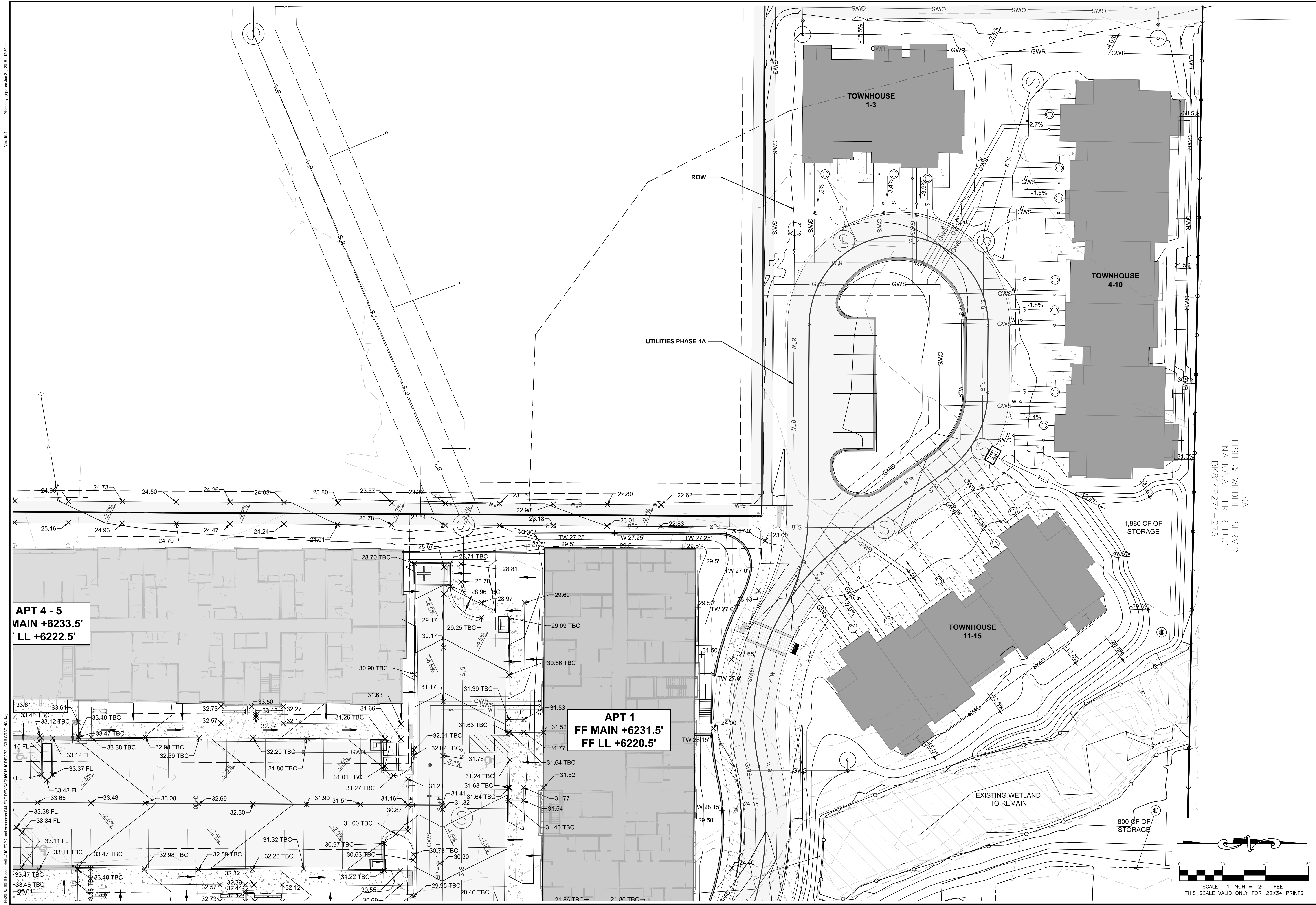
HIDDEN HOLLOW ROAD
SCALE - HORIZONTAL: 1" = 30'
VERTICAL: 1" = 3'

Ver. E-1
Revised by Jorgensen on Jun 21, 2018 - 12:38pm

\\jorgensen\18016\Hidden Hollow\18016\18016 DEV P2 C3.6 GRADING.dwg

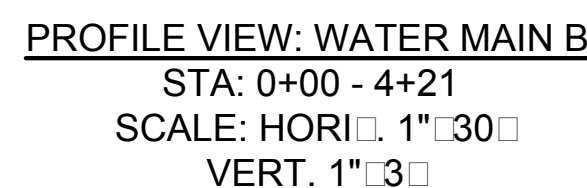
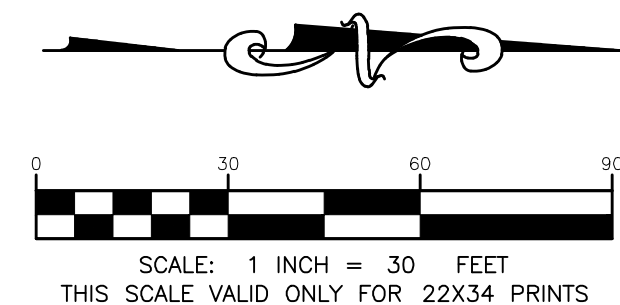


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REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C3.6

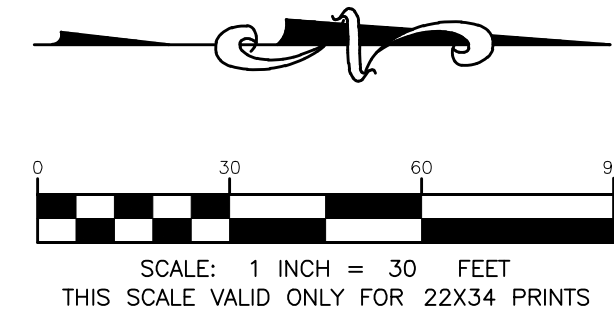


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FDP 1B	07/01/2017
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GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C3.7



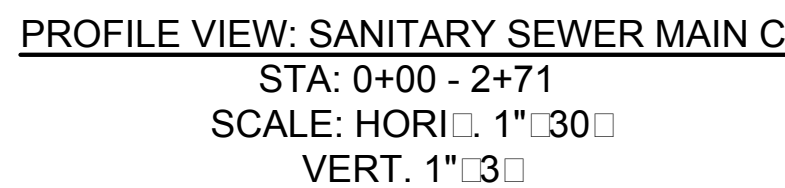


1. PHASE 1B WATER INSTALLATION IS LIMITED TO THE CONSTRUCTION OF WATER MAIN B. ONLY DESIGN FOR THIS LINE IS PROVIDED IN THIS PLAN SET. ADJACENT WATER MAINS ARE SHOWN FOR REFERENCE PURPOSES ONLY. ADJACENT WATER MAINS WILL BE CONSTRUCTED AS PART OF PHASE 1A WORK. REFER TO TABLE 1A PLANS FOR DETAIL.
2. ALL WATER MAINS SHALL BE DR18 C900 PVC PIPE CONFORMING TO THE PROVISIONS OF AWWA RECOMMENDED SPECIFICATIONS C900, CURRENT REVISIONS, AND ALL INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH THE MANUFACTURER S DIRECTIONS. PIPE AND FITTINGS SHALL CONFORM TO THE THE TOWN OF JACKSON CONSTRUCTION STANDARDS.
3. ALL WATER MAINS SHALL BE INSTALLED UTILIZING ELEVATION CONTROL, SUCH THAT RECORD DRAWINGS CAN BE ACCURATELY DRAWN AND CONFORMANCE WITH THE CONSTRUCTION PLANS DOCUMENTED.
4. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER LINES AND SEWER PIPE/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINE CROSSINGS. WHERE THESE DISTANCES CANNOT BE MET, SEE TYPICAL DETAILS FOR SPECIAL WATER/SEWER CROSSINGS.
5. MAINTAIN 5' MINIMUM HORIZONTAL SEPARATION BETWEEN ALL WATER AND SEWER SERVICES UNLESS OTHERWISE NOTED ON PLANS.
6. ALL FITTINGS SHALL BE MECHANICAL JOINTS WITH JOINT RESTRAINT AND THRUST BLOCKS INSTALLED PER DETAILS AND SPECIFICATIONS.
7. ALL FITTINGS SHALL HAVE STAINLESS STEEL OR CORROSIVE RESISTANT BOLTS AND BE "POLY WRAPPED".
8. PIPE JOINT DEFLECTION ALLOWED TO MAINTAIN ALIGNMENT. STAB PIPE IN LINE THEN DEFLECT PIPE, ONLY AT JOINT. MAX DEFLECTION 2.5 DEGREES. 2.5 DEGREES IS 12" FOR A 20 LINEAR FOOT LENGTH OF PIPE.
9. ALL WATER MAINS AND SERVICES SHALL BE INSTALLED WITH TRACE WIRE FOR LOCATING PURPOSES. TRACE WIRE TO BE INSTALLED PER SPECIFICATIONS.
10. ALL WATER MAINS AND SERVICES SHALL BE TESTED PER TOWN OF JACKSON CONSTRUCTION STANDARDS PRIOR TO THEIR ACCEPTANCE BY THE TOWN OF JACKSON. SUCH TESTS SHALL BE CONDUCTED IN THE PRESENCE OF AUTHORIZED TOWN OF JACKSON STAFF AND THE ENGINEER. ANY REMEDY OF DEFECTS SHALL BE CARRIED OUT AT THE EXPENSE OF THE CONTRACTOR.

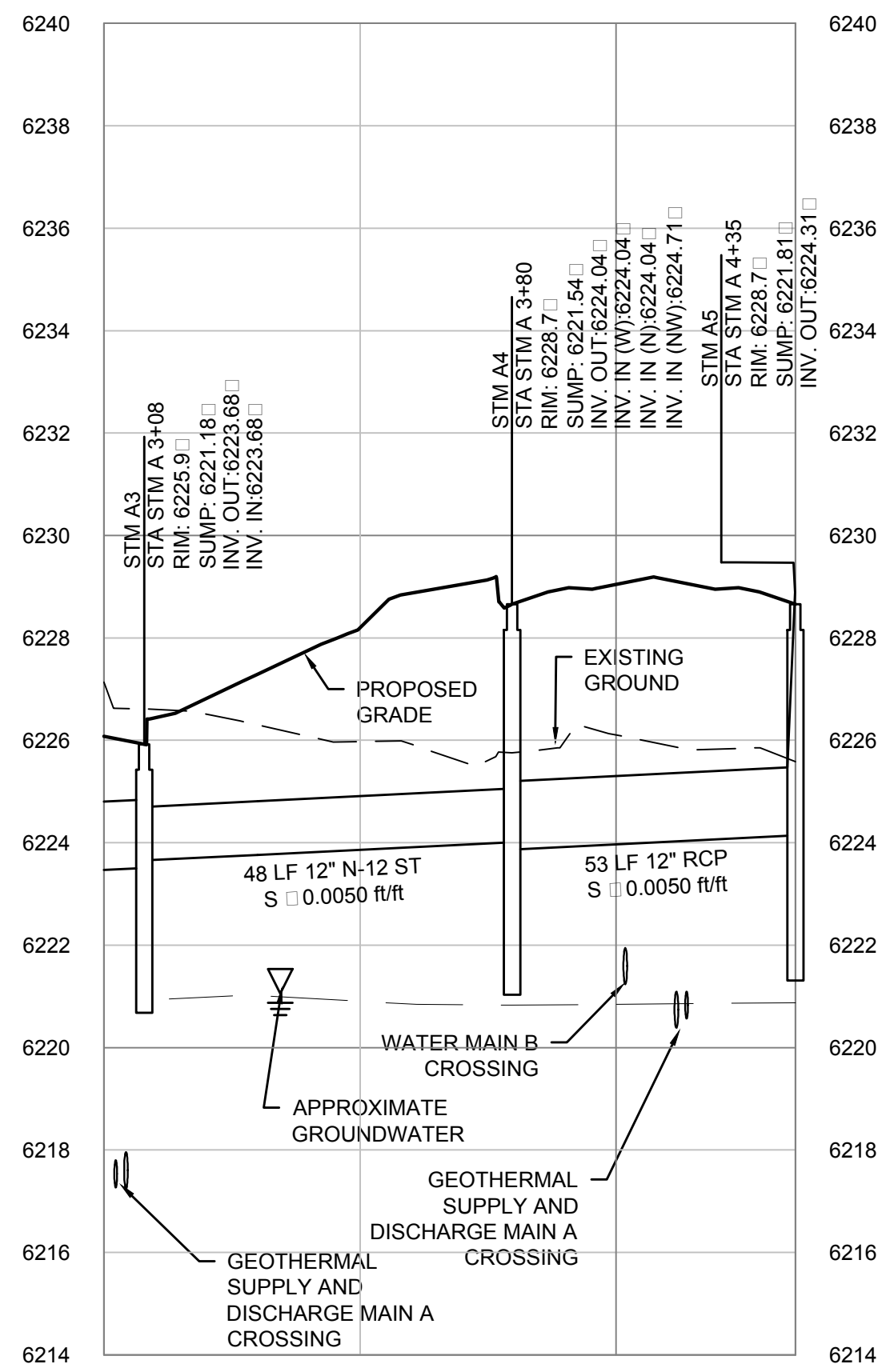
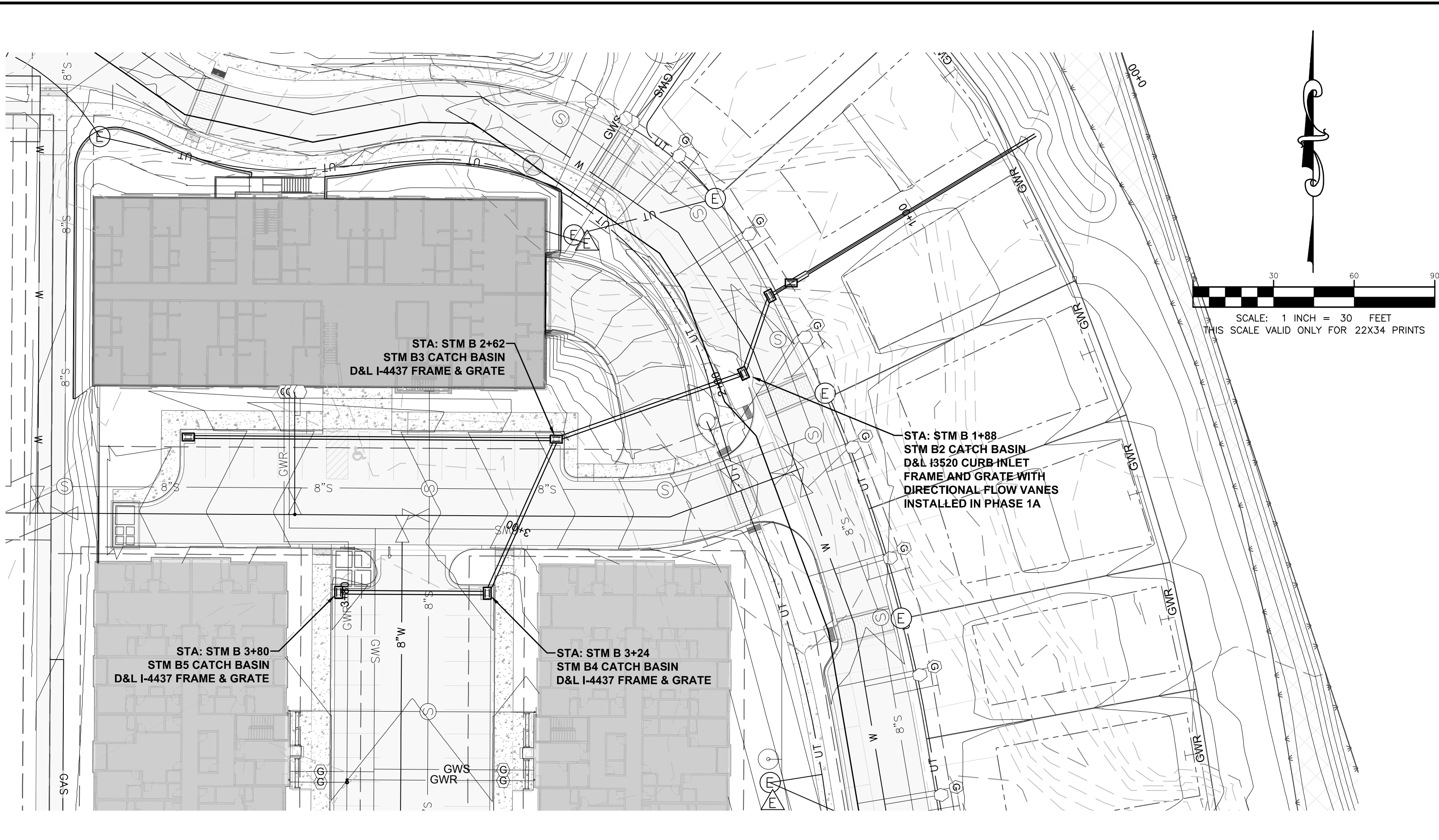
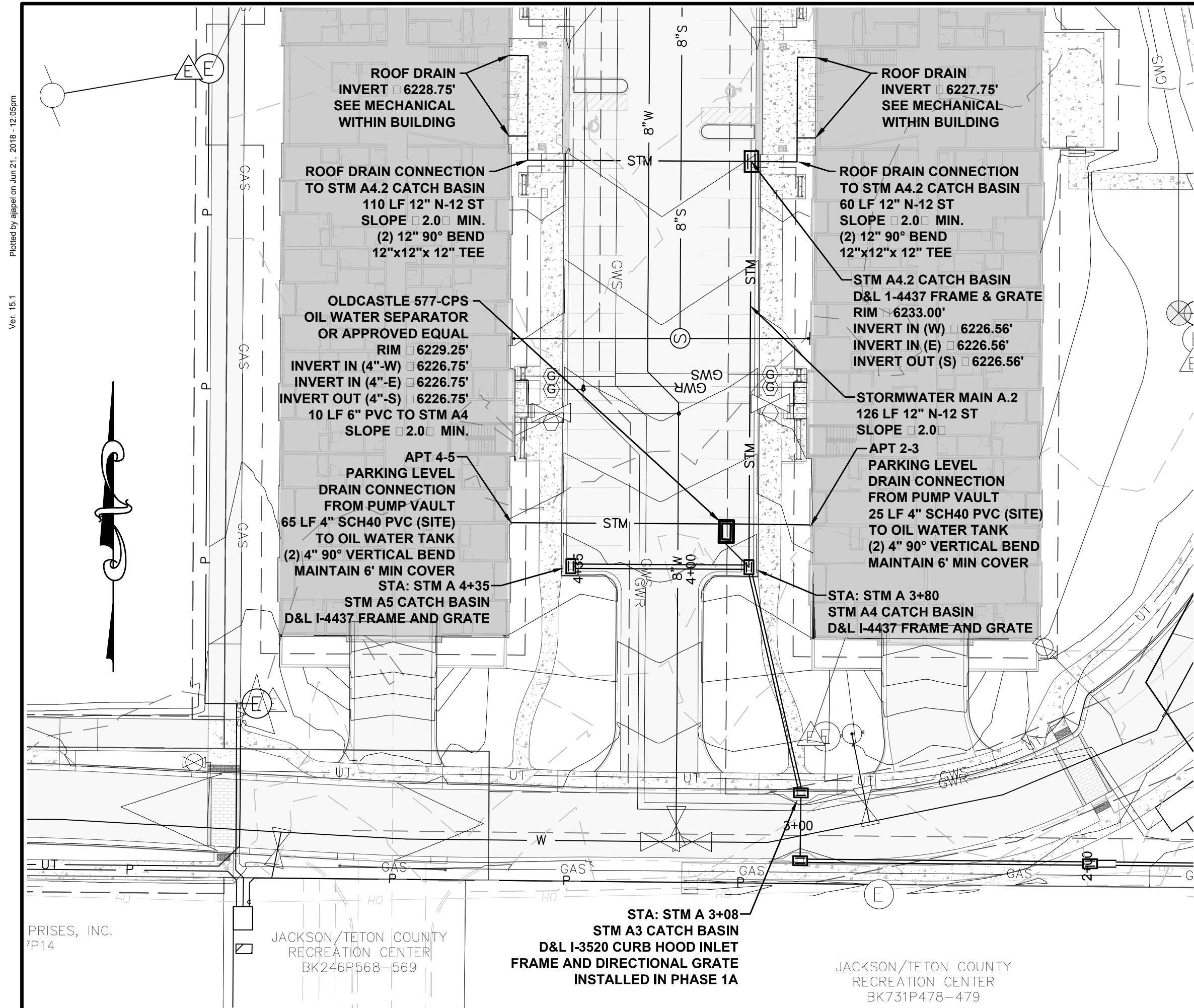


SANITARY SEWER MANHOLE TABLE				
MANHOLE NAME	RIM ELEV.	INV. IN	INV IN ANGLE	INV. OUT
SSMH B1	6230.99	8' 6217.09' S 8' 6217.09' N 8' 6217.09' E		8' 6216.89'
SSMH C1	6231.96	8' 6224.97' S 6' 6224.97' E 6' 6224.97' W		8' 6224.77'
SSMH C2	6231.75	6' 6228.12' E 6' 6228.12' W		8' 6225.92'

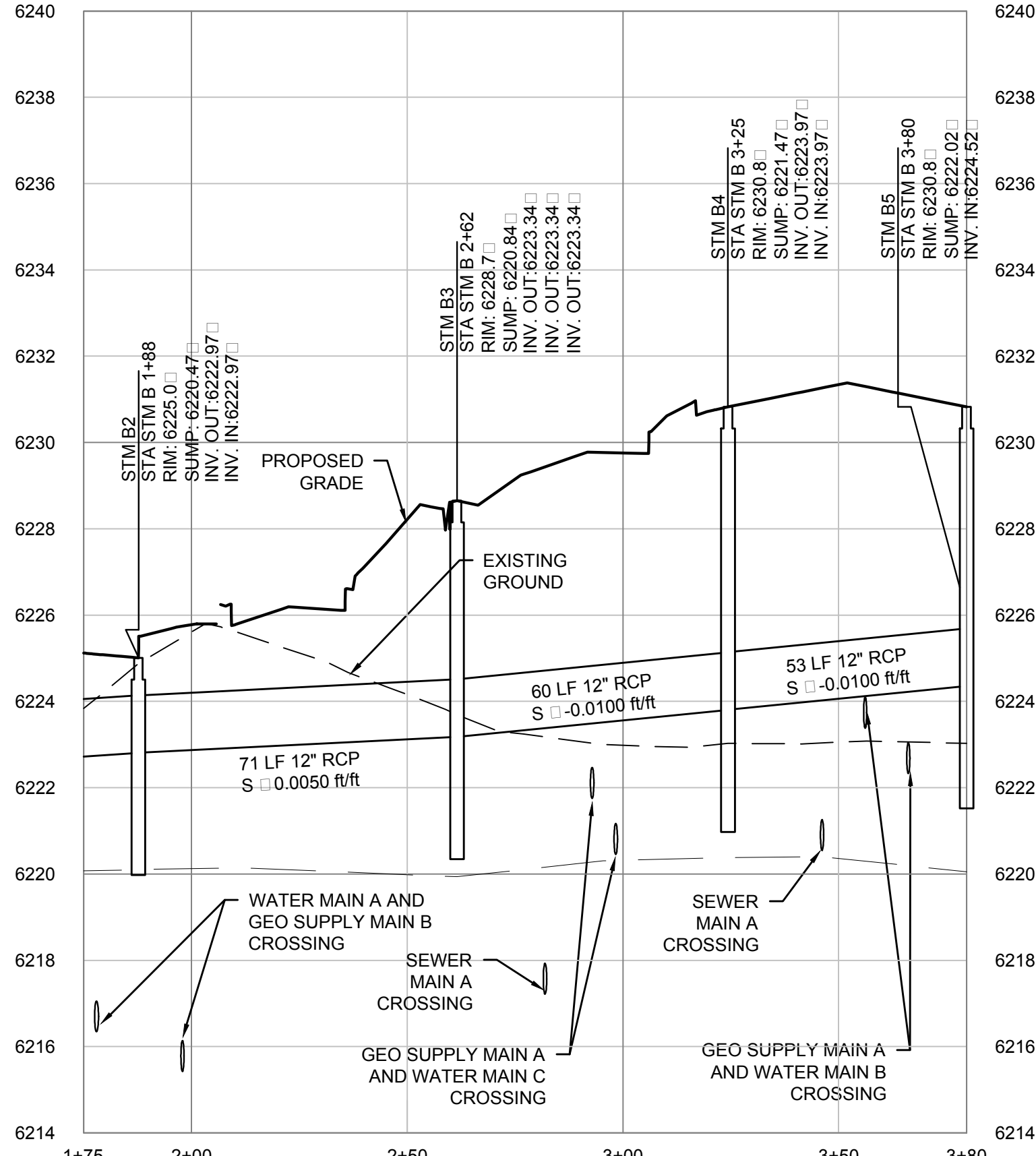
ANGLES MEASURED WITH 0° AT INV. OUT.
INV. IN MEASURED CLOCKWISE FROM INV. OUT



1. PHASE 1B SEWER INSTALLATION IS LIMITED TO THE CONSTRUCTION OF SEWER MAIN C. ONLY. DESIGN FOR THIS LINE IS PROVIDED IN THIS PLAN SET. ADJACENT SEWER MAINS ARE SHOWN FOR REFERENCE PURPOSES ONLY. ADJACENT SEWER MAINS WILL BE CONSTRUCTED AS PART OF PHASE 1A WORK. REFER TO PHASE 1A PLANS FOR DETAIL.
2. ALL SEWER MAIN PIPE SHALL BE 8" PVC SDR-35 (ASTM D3034) OR APPROVED EQUAL.
3. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL BETWEEN WATER LINES AND SEWER PIPE/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN WATER AND SEWER LINE CROSSINGS, WHERE THESE DISTANCES CANNOT BE MET, SEE TYPICAL DETAILS FOR SPECIAL WATER/SEWER CROSSINGS.
4. SEWER SERVICES ARE TO BE CONSTRUCTED OF 4" PVC SDR-35 PIPE UNLESS OTHERWISE NOTED IN THE PLANTS. ALL SERVICES SHALL BE INSTALLED AT A MINIMUM GRADE OF 1/4" PER FOOT.
5. ALL SEWER MANHOLES ARE TO BE CONSTRUCTED WITH AN ECCENTRIC CONE TOP UNLESS OTHERWISE NOTED ON THE PLANS. SEE STANDARD DETAILS FOR MANHOLE INSTALLATION AND STANDARDS.
6. ALL MANHOLES IN PAVED AREAS SHALL BE ADJUSTED FOR HEIGHT ACCORDING TO TOWN OF JACKSON STANDARD SS-109.
7. NO CONNECTIONS OF GROUNDWATER HEAT PUMP OR GROUNDWATER HEATING OR COOLING SYSTEMS, ROOF DOWNSPOUTS, EXTERIOR FOUNDATION DRAINS, AREAWAY DRAINS, OR OTHER SOURCES OF SURFACE RUNOFF OR GROUNDWATER TO A BUILDING SEWER OR BUILDING DRAIN, WHICH IN TURN IS CONNECTED DIRECTLY OR INDIRECTLY TO A PUBLIC SANITARY SEWER. SEE WYDEQ 13.08.017
8. ALL SEWER MAINS SHALL BE JETTED PRIOR TO VIDEO INSPECTIONS. IF VIDEO INSPECTION REVEALS CONDITIONS INDICATING POSSIBLE PIPE DEFLECTION OR DEFORMATION, SUCH IDENTIFIED PIPE SEGMENTS SHALL REQUIRE DEFLECTION TESTING, TO BE PERFORMED BY CONTRACTOR AND WITNESSED BY THE TOWN.
9. ALL SEWER MAINS AND SERVICES SHALL BE TESTED PER TOWN OF JACKSON CONSTRUCTION STANDARDS PRIOR TO THEIR ACCEPTANCE BY THE TOWN OF JACKSON. SUCH TESTS SHALL BE CONDUCTED IN THE PRESENCE OF AUTHORIZED TOWN OF JACKSON STAFF AND THE ENGINEER. ANY REMEDY OF DEFECTS SHALL BE CARRIED OUT AT THE EXPENSE OF THE CONTRACTOR.
10. SANITARY SEWER MAINS ARE TO BE GRADED AT A MINIMUM OF 0.40% FOR 8" LINE. FLAT GRADE SEWER (BELOW THIS THRESHOLD) SHALL BE SUBJECT TO WYDEQ FLAT GRADE SEWERS VARIANCE. SEE POLICY 13.9.13.
 - 10.1. THE MINIMUM SLOPE PERMITTED FOR 8" AND LARGER PIPE WILL BE 0.002 FT/FT OR THE MINIMUMS LISTED IN THE CHAPTER XI, PART B, SECTION 9, REGULATIONS.
 - 10.2. THE GRAVITY SEWER MAIN MUST BE CONSTRUCTED USING EITHER ASTM D3034 SDR 35 PVC PIPE OR ASTM D 3035 POLYETHYLENE PIPE.
 - 10.3. THE PIPE MUST BE INSTALLED USING A SEWER LASER TO ENSURE AN ACCURATE AND UNIFORM GRADE.
 - 10.4. THE PIPE SHALL BE BEDDED WITH TYPE 1 BEDDING MATERIAL USING TYPE A TRENCH BACKFILL METHODS OR CEMENT TREATED FILL IN ACCORDANCE WITH THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS, SECTION 0225.
 - 10.5. ALL FLAT GRADE SEWERS SHALL BE INSTALLED UNDER THE SUPERVISION OF A FULL TIME INSPECTOR.
11. ALL MANHOLES SHALL HAVE EPOXY COATED INVERTS WITH 2 COATS OF SIKAGUARD 62 (RED, GREY) OR APPROVED EQUAL.



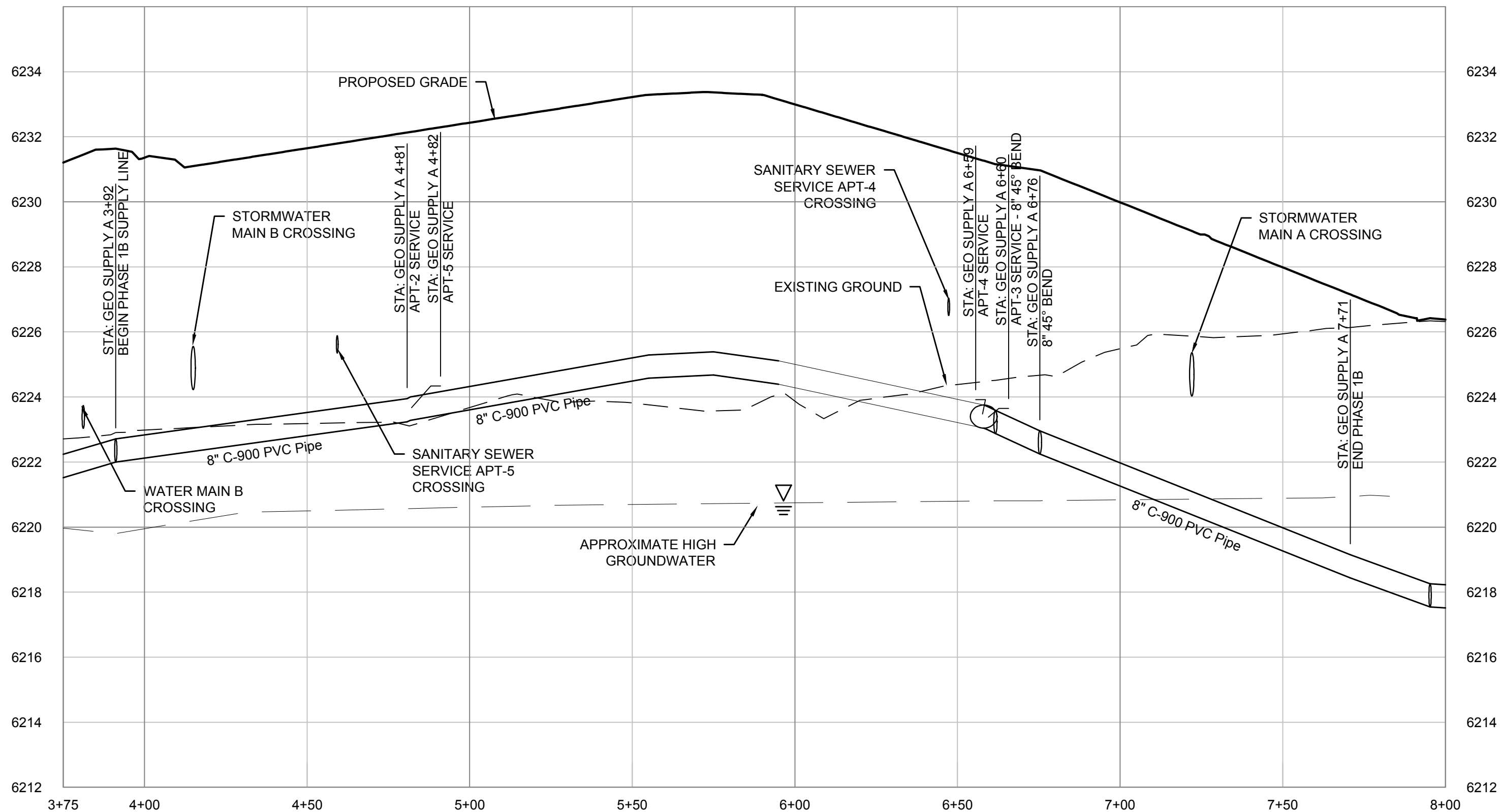
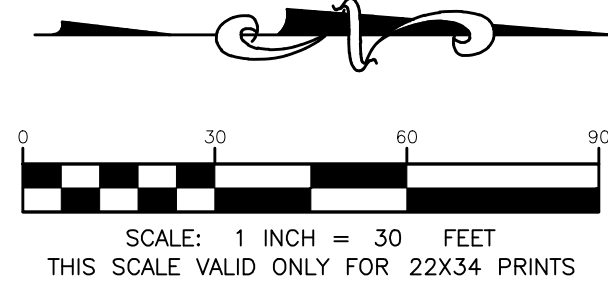
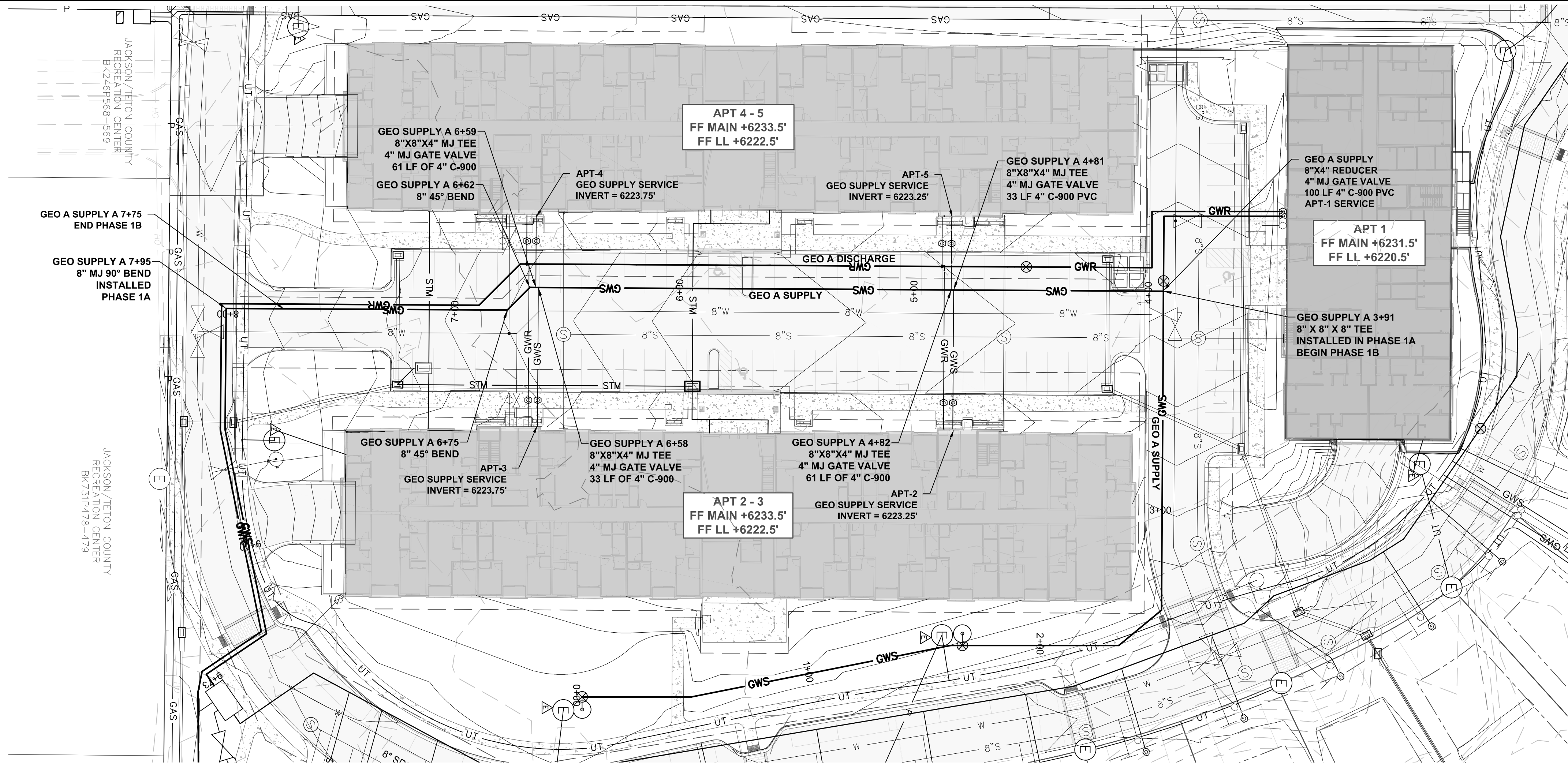
PROFILE VIEW: STORMWATER MAIN A
 STA: 3+00 - 4+35
 SCALE: HORIZ. 1"=30'
 VERT. 1"=3'



PROFILE VIEW: STORMWATER MAIN B
 STA: 1+75 - 3+80
 SCALE: HORIZ. 1"=30'
 VERT. 1"=3'

STORM WATER INSTALLATION NOTES:

- PHASE 1B STORMWATER INSTALLATION IS LIMITED TO THE PORTIONS OF STORMWATER MAINS A AND B AS SHOWN ON THIS PLAN. ADJACENT STORMWATER MAINS ARE SHOWN FOR REFERENCE PURPOSES ONLY. ADJACENT STORMWATER MAINS AND ASSOCIATED CONTINUATIONS OF MAINS A AND B WILL BE CONSTRUCTED AS PART OF PHASE 1A WORK. REFER TO PHASE 1A PLANS FOR DETAIL.
- STORM WATER LINES INSTALLED IN LANDSCAPED AREAS SHALL BE CONSTRUCTED OF ADS N-12 WT 18 PIPE (PER ASTM F2648) SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. INSTALL PER SPECIFICATIONS.
- STORM WATER LINES INSTALLED UNDER TRAVEL WAYS SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE.
- ALL STORM LINES SHALL BE INSTALLED UTILIZING ELEVATION CONTROL, SUCH THAT RECORD DRAWINGS CAN BE ACCURATELY DRAWN AND CONFORMANCE WITH THE CONSTRUCTION PLANS DOCUMENTED.
- WATER, SEWER, AND GEOTHERMAL CROSSINGS OF THE STORM WATER LINES SHALL BE INSULATED WITH RIGID INSULATION IF WITHIN FOUR LINEAR FEET (IN ALL DIRECTIONS) OF THE STORM WATER MAIN. INSULATION SHALL BE COMPLETED PER TOWN STANDARD.
- STORM WATER MAN HOLES SHALL BE CONSTRUCTED/INSTALLED TO THE SAME STANDARDS OF SANITARY SEWER MANHOLES WITH THE FOLLOW EXCEPTIONS.
 - THE SUMP DEPTH AS INDICATED ON PLANS (FLAT BOTTOMS)
 - THE MANHOLE FRAME AND COVER SHALL BE MODEL NO. A-1055, AS MANUFACTURED BY D&L SUPPLY OF LONDON, UTAH, MODIFIED PER TOJ STANDARDS, OR APPROVED EQUAL. COVER SHALL BE MARKED "STORM DRAIN".
- ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A FILTER FABRIC, OR EQUIVALENT BARRIER.

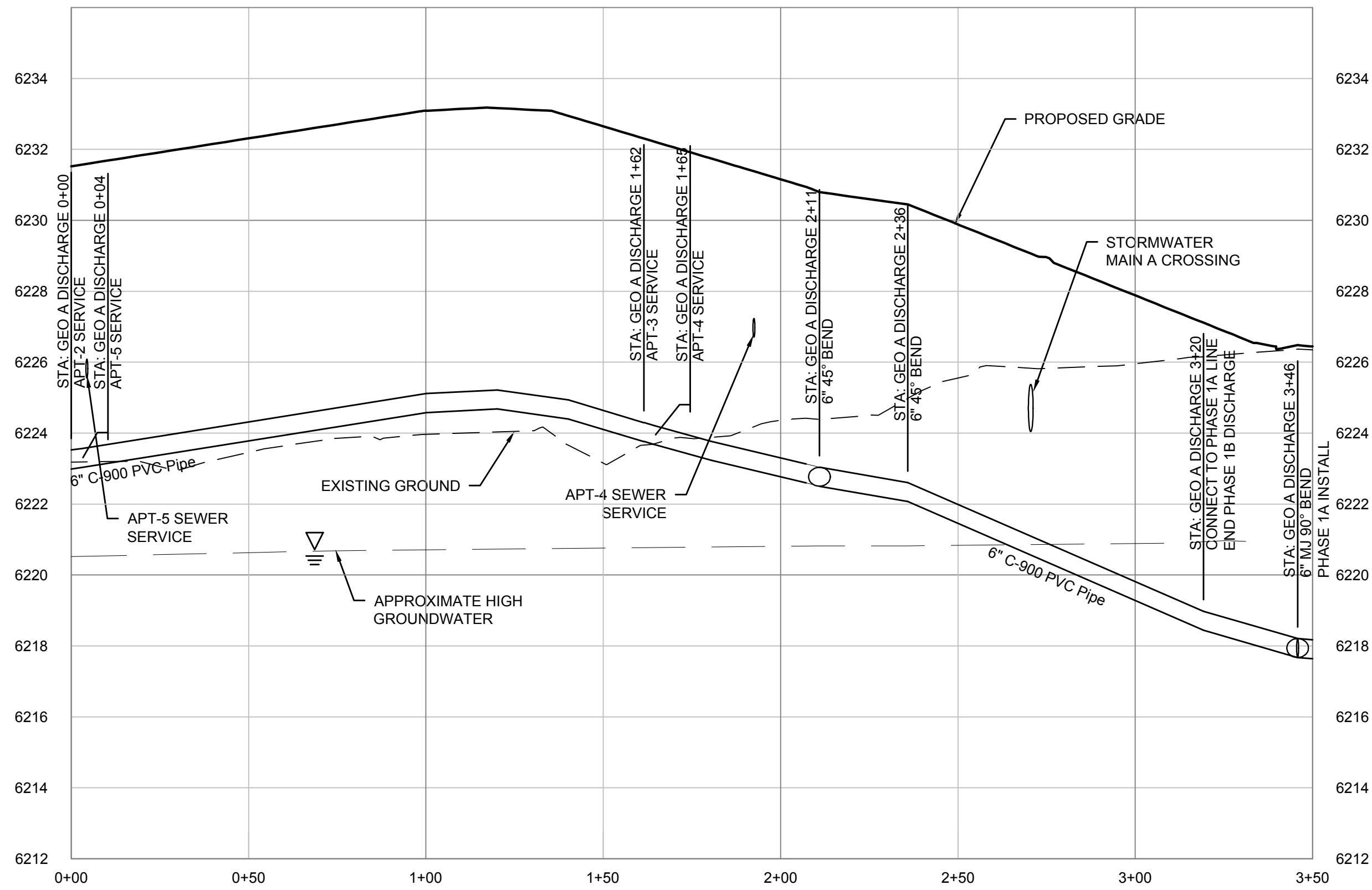
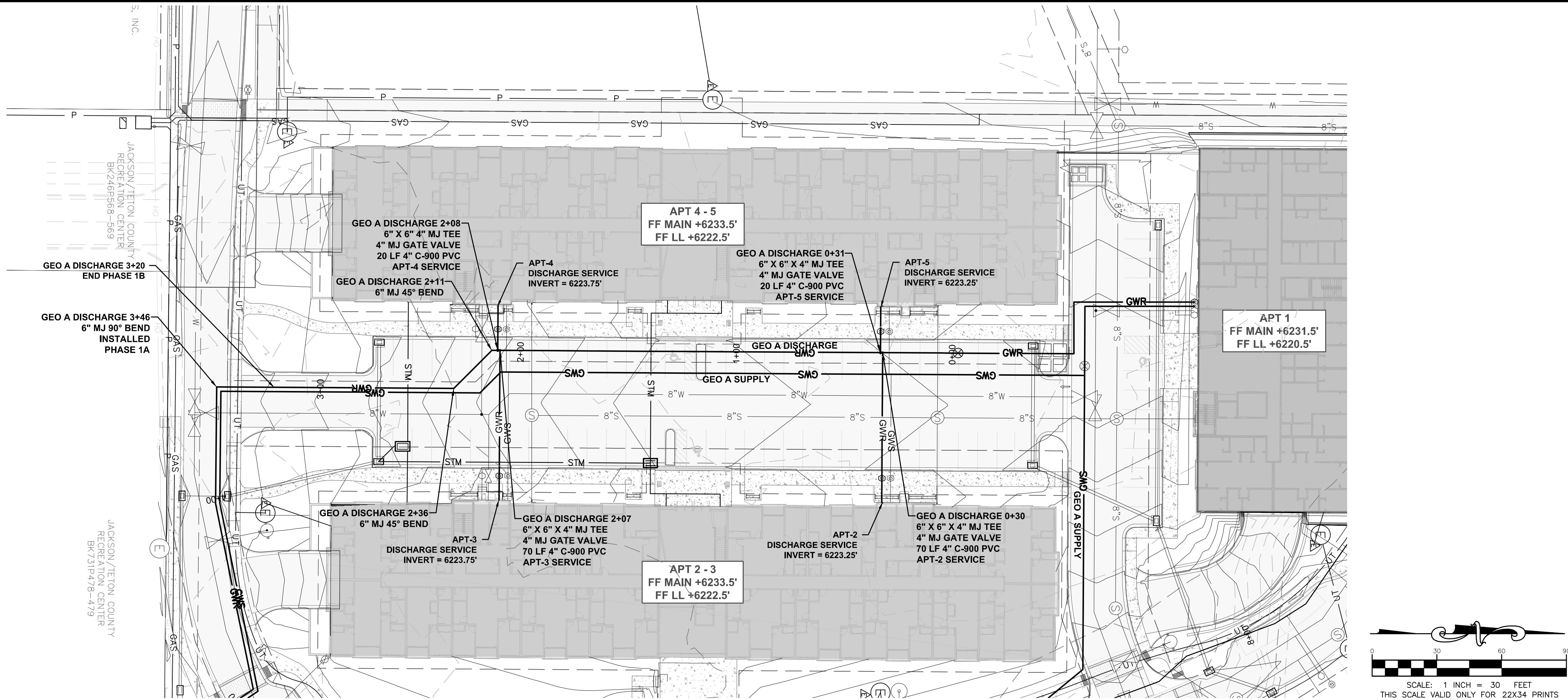


PROFILE VIEW: GEOTHERMAL SUPPLY MAIN A
STA: 3+75 - 8+00
SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=3'

GEOTHERMAL INSTALLATION NOTES:

- PHASE 1B GEOTHERMAL SUPPLY AND DISCHARGE INSTALLATION IS LIMITED TO THE PORTIONS OF GEOTHERMAL SUPPLY AND DISCHARGE MAIN A AS SHOWN ON THIS PLAN. ADJACENT GEOTHERMAL MAINS ARE SHOWN FOR REFERENCE PURPOSES ONLY. ADJACENT GEOTHERMAL MAINS AND ASSOCIATED CONTINUATIONS OF GEOTHERMAL MAIN A WILL BE CONSTRUCTED AS PART OF PHASE 1A WORK. REFER TO PHASE 1A PLANS FOR DETAIL.
- ALL GEOTHERMAL MAINS SHALL BE DR18 C900 PVC PIPE CONFORMING TO THE PROVISIONS OF AWWA RECOMMENDED SPECIFICATIONS C900, CURRENT REVISIONS, AND ALL INSTALLATION SHALL BE IN STRICT COMPLIANCE WITH THE MANUFACTURER'S DIRECTIONS.
- SERVICE LINES ARE TO BE POLYETHYLENE, SIZED PER PLANS. LARGER SERVICES 12" SHALL BE DR-18 C900 PIPE.
- GEOTHERMAL LINES (SUPPLY AND DISCHARGE) SHALL BE INSTALLED WITH TRACE WIRE FOR LOCATING PURPOSES. TRACE WIRE TO BE INSTALLED PER SPECIFICATIONS.
- GEOTHERMAL LINES ARE TO BE CONSTRUCTED IN THE SAME MANNER AS WATER LINES WITH THE EXCEPTION OF THE FOLLOWING:
 - GEOTHERMAL VALVES AND CURB STOP COVERS SHALL NOT BE MARKED WATER. ALL TRACE WIRE AND ABOVE GROUND ACCESS BOXES SHALL BE INSTALLED PER THE AWWA UNIFORM COLOR CODE (GEOTHERMAL = PURPLE).
- ALL FITTINGS SHALL BE MECHANICAL JOINTS WITH JOINT RESTRAINT AND THRUST BLOCKS INSTALLED PER DETAILS AND SPECIFICATIONS.
- ALL FITTINGS SHALL HAVE STAINLESS STEEL OR CORROSIVE RESISTANT BOLTS AND BE "POLY WRAPPED".
- PIPE JOINT DEFLECTION ALLOWED TO MAINTAIN ALIGNMENT. STAB PIPE IN LINE THEN DEFLECT PIPE, ONLY AT JOINT. MAX DEFLECTION 2.5 DEGREES. 2.5 DEGREES IS 12" FOR A 20 LINEAR FOOT LENGTH OF PIPE.
- HOA WILL LOCATE GEOTHERMAL OR ALLOW TOWN TO LOCATE GEOTHERMAL LINES AS NEEDED.

DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C7.1



PROFILE VIEW: GEOTHERMAL A DISCHARGE
STA: 0+00 - 3+50
SCALE: HORI 1" = 30'
VERT. 1" = 3'

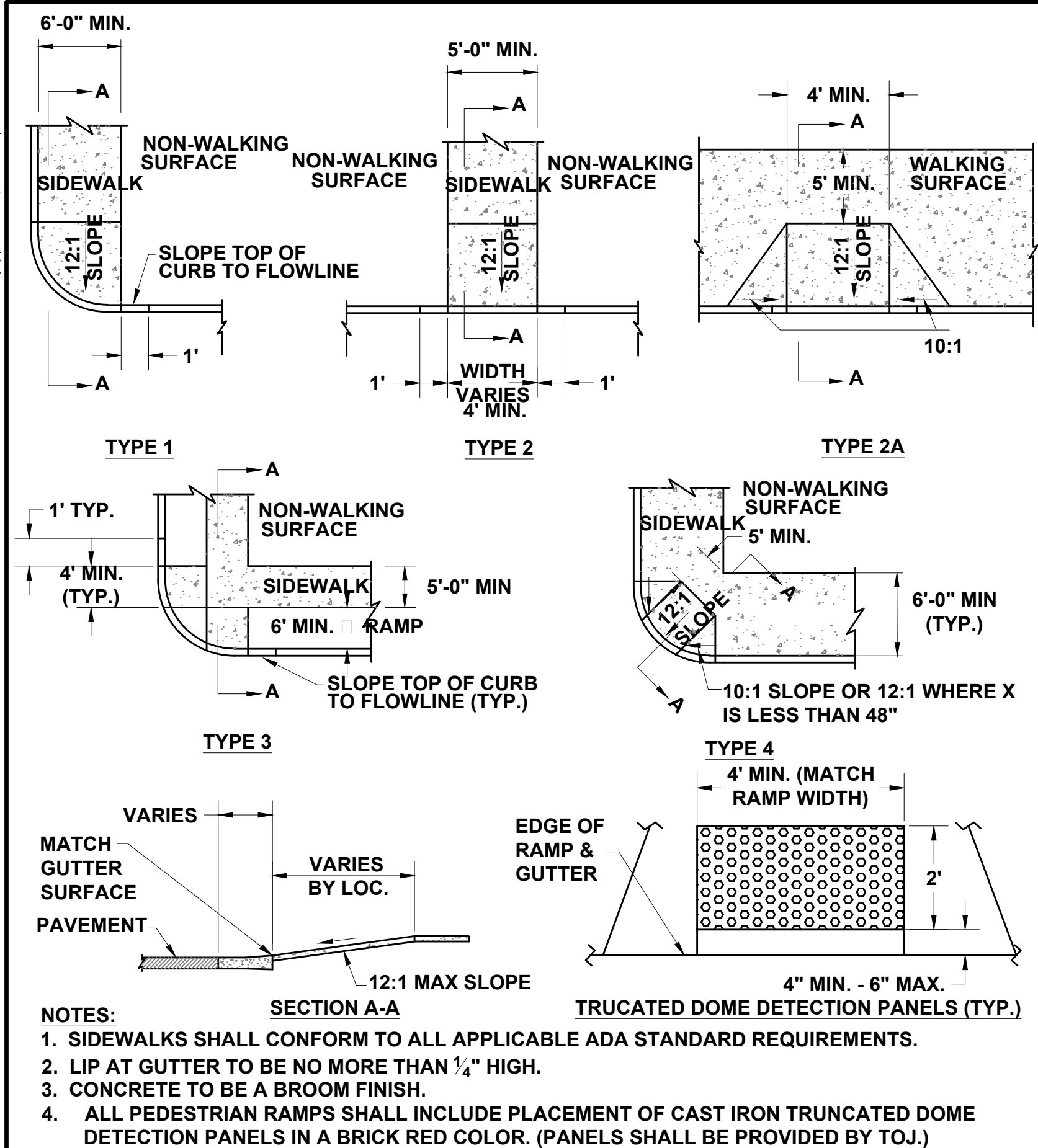
GEOTHERMAL INSTALLATION NOTES:

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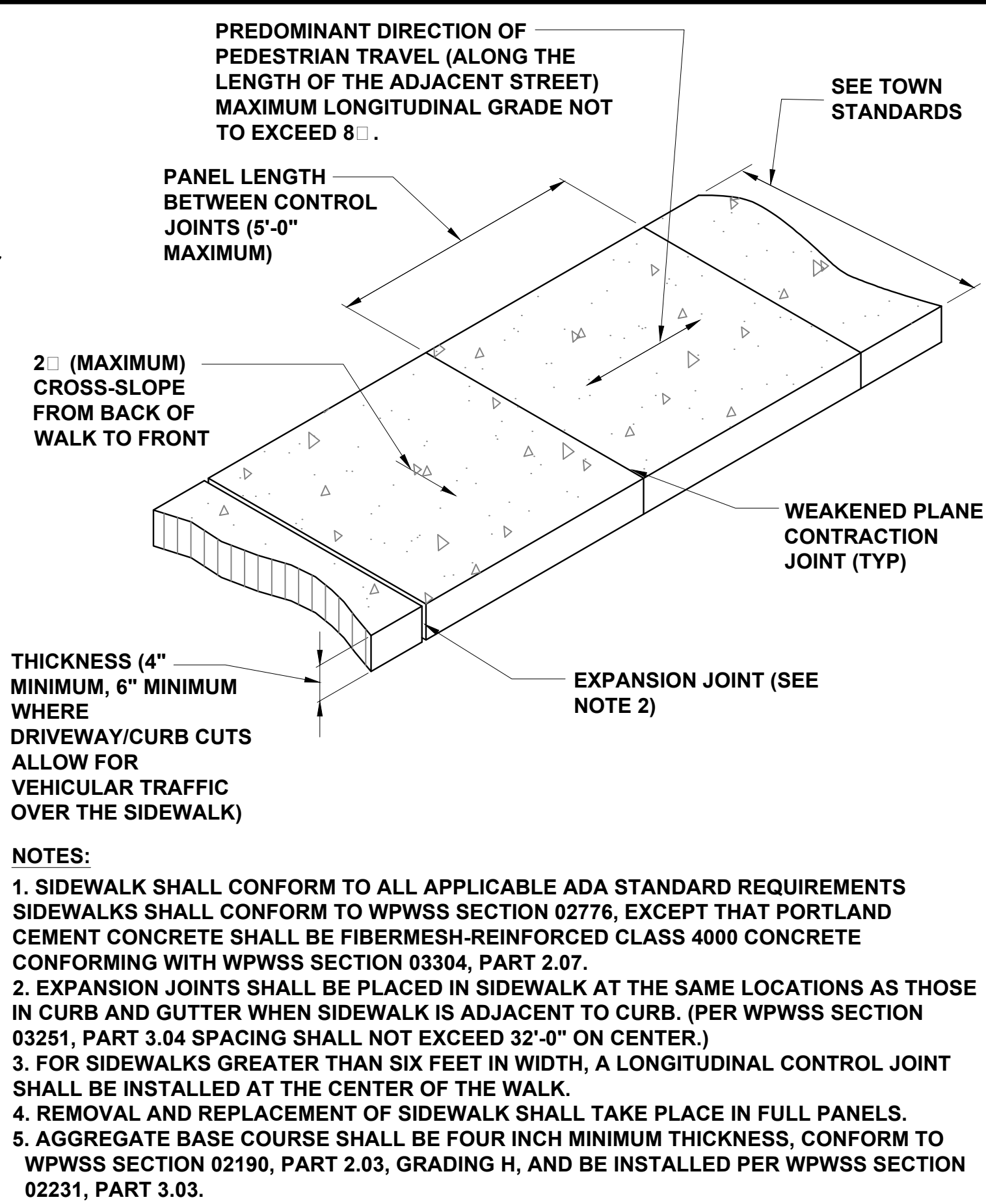
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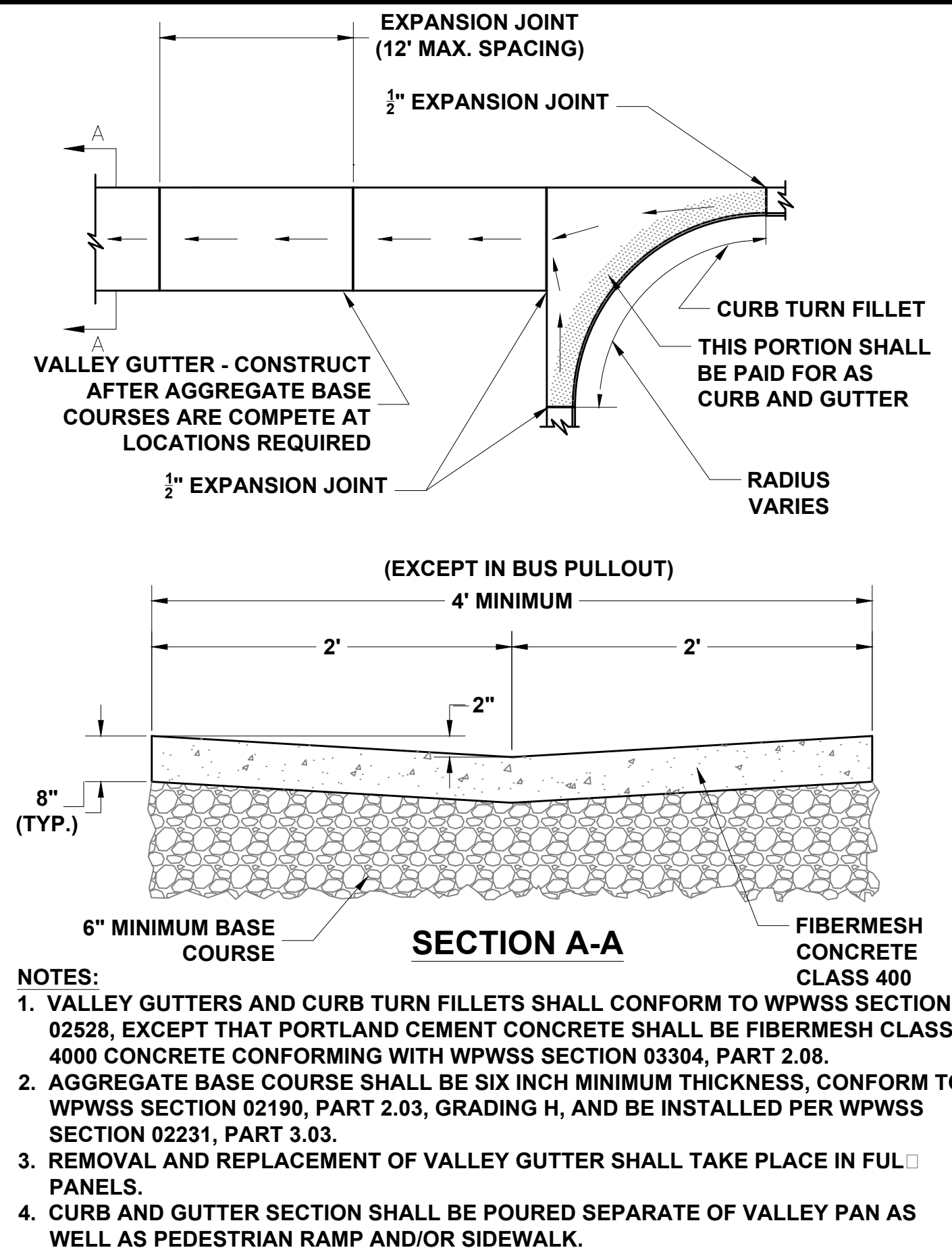
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Ver. 15.1
Revised by: Jorgensen on Jun 20, 2016, 3:28pm



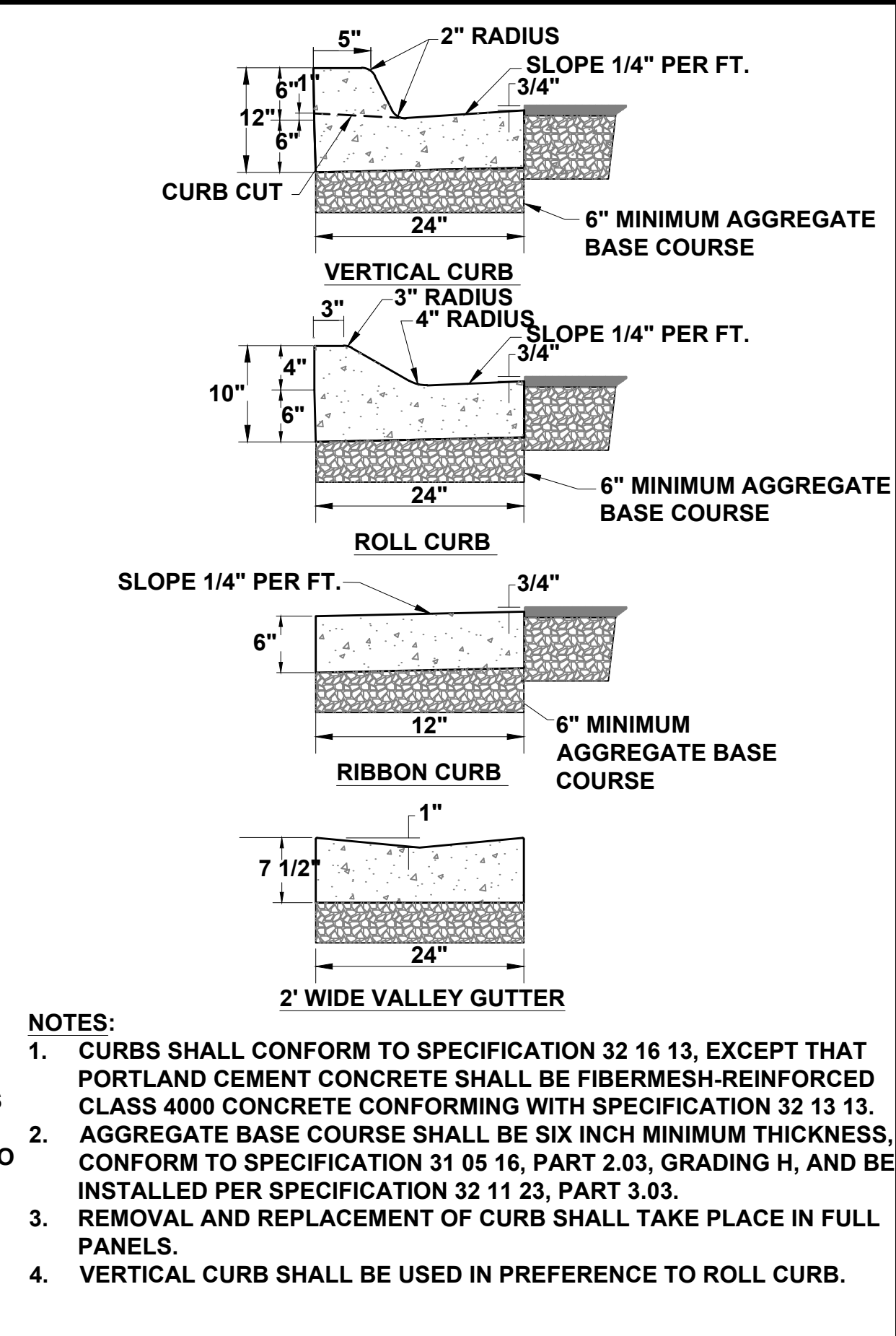
1 PEDESTRIAN RAMP DETAILS
C8.1 NOT TO SCALE



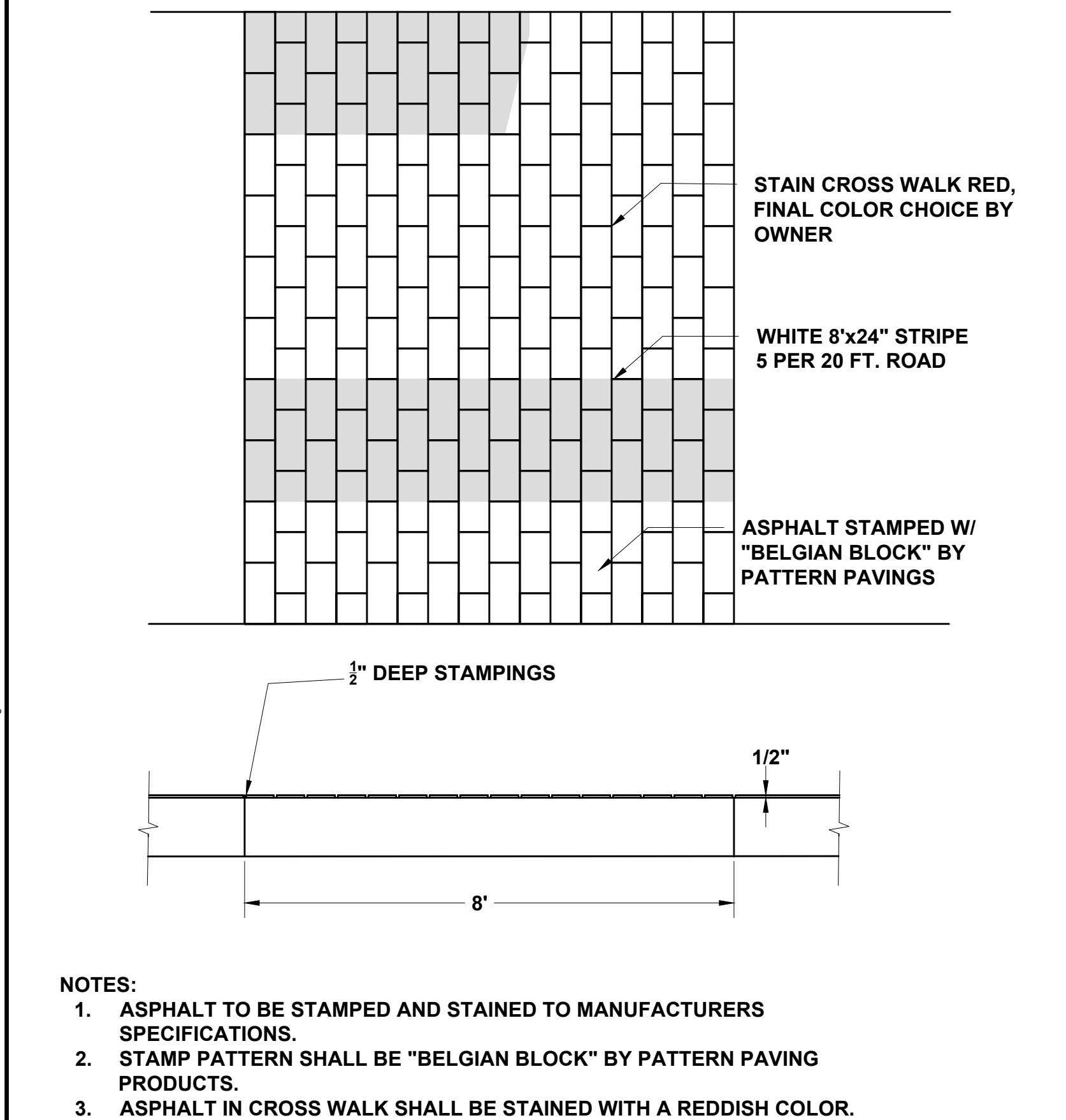
2 SIDEWALK DETAIL
C8.1 NOT TO SCALE



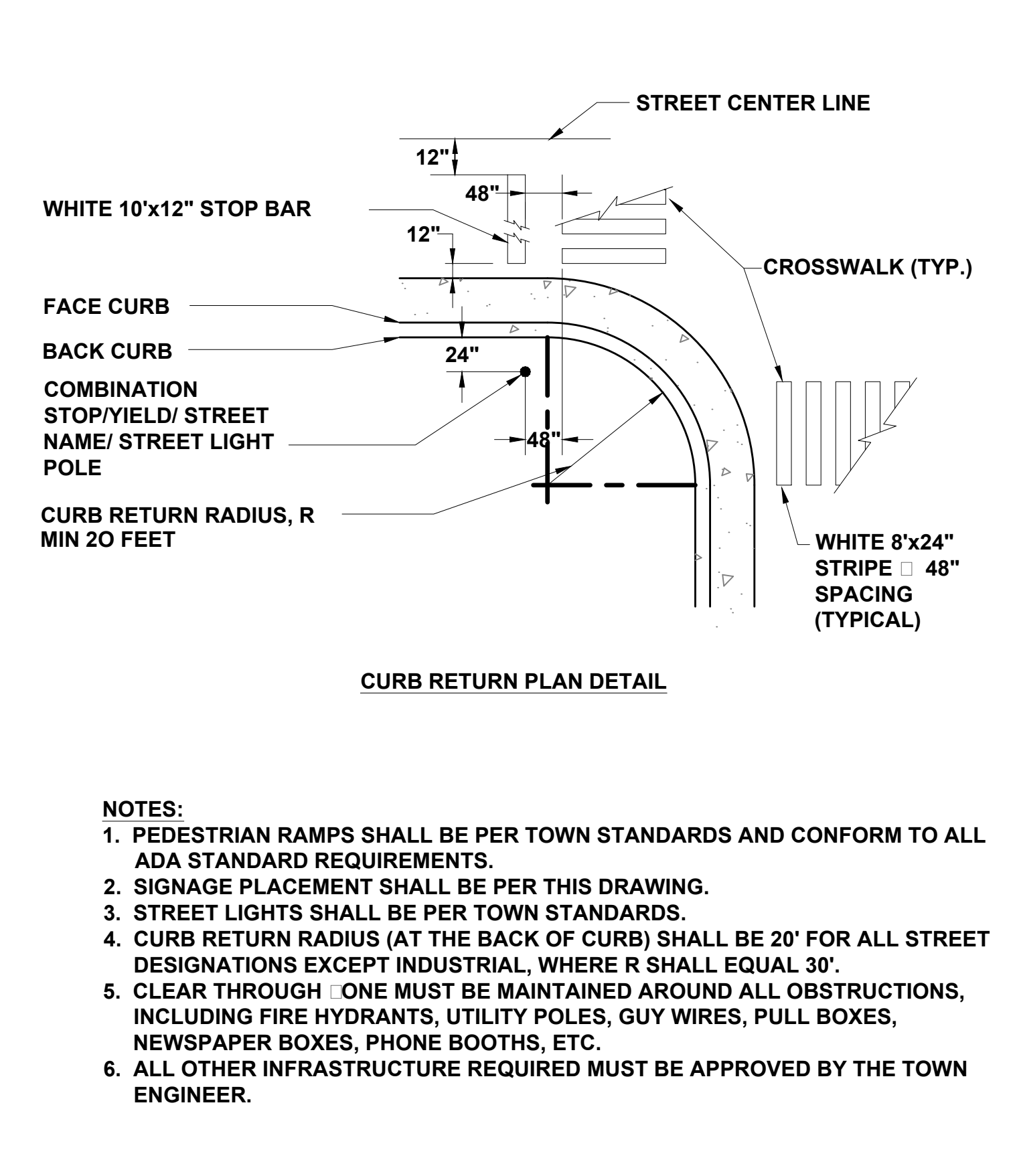
3 VALLEY GUTTER DETAIL
C8.1 NOT TO SCALE



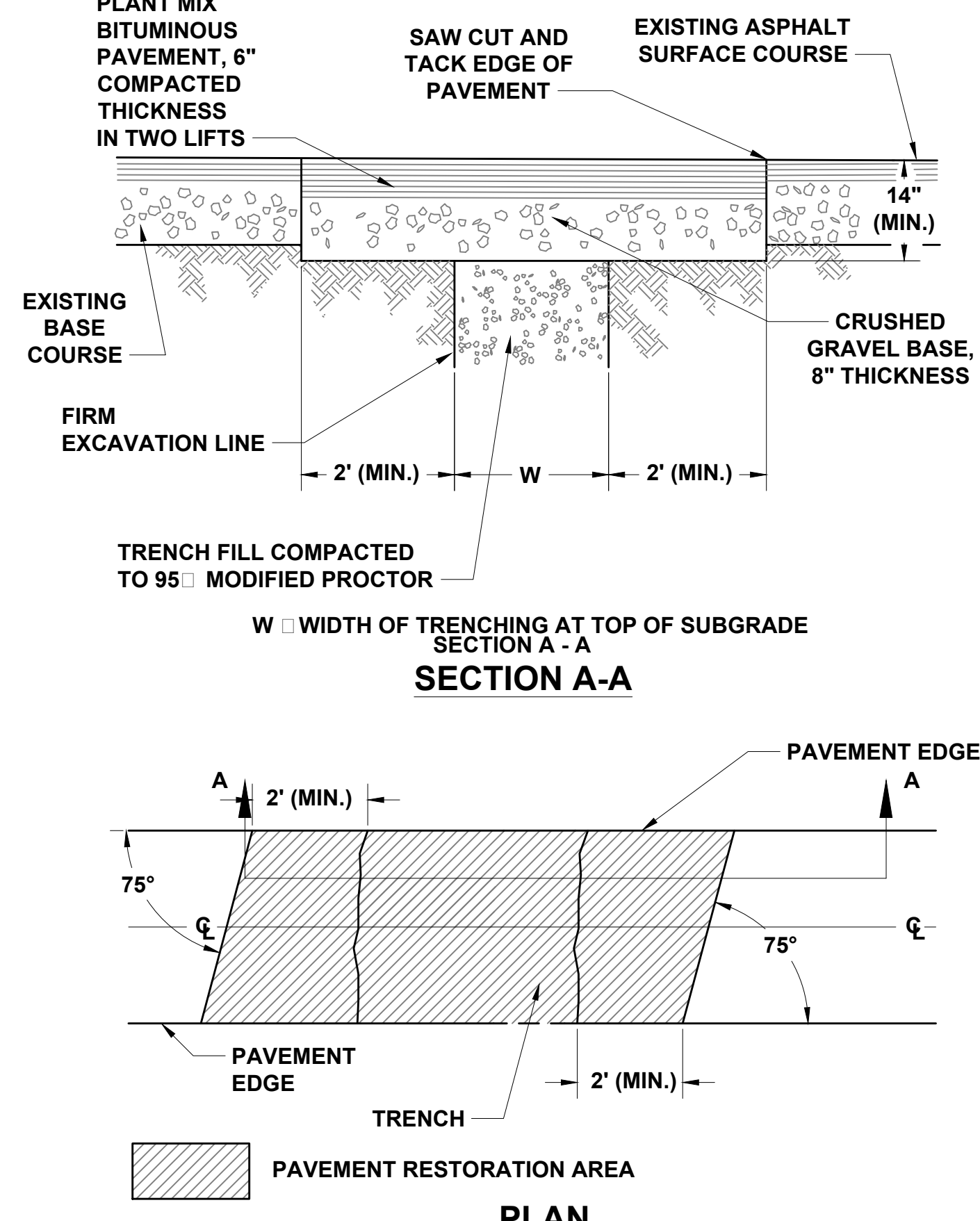
4 CURB DETAILS
C8.1 NOT TO SCALE



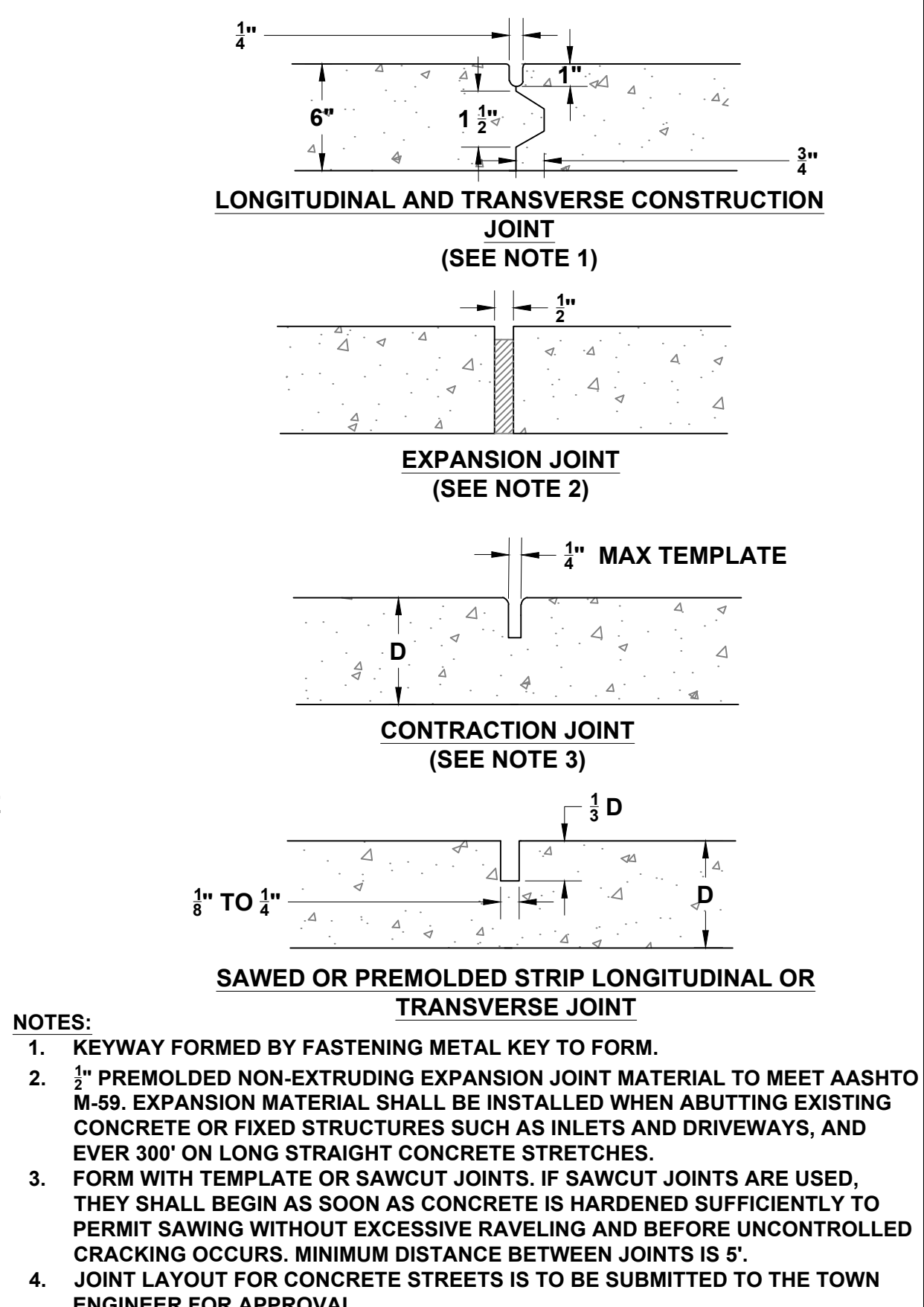
5 CROSSWALK DETAIL
C8.1 NOT TO SCALE



6 STREET INTERSECTION DETAILS
C8.1 NOT TO SCALE



7 PERMANENT CO. ROAD RESTORATION DETAIL
C8.1 NOT TO SCALE



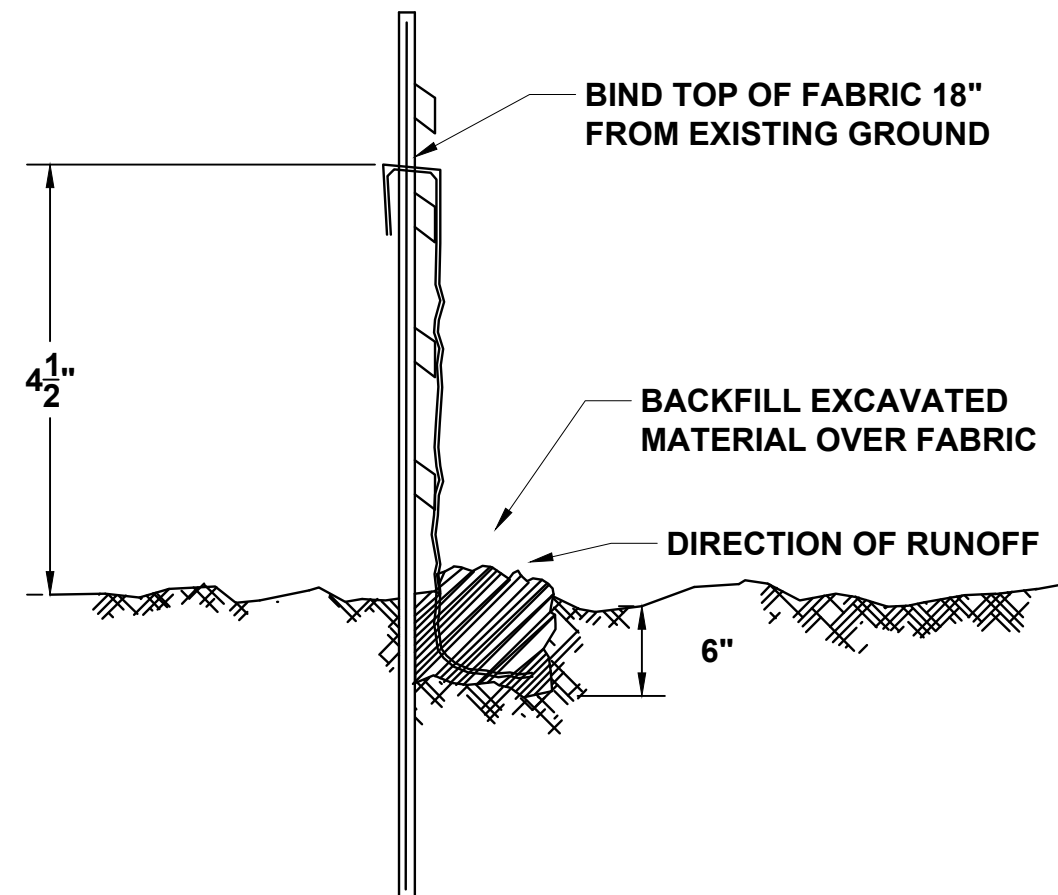
8 PAVING AND CONCRETE JOINT DETAILS
C8.1 NOT TO SCALE

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PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

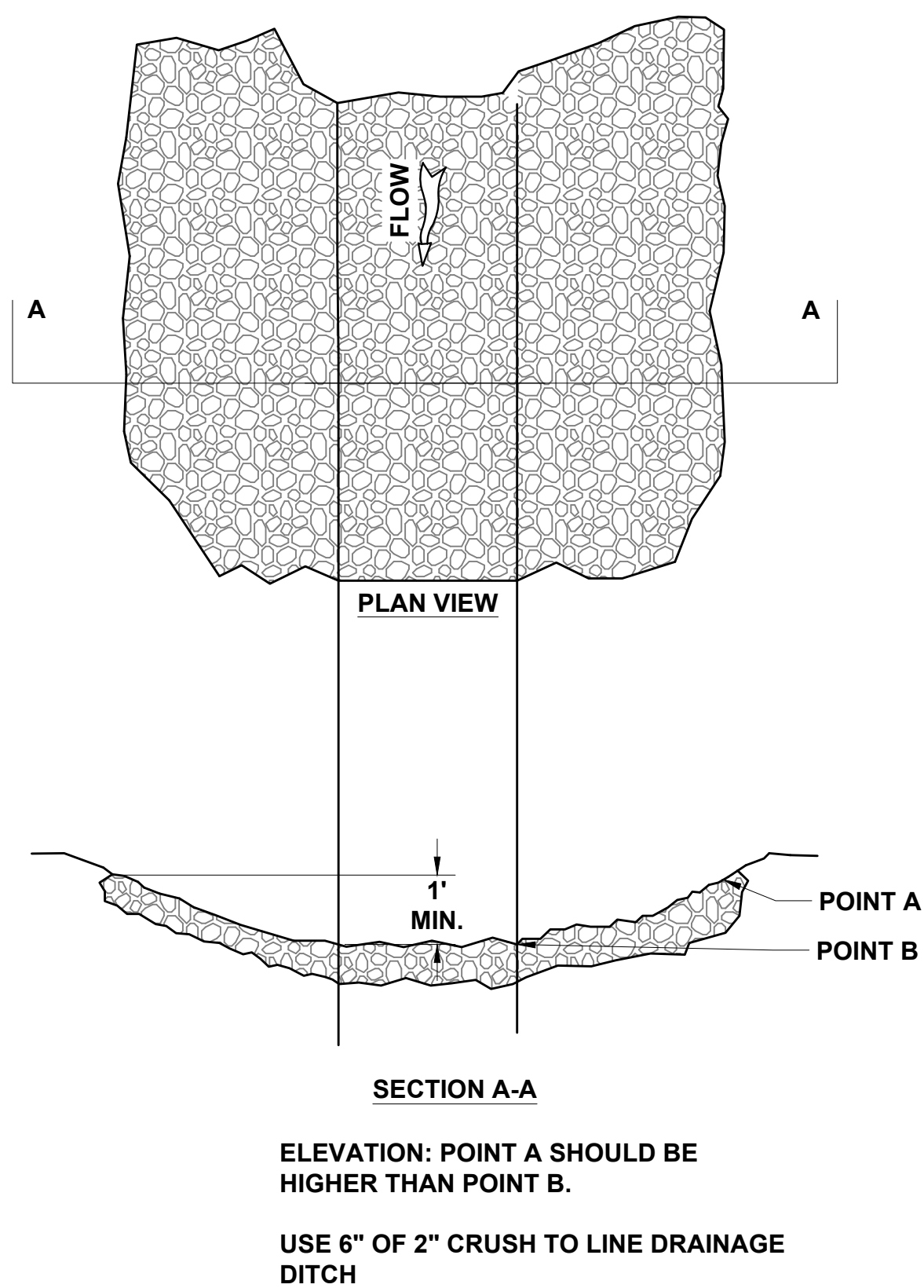
SHEET TITLE:
ROAD AND SITE DETAILS

DRAFTED BY:	BS
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PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C8.1



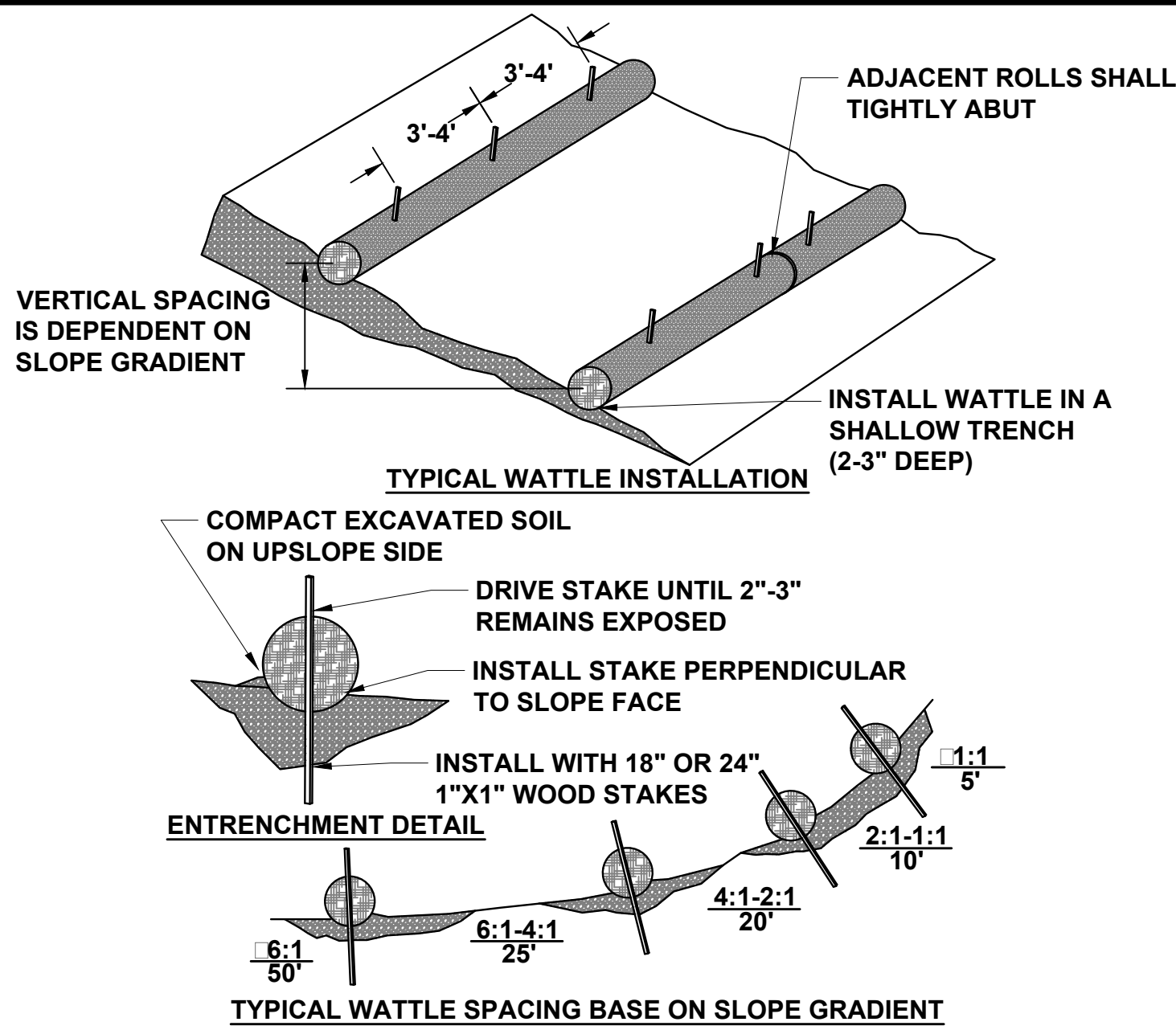
- NOTE:**
1. USE MIRAFI 100X FILTER FABRIC WITH STEEL FENCE POSTS AT 10'0" O.C. MAX., OR APPROVED EQUAL.
 2. PLACE SILT FENCE BARRIER DOWN GRADIENT OF CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS TO CONTROL SILT FROM LEAVING THE SITE.

1 **SILT FENCE BARRIER ILLUSTRATIVE DETAIL** C8.1 NOT TO SCALE



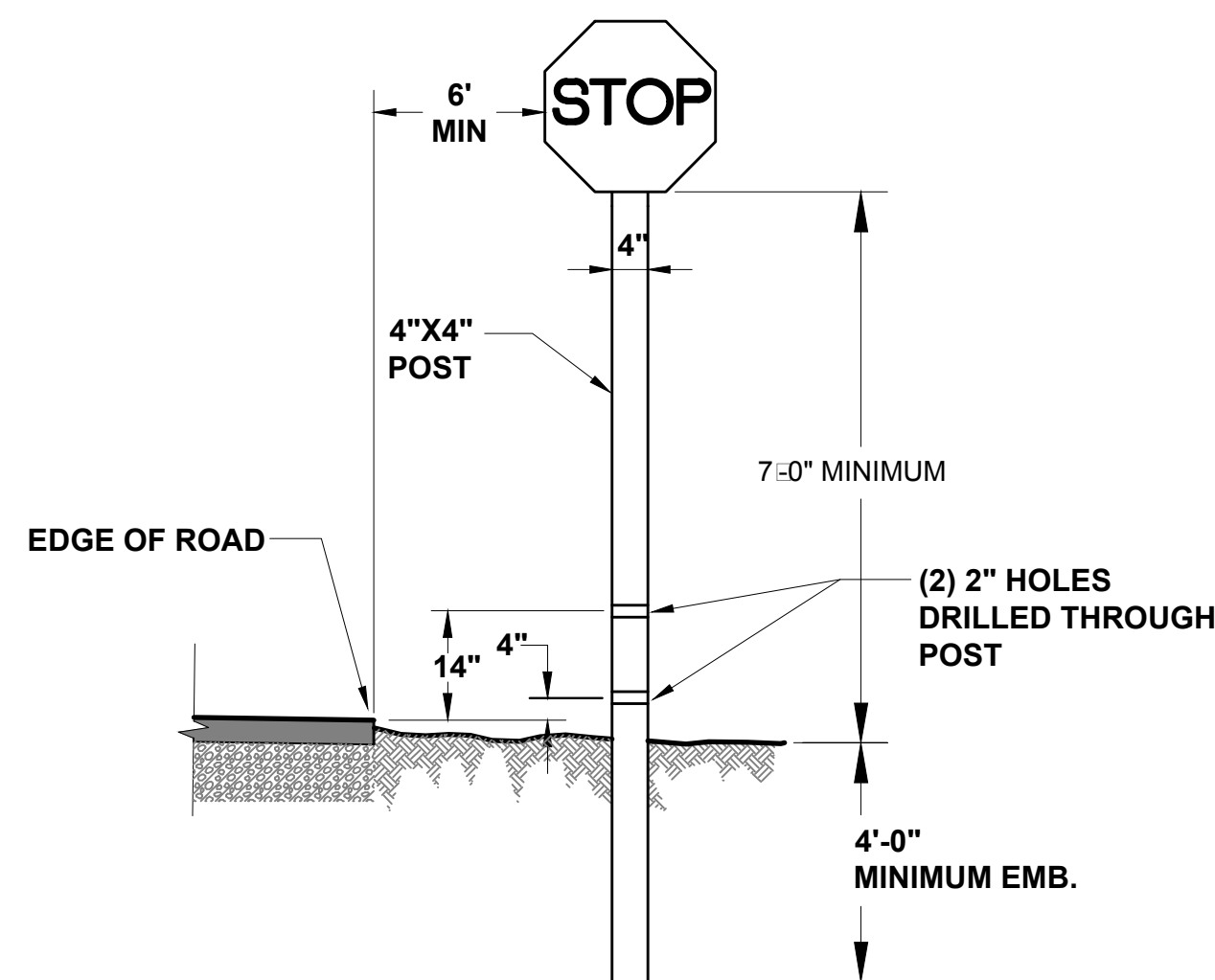
4 DRAINAGE DITCH DETAIL

C8.2 NOT TO SCALE



- NOTE:**
1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2"-3" DEEP BY 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
 2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ADJUT.
 3. SECURE THE WATTLE WITH 18"-24" STAKES EVERY 3'-4" AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2"-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.
 4. EROSION CONTROL PLAN AND LOCATION OF STRAW WATTLES SHALL BE APPROVED BY THE TOJ PUBLIC WORKS DEPARTMENT.

2 TYPICAL STRAW WATTLE DETAIL



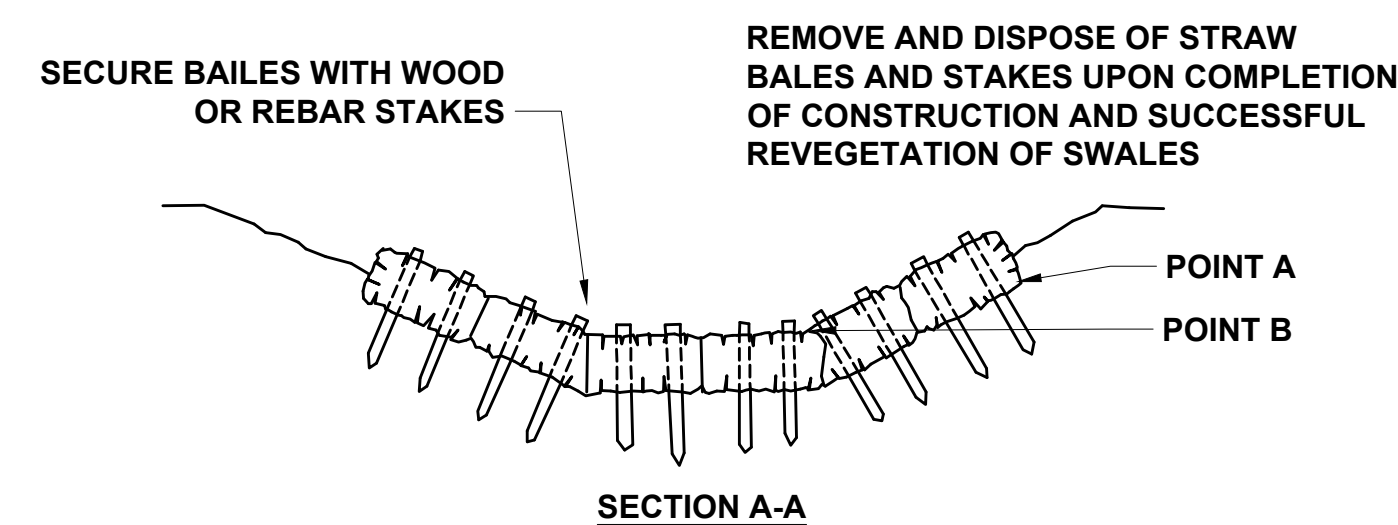
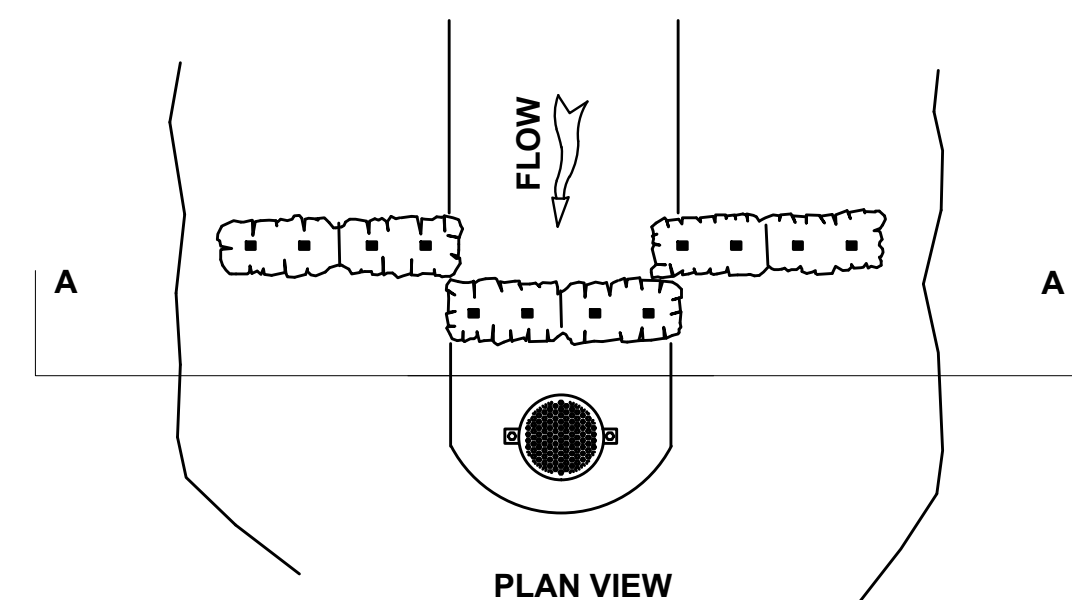
- NOTES:**
- 1. HARDWARE TO BE GALVANIZED STEEL OR ALUMINUM ALLOY BOLTS, NUTS AND WASHERS**
 - 2. SEE LANDSCAPE PLAN, SHEET L1.01 OF THIS DRAWING SET, FOR DETAILS ON STREET NAME SIGNS.**

<u>SIGN TABLE</u>		
<u>SIGN</u>	<u>MUTCD CODE</u>	<u>SI E, INCHES</u>
STOP	R1-1	30x30
NO PARKING ON PAVEMENT	R8-1	24x30
SPEED LIMIT	R2-1	24x30
ROAD NAME SIGN	D3-1 □	VARIES

☐ OR APPROVED EQUAL.

5 SIGN DETAIL

C8.2 NOT TO SCALE

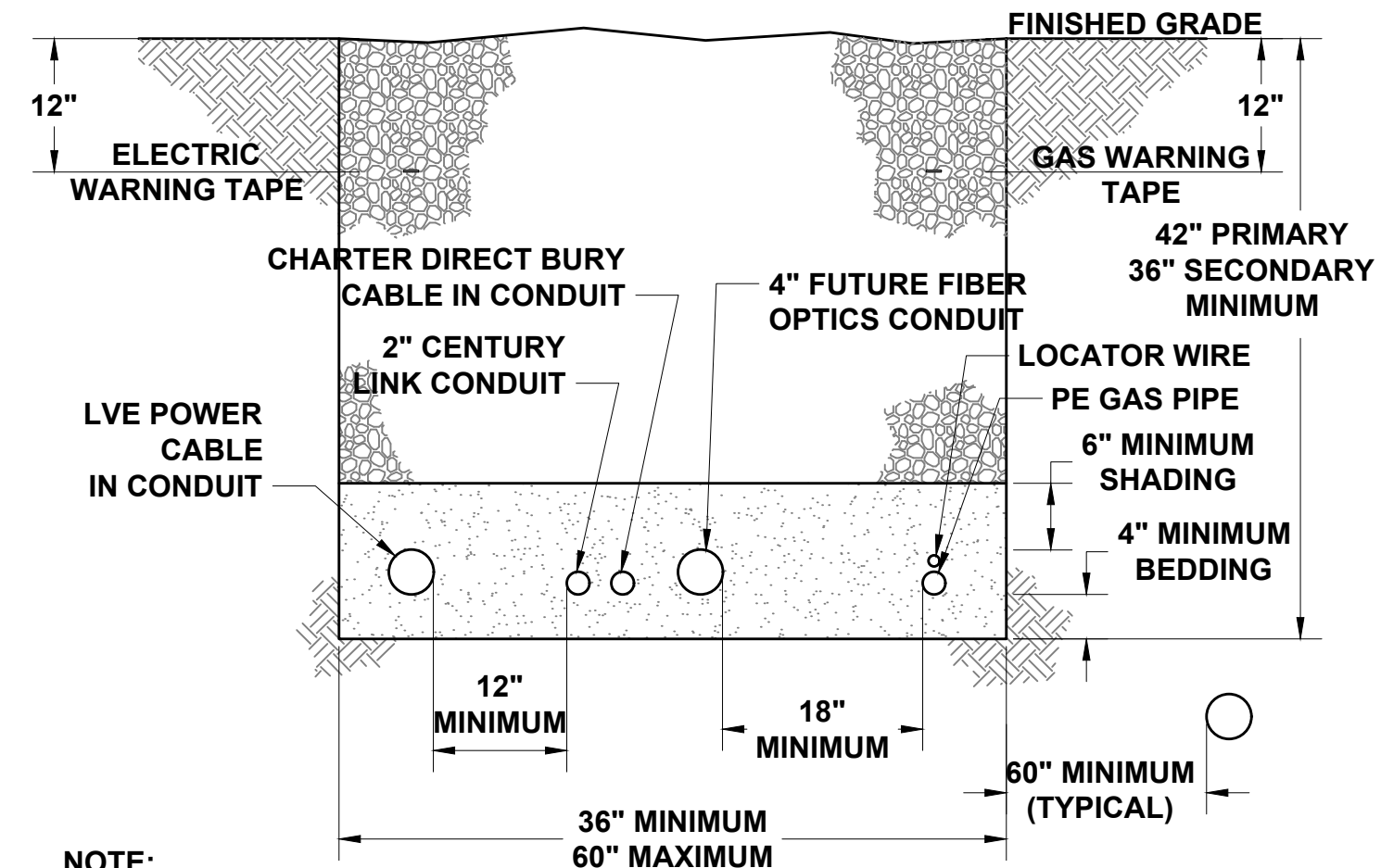


ELEVATION: POINT A SHOULD BE HIGHER THAN POINT B.

FOR SMALL DITCHES USE ONLY 3 STRAW BALES.

3 **TEMPORARY STRAW BALE BARRIER DETAIL**

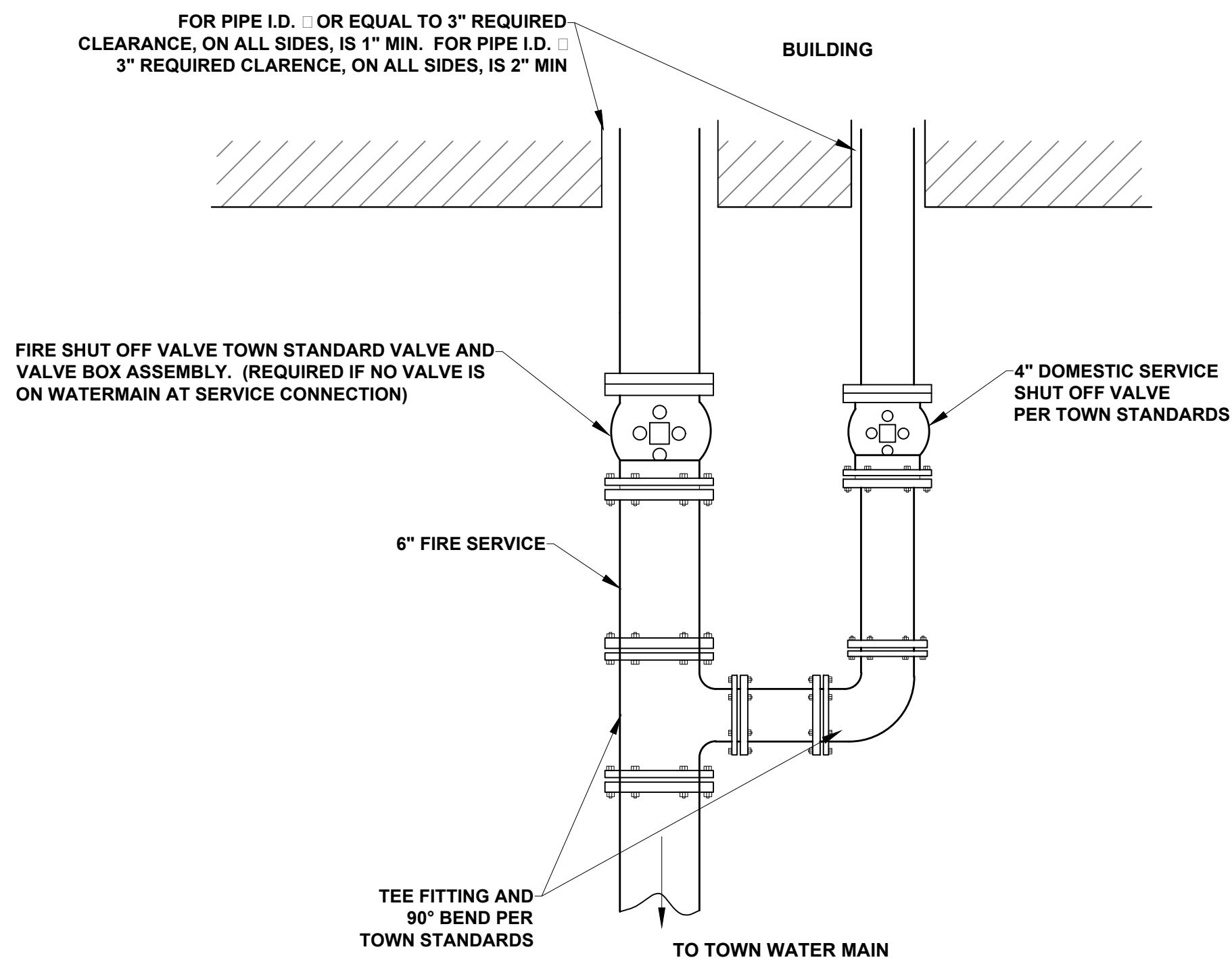
C8.2 NOT TO SCALE



- NOTE: 60" MAXIMUM
1. CONTRACTOR SHALL VERIFY EXISTING UTILITIES TYPE, SIZE, AND DEPTH PRIOR TO ORDERING MATERIALS.
 2. WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER, SEWER, AND/OR GAS PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" LENGTH OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LESS THAN 24" ON EITHER SIDE OF THE CROSSING.
 3. CUSTOMER INSTALLED CONDUIT MUST BE INSPECTED BY LVE, OR OTHER UTILITY COMPANIES, PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
 4. ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
 5. BEDDING AND SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A $\frac{1}{4}$ " SCREEN (SAND IS RECOMMENDED).
 6. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR INSTALLATION.
 - 6.1 SOME CONDUIT AND INSTALLATION ARE PROVIDED BY THE UTILITY COMPANY - VERIFY WITH UTILITY AGREEMENTS.
 7. SEE ELECTRICAL PLANS AND RISER DIAGRAMS FOR DETAILS ON QUANTITY AND SIZE OF CONDUITS.
 8. 4" SPARE CONDUIT SHALL BE PLACED ONLY UNDER ALL ROADWAY CROSSINGS. END CAPS AND #4 REBAR FROM END OF CONDUIT TO 4" BELOW FINISHED GRADE.
 9. ADDITIONAL 4" SPARE CONDUIT MAY BE INSTALLED FROM R.O.W. VAULTS TO BUILDING FOR FUTURE CONNECTION OF UNDERGROUND WIRING

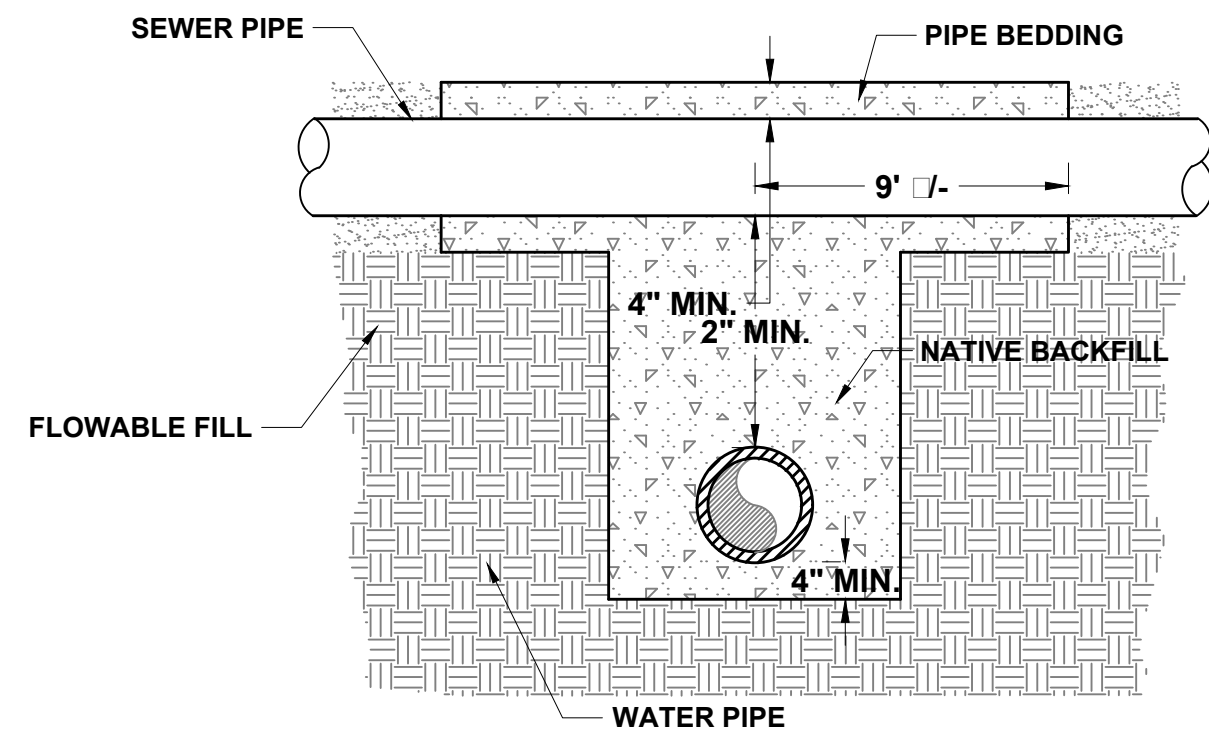
6 TYPICAL UTILITY TRENCH C8.2 NOT TO SCALE

DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
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SHEET	
C8.2	



- NOTES:**
1. FIRE SERVICE LINE ENTRY INTO BUILDING OR STRUCTURE SHALL BE SUBJECT TO REGULATIONS OF AND REVIEW BY THE TOWN OF JACKSON BUILDING DEPARTMENT AND FIRE MARSHALL.
 2. ALL BURIED FITTINGS SHALL HAVE STAINLESS OR CORROSIVE RESISTANT BOLTS AND BE POLY WRAPPED.

1	FIRE SERVICE WITH WATER SERVICE
C8.3	NOT TO SCALE



WATER/SEWER CROSSING NOTES:

NORMAL CONDITIONS - WATER MAINS CROSSING SANITARY SEWER MAINS, OR STORMS SEWERS SHALL BE LAID ABOVE TO PROVIDE A VERTICAL SEPARATION OF AT LEAST EIGHTEEN (18) INCHES WHENEVER POSSIBLE. THEY DISTANCE SHALL BE MEASURED FROM THE TIP OF THE SEWER PIPE TO THE BOTTOM OF THE WATER PIPE.

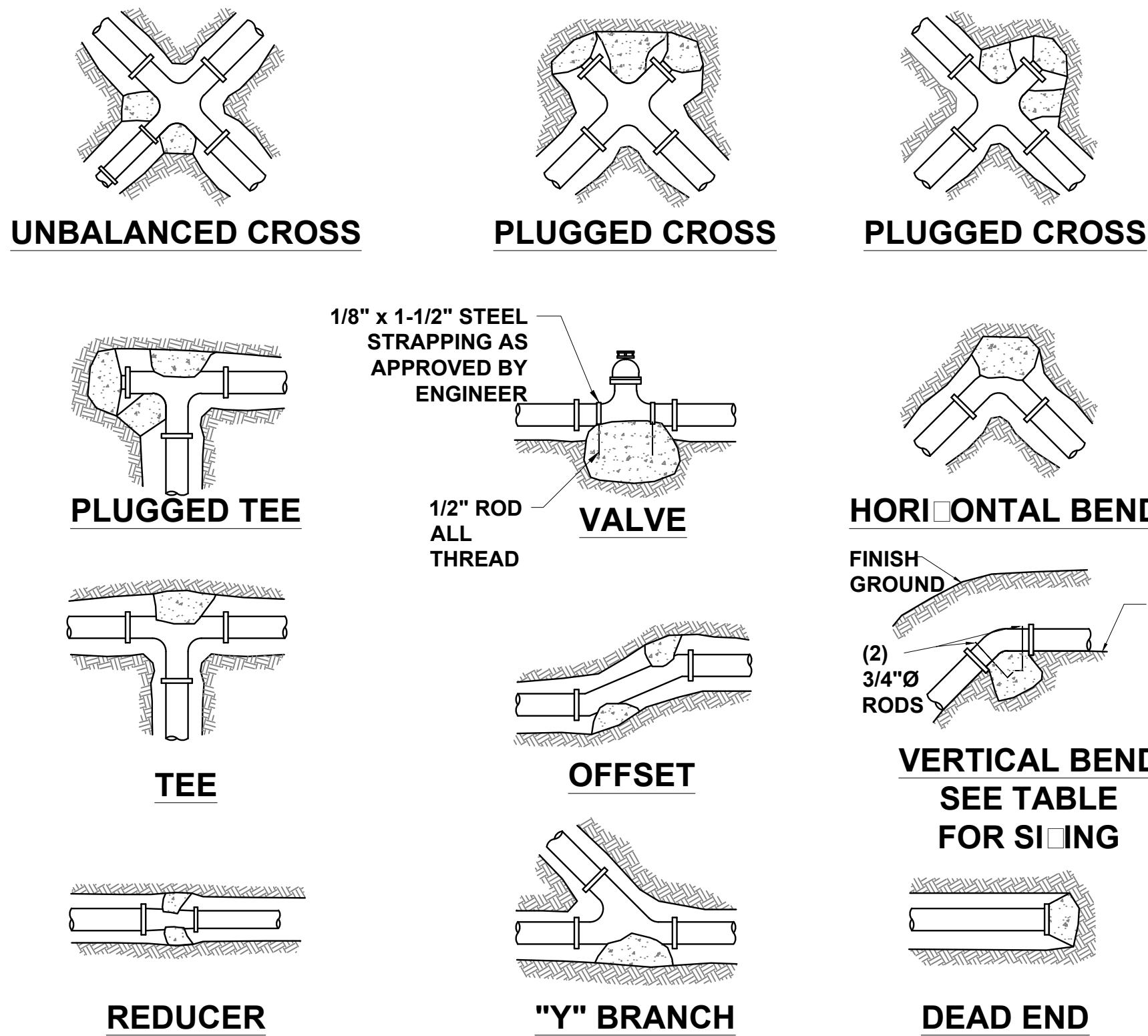
UNUSUAL CONDITIONS- WHEN LOCAL CONDITIONS PREVENT A VERTICAL SEPARATION OF AT LEAST (18) INCHES AS NOTED ABOVE, THE FOLLOWING CONSTRUCTION SHALL BE USED:

- 1) THE SANITARY SEWER OR STORM SEWER JOINTS SHALL BE CONSTRUCTED OF MATERIALS WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION (SDR 26 OR C-900) AND SHALL BE TESTED FOR WATER TIGHTNESS BE SEWER LINE METHODS OR
- 2) THE SANITARY SEWER, STORM SEWER OR WATER MAIN SHALL BE PLACED IN A SEPARATE CASING PIPE EXTENDING A MINIMUM OF NINE (9) FEET EACH SIDE OF THE CROSSING OR
- 3) THE SANITARY SEWER SHALL BE ENCASED IN FLOWABLE FILL A MINIMUM OF NINE (9) FEET EACH SIDE OF CROSSING.
- 4) WATER MAINS PASSING UNDER SEWER LINES SHALL IN ADDITION TO THE ABOVE REQUIREMENTS, BE PROTECTED BY PROVIDING FLOWABLE FILL BETWEEN WATER AND SEWER LINES FOR ADDITIONAL SUPPORT.
- 5) FLOWABLE FILL SHALL BEAR ON UNDISTURBED SOIL AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 30 PSI TO 60 PSI.

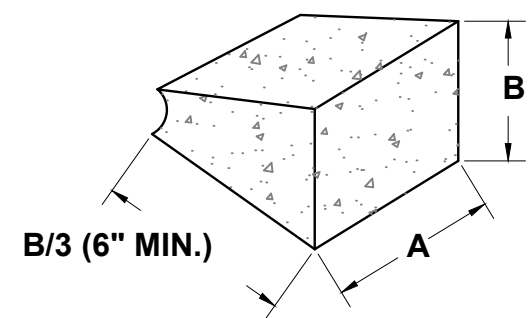
REFERENCE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS SECTION 02510.

(REF. WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS)

3	WATER / SEWER CROSSING
C8.3	NOT TO SCALE



MINIMUM DIMENSIONS FOR THRUST BLOCKING										
FITTING SI E	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
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"	3'-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:

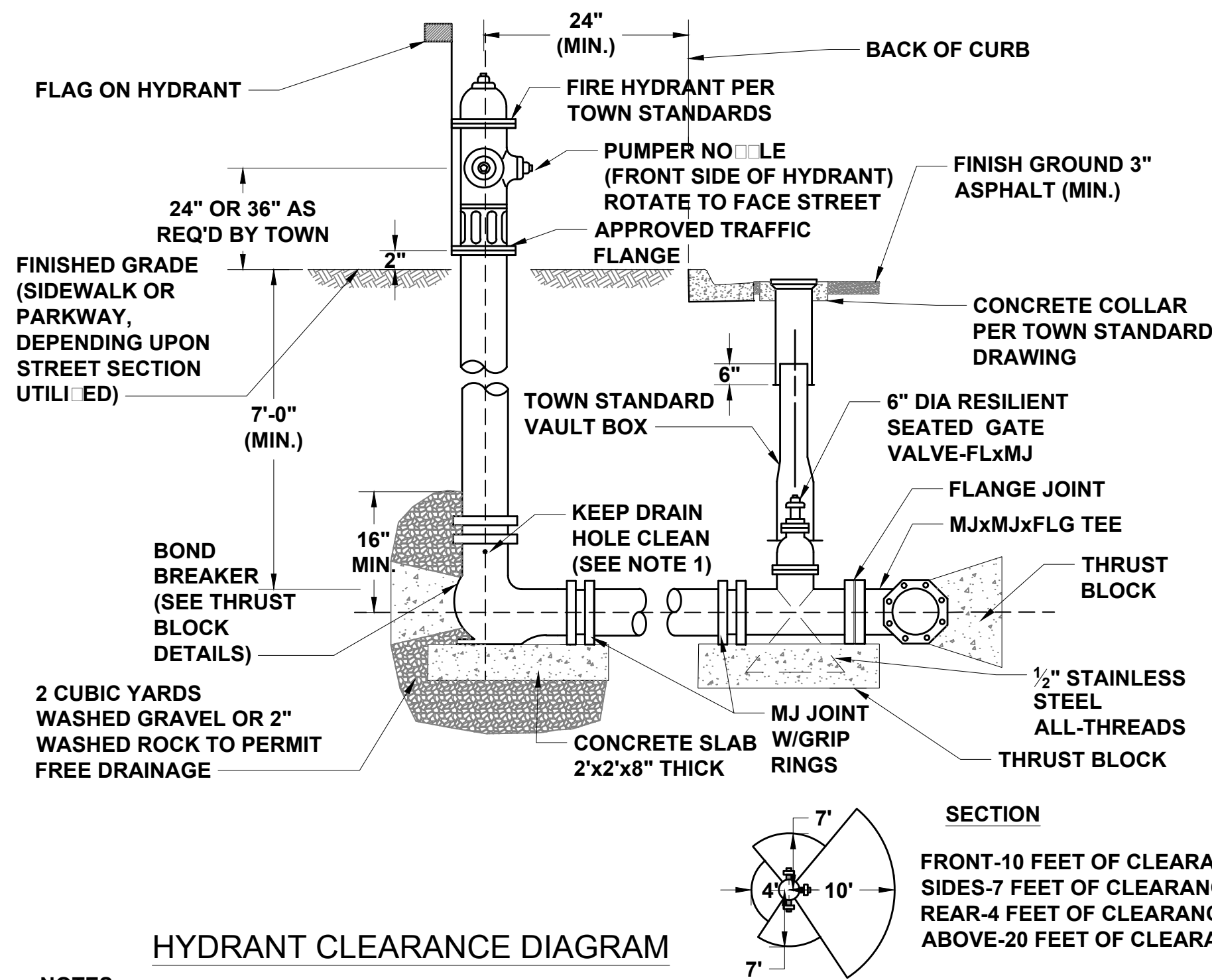
1. FITTINGS TO BE SEPARATED FROM BLOCKS WITH AN APPROVED BOND BREAKER, SUCH AS POLY WRAP.
2. ALL BLOCKS TO BEAR AGAINST UNDISTURBED SOIL MATERIAL
3. DESIGN IS BASED UPON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.
4. SIZE OF BLOCK SHALL BE A MINIMUM OF 6" THICK.
5. COAT ALL EXPOSED RODS WITH BITUMINOUS COMPOUND "KOPPERS" BITUMINASTIC NO. 50 OR APPROVED EQUAL.

VERTICAL ANCHOR BLOCK SIZING TABLE
CONCRETE VOLUME REQUIRED (CU. FT.)(150 PSI)

BENDS			
SI E	45°	22-1/2°	11-1/4°
3"	8.3	4.4	2.1
4"	14.7	7.5	3.9
6"	33.0	17.0	8.4
8"	58.5	29.7	14.9
10"	91.2	46.5	23.3
12"	131.7	67.5	33.3

2 THRUST BLOCK DETAILS

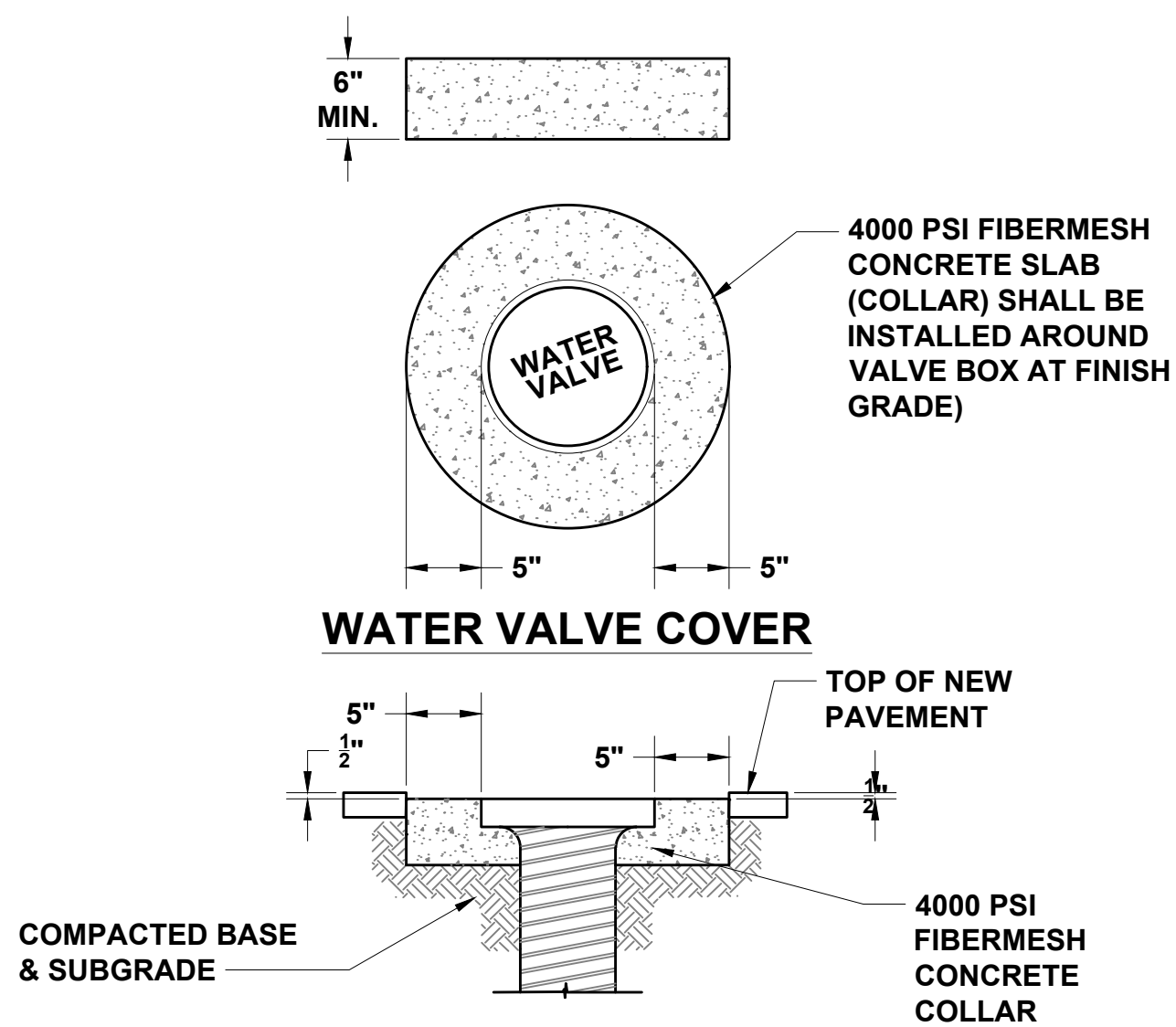
C8.3 NOT TO SCALE



HYDRANT CLEARANCE DIAGRAM

- NOTES:**
- 1. HYDRANT DRAIN HOLE NOT PERMITTED IF BELOW WATER TABLE.**
 - 2. HYDRANT LOCATION TO BE APPROVED BY THE TOWN PRIOR TO INSTALLATION.**
 - 3. THERE ARE NO ABOVE GROUND OBSTRUCTIONS ALLOWED IN THE AREAS SHOWN IN THE HYDRANT CLEARANCE DIAGRAM UNLESS APPROVED BY THE TOWN.**
 - 4. ALL BURIED FITTINGS SHALL HAVE STAINLESS OR CORROSIVE RESISTANT BOLTS AND BE POLY WRAPPED.**

4 FIRE HYDRANT DETAIL



WATER VALVE ADJUSTMENT

- NOTES:
1. ADJUST WATER VALVES UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING. NO PAYMENT SHALL BE MADE FOR ADJUSTMENT OF NEW VALVES TO FINAL GRADE.
 2. WHEN CONCRETE COLLAR IS POURED ABUTTING CONCRETE PAVEMENT, DEPTH SHOULD EQUAL THAT OF PAVEMENT SECTION OR 6" WHICH EVER IS GREATER

5 WATER VALVE ADJUSTMENT DETAIL



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PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

SHEET TITLE:
WATER SYSTEM DETAILS

DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	

C8.3



- | | |
|---|------------|
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| <p>PROJECT TITLE:
 HIDDEN HOLLOW
 HANSEN & HANSEN, LLP
 PHASE 2 DEVELOPMENT PLAN
 TOWN OF JACKSON, WYOMING</p> | |
| <p>SHEET TITLE:
 STORMWATER SYSTEM DETAILS</p> | |
| DRAFTED BY: | BS |
| REVIEWED BY: | AJ |
| PLAN VERSION | DATE |
| FDP 1B | 07/01/2017 |
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| GEC 1B-R1 | 11/15/2017 |
| GEC 1B-R2 | 12/14/2017 |
| GEC 1B-R3 | 01/31/2018 |
| DEV P2 | 06/20/2018 |
| PROJECT NUMBER | |
| 16016.10 | |
| SHEET | |
| C8.5 | |

LEGEND

- A** SNOW STORAGE / DETENTION AREA
- B** EXISTING WETLANDS, PRESERVED
- C** PROPOSED WETLAND MITIGATION AREA
- D** SIDEWALK
- E** TRASH RECEPTACLES
- F** 15' OVERHEAD POWER LINE EASEMENT
- G** 50' ACCESS & UTILITY EASEMENT
- H** PAVILION
- I** POTENTIAL KING STREET CONNECTION
- J** POTENTIAL PATHWAY CONNECTION - REQUIRES CURB-CUT & REMOVAL OF 2 PARKING
- K** 10' MULTI-USE PATH
- L** PROPOSED CONNECTION POINT TO FUTURE PATHWAY SYSTEM
- M** PET WALKING AREA W/ MUTT-MITT STATION
- N** PEDESTRIAN CONNECTION - REQUIRES CURB-CUT, REMOVAL OF 2 PARKING, & CROSSWALK STRIPING
- SF** SINGLE FAMILY UNIT
- TH** TOWNHOUSE
- MF** MULTI-FAMILY/CONDO



HIDDEN HOLLOW
PROPOSED SITE PLAN
25 JUNE 2018

HERSHBERGER DESIGN
ARCHITECTS & PLANNERS

TETON COUNTY RECREATION CENTER

DAVEY JACKSON
ELEMENTARY SCHOOL

LEGEND

- A SNOW STORAGE / DETENTION AREA
- B EXISTING WETLANDS, PRESERVED
- C PROPOSED WETLAND MITIGATION AREA
- D PEDESTRIAN SIDEWALK
- E TRASH RECEPTACLES
- F 15' OVERHEAD POWER LINE EASEMENT
- G 50' ACCESS & UTILITY EASEMENT
- H PAVILION
- I POTENTIAL KING STREET CONNECTION
- J POTENTIAL PATHWAY CONNECTION - REQUIRES CURB-CUT & REMOVAL OF 2 PARKING SPACES
- K 10' MULTI-USE PATH
- L PROPOSED CONNECTION POINT TO FUTURE PATHWAY SYSTEM
- M PET WALKING AREA W/ MUTT-MITT STATION
- N PEDESTRIAN CONNECTION - REQUIRES CURB-CUT, REMOVAL OF 2 PARKING SPACES, & CROSSWALK STRIPING
- SF SINGLE FAMILY UNIT
- TH TOWNHOUSE
- MF MULTI-FAMILY/CONDO
- PEDESTRIAN PATH
- 10' MULTI-USE PATH



HIDDEN HOLLOW
PEDESTRIAN CIRCULATION DIAGRAM
25 JUNE 2018

HERSHBERGER DESIGN
LANDSCAPE ARCHITECTURE, PLANNING, & URBAN DESIGN

TETON COUNTY RECREATION CENTER

DAVEY JACKSON
ELEMENTARY SCHOOL

PLANTING & IRRIGATION NOTES

- Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
- Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
- Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
- Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1 1/2 inches below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seed or sod.
- Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
- Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, sod, stones greater than 1/2" in any dimension, clay lumps, and other extraneous materials detrimental to plant growth.
- For areas to receive sod or seed and/or to produce planting soil for areas indicated on details, amend suitable topsoil with organic compost to a ratio of 1 part compost to 4 parts topsoil by volume.
- Compost shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8.0; moisture content 35 to 55 percent by weight, with organic matter content 50 to 60 percent of dry weight with 16-16-8 nutrient composition. If compost is not 16-16-8 composition, add commercial fertilizer in necessary quantities to meet 16-16-8 nutrient composition. Source: Glacier Gold Compost or approved equal.
- Contact to supplement existing native surface topsoil as necessary. Obtain supplemental topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
- Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-8.0; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 decisiemens/m; not to exceed 0.5 percent inert contaminants and free of substances toxic to planting, organic matter content 50 to 60 percent of dry weight. Source: Glacier Gold Compost or approved equal.
- The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.
- Carefully align and space plant materials as indicated in these notes, drawings, and details. The final location of plant materials is to be approved by the Landscape Architect on site prior to installation. The Contractor is responsible for staking or marking the location of all plant materials on site for review by the Landscape Architect. The Landscape Architect reserves the right to adjust the exact locations of plants on site.
- All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
- All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray or rotor system. Irrigation system shall be design-build by Contractor. Contractor shall provide an irrigation shop-drawing for review by Landscape Architect before proceeding. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project.
- The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
- No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
- For ball & burlap trees, remove burlap from top 1/3 of rootball and entire wire basket as tree pits are backfilled.
- All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
- During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.
- All disturbed areas not receiving other planting treatment shall be seeded with native seed mix as specified on these plans. Mix as Follows:

Species	Rate (LBS/acre)	Percent
<i>Deschampsia caespitosa</i> / Tufted Hairgrass	7.2	36
<i>Phleum virginicum</i> / Alpine Timothy	7.2	36
<i>Chamerion angustifolium</i> / Fireweed	1.0	5
<i>Balsamorhiza macrophylla</i> / Cutleaf Balsamroot	1.0	5
<i>Iris missouriensis</i> / Rocky Mountain Iris	1.4	7
<i>Linum lewisii</i> var. <i>lewisii</i> / Lewis Flax	1.0	5
<i>Solidago canadensis</i> / Canada Goldenrod	0.6	3
<i>Mimulus floribundus</i> / Manyflowered Monkeyflower	0.6	3
TOTAL	20.0	100

- Apply 16-16-8 fertilizer at the rate of 15 lbs per 1,000 SF and till into top 4" of areas to receive sod or seed.
- Planting period for seed and sod shall be immediately after finish grading and irrigation installation are accepted but no later than September 30 for sod. Seed shall be installed after September 30 or no later than June 1.

PLANT UNIT SUMMARY

HIDDEN HOLLOW PLANT UNIT SUMMARY, FULL BUILDOUT - ALL PHASES

Plant Unit Requirements:
1 Plant Unit per Dwelling Unit (171 Dwelling Units Proposed) = 171 Plant Units
1 Plant Unit per 12 Parking Spaces (81 Surface Parking Spaces Proposed) = 7 Plant Units
TOTAL PLANT UNIT REQUIREMENT = 178 PLANT UNITS

Plant Unit Breakdown of Submissions:
Previously Submitted and Approved:
Total Plant Units previously proposed in Phase 1a FDP / CEC2 = 6 Plant Units
Total Plant Units previously proposed Phase 1b FDP (TH Units 1-3 & 16-20) = 8 Plant Units
Total Plant Units previously proposed Multi-Family Buildings 4&5 Building Permit = 36 Plant Units
This Submission:
Total Plant Units currently proposed in FDP2 (see detail breakdown to right) = 108 Plant Units
Future Submissions:
Total Future Plant Units proposed in Single Family Lots (at B.P. submission) = 20 Plant Units
TOTAL PLANT UNITS PROPOSED, ALL PHASES = 178 Plant Units

HIDDEN HOLLOW PLANT UNIT SUMMARY, FDP2

95 Dwelling Units Proposed:
55 Units in Multi-Family Buildings 2&3, 28 units in Multi-Family Building 1 and 12 Townhouse Units)
15 Surface Parking Spaces Proposed

1 Plant Unit Required per Dwelling Unit = 95 Plant Units
1 Plant Unit Required per 12 Parking Spaces = 2 Plant Units

FDP2 Plant Unit Requirement = 97 Plant Units

Total Plant Units proposed Multi-Family Buildings 2&3 = 61 Plant Units
Total Plant Units proposed Multi-Family Building 1 = 23 Plant Units
Total Plant Units proposed Townhouse Units 4-15 = 24 Plant Units

FDP2 Plant Units Proposed = 108 Plant Units*

*The additional plant units proposed within this Final Development Plan is to meet the plant unit requirement of the overall project. The additional plant units are located in the common area east of Multi-Family Buildings 2&3 as well as the landscaped cul-de-sac south of Townhouse Units 4-10.

HIDDEN HOLLOW
MERCILL AVENUE AT HIDDEN HOLLOW
FDP2

60 ROSENCRANS
JACKSON, WYOMING

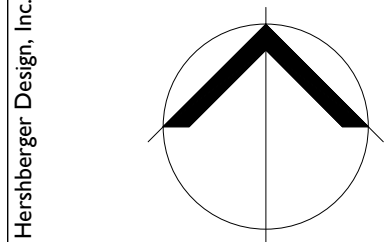
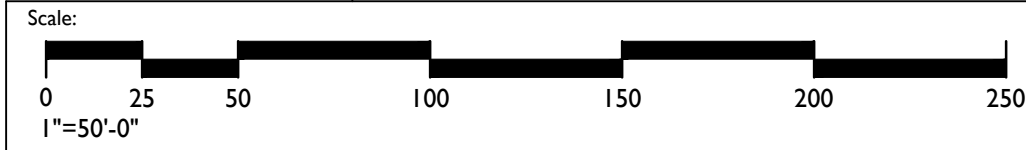
LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- SINGLE FAMILY BUILDING ENVELOPE
- TOP OF CURB
- SIDEWALK
- BUILDING FOOTPRINT (THIS APPLICATION, FDP2)

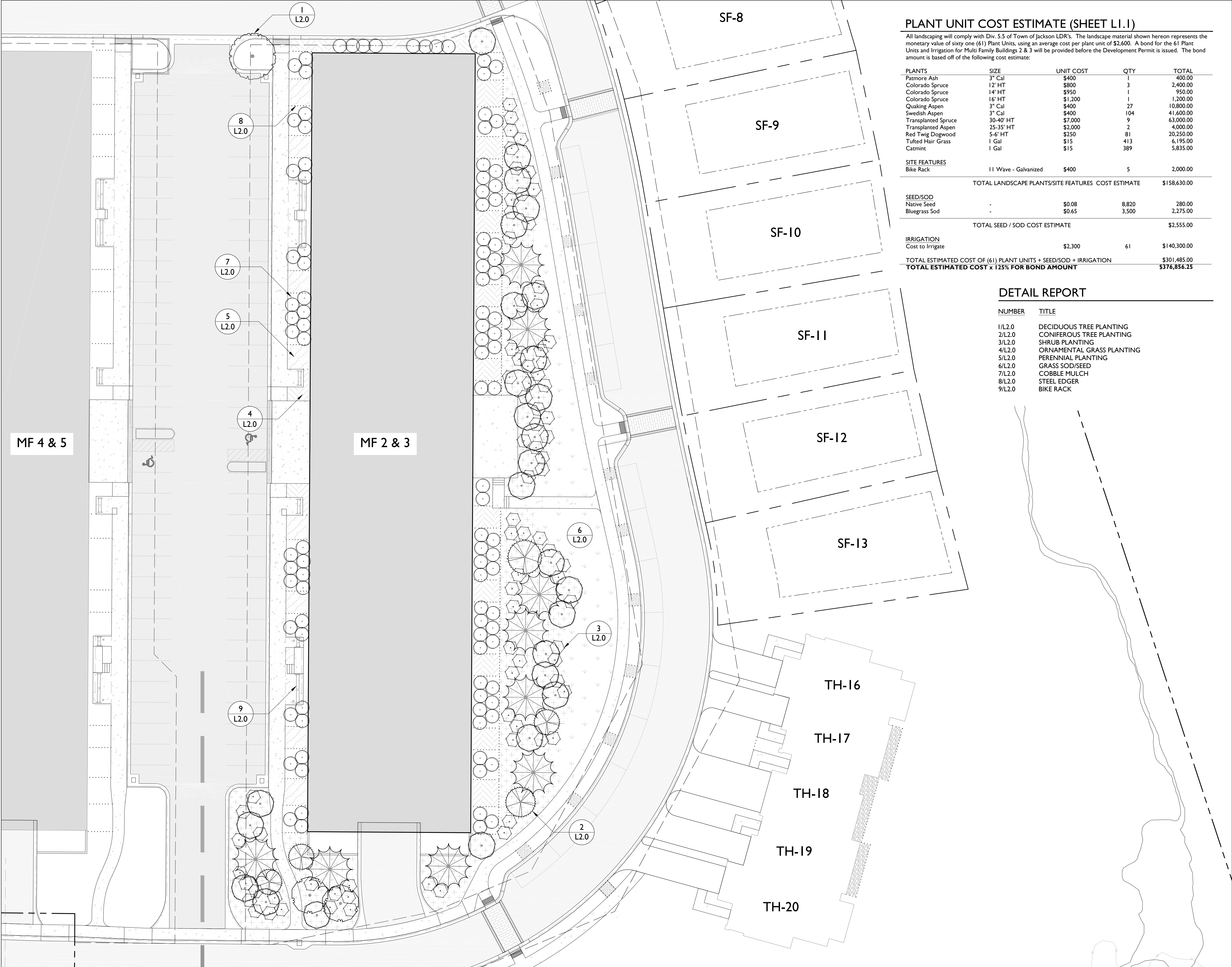
HERSHBERGER DESIGN

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560 South Glenwood P.O. Box 1648 Jackson, Wyoming 83001 T:307.739.1001 F:307.734.8322

Issue Date:	06.25.2018	FDP2 SUBMISSION
Drawing Title:	MATERIALS & PLANTING KEY PLAN	
Drawing Number:	LI.0	



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PLANT UNIT COST ESTIMATE (SHEET LI.1)

All landscaping will comply with Div. 5.5 of Town of Jackson LDR's. The landscape material shown hereon represents the monetary value of sixty one (61) Plant Units, using an average cost per plant unit of \$2,600. A bond for the 61 Plant Units and Irrigation for Multi Family Buildings 2 & 3 will be provided before the Development Permit is issued. The bond amount is based off of the following cost estimate:

PLANTS	SIZE	UNIT COST	QTY	TOTAL
Patmore Ash	3" Cal	\$400	1	400.00
Colorado Spruce	12' HT	\$800	3	2,400.00
Colorado Spruce	14' HT	\$950	1	950.00
Colorado Spruce	16' HT	\$1,200	1	1,200.00
Quaking Aspen	3" Cal	\$400	27	10,800.00
Swedish Aspen	3" Cal	\$400	104	41,600.00
Transplanted Spruce	30-40' HT	\$7,000	9	63,000.00
Transplanted Aspen	25-35' HT	\$2,000	2	4,000.00
Red Twig Dogwood	5-6' HT	\$250	81	20,250.00
Tufted Hair Grass	1 Gal	\$15	413	6,195.00
Catmint	1 Gal	\$15	389	5,835.00
SITE FEATURES				
Bike Rack	11 Wave - Galvanized	\$400	5	2,000.00
TOTAL LANDSCAPE PLANTS/SITE FEATURES COST ESTIMATE				\$158,630.00
SEED/SOD				
Native Seed	-	\$0.08	8,820	280.00
Bluegrass Sod	-	\$0.65	3,500	2,275.00
TOTAL SEED / SOD COST ESTIMATE				\$2,555.00
IRRIGATION				
Cost to Irrigate		\$2,300	61	\$140,300.00
TOTAL ESTIMATED COST OF (61) PLANT UNITS + SEED/SOD + IRRIGATION				\$301,485.00
TOTAL ESTIMATED COST x 125% FOR BOND AMOUNT				\$376,856.25

DETAIL REPORT

NUMBER	TITLE
1/L2.0	DECIDUOUS TREE PLANTING
2/L2.0	CONIFEROUS TREE PLANTING
3/L2.0	SHRUB PLANTING
4/L2.0	ORNAMENTAL GRASS PLANTING
5/L2.0	PERENNIAL PLANTING
6/L2.0	GRASS SOD/SEED
7/L2.0	COBBLE MULCH
8/L2.0	STEEL EDGER
9/L2.0	BIKE RACK

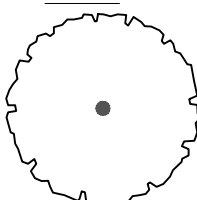

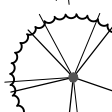
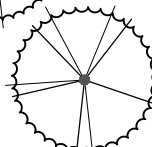
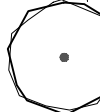

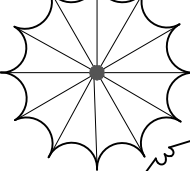




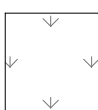
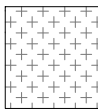
HIDDEN HOLLOW
MERCILL AVENUE AT HIDDEN HOLLOW
FDP2

60 ROSENCRANS
JACKSON, WYOMING

LEGEND

- PROPERTY BOUNDARY / LOT LINES
- SINGLE FAMILY LOT BOUNDARY
- SINGLE FAMILY BUILDING ENVELOPE
- TOP OF CURB
- SIDEWALK / PATHWAY
- STEEL EDGER

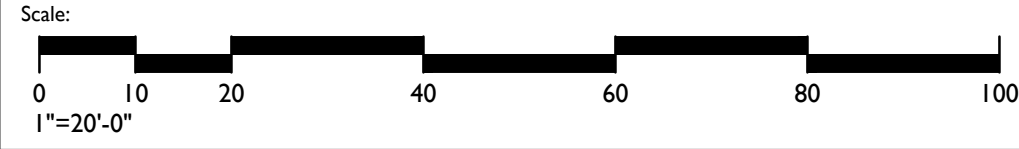
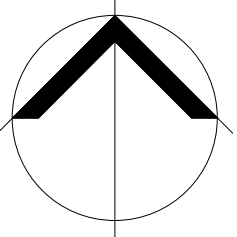
PLANT SCHEDULE (SHEET LI.1)

TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY
	Fraxinus pennsylvanica 'Patmore' / 'Patmore' Ash	B & B	3"	1
	Picea pungens / Spruce	B & B	12'	3
	Picea pungens / Spruce	B & B	14'	1
	Picea pungens / Spruce	B & B	16'	1
	Populus tremuloides / Quaking Aspen	B & B	3"	27
	Populus tremuloides erecta / Swedish Aspen	B & B	3"	104
	Colorado Spruce (Transplanted from on-site)	Spade	30-40'	9
	Quaking Aspen (Transplanted from on-site)	Spade	25-35'	2
SHRUBS	BOTANICAL NAME / COMMON NAME		SIZE	QTY
	Cornus stolonifera / Red Twig Dogwood		5-6' HT	81
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Deschampsia cespitosa / Tufted Hair Grass	1 gal.	24" o.c.	413
	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal.	18" o.c.	389
	Bluegrass Sod			3,500 sf
	Native Seed			8,820 sf
		Rate (LB/sacre)	Percent	
Deschampsia caespitosa / Tufted Hairgrass		7.2	36	
Phleum alpinum / Alpine Timothy		7.2	36	
Chamerion angustifolium / Fireweed		1.0	5	
Balsamorhiza macrophylla / Cutleaf Balmroot		1.0	5	
Iris missouriensis / Rocky Mountain Iris		1.4	7	
Linum lewisii var. lewisii / Lewis Flax		1.0	5	
Solidago canadensis / Canada Goldenrod		0.6	3	
Mimulus floribundus / Manyflowered Monkeyflower		0.6	3	

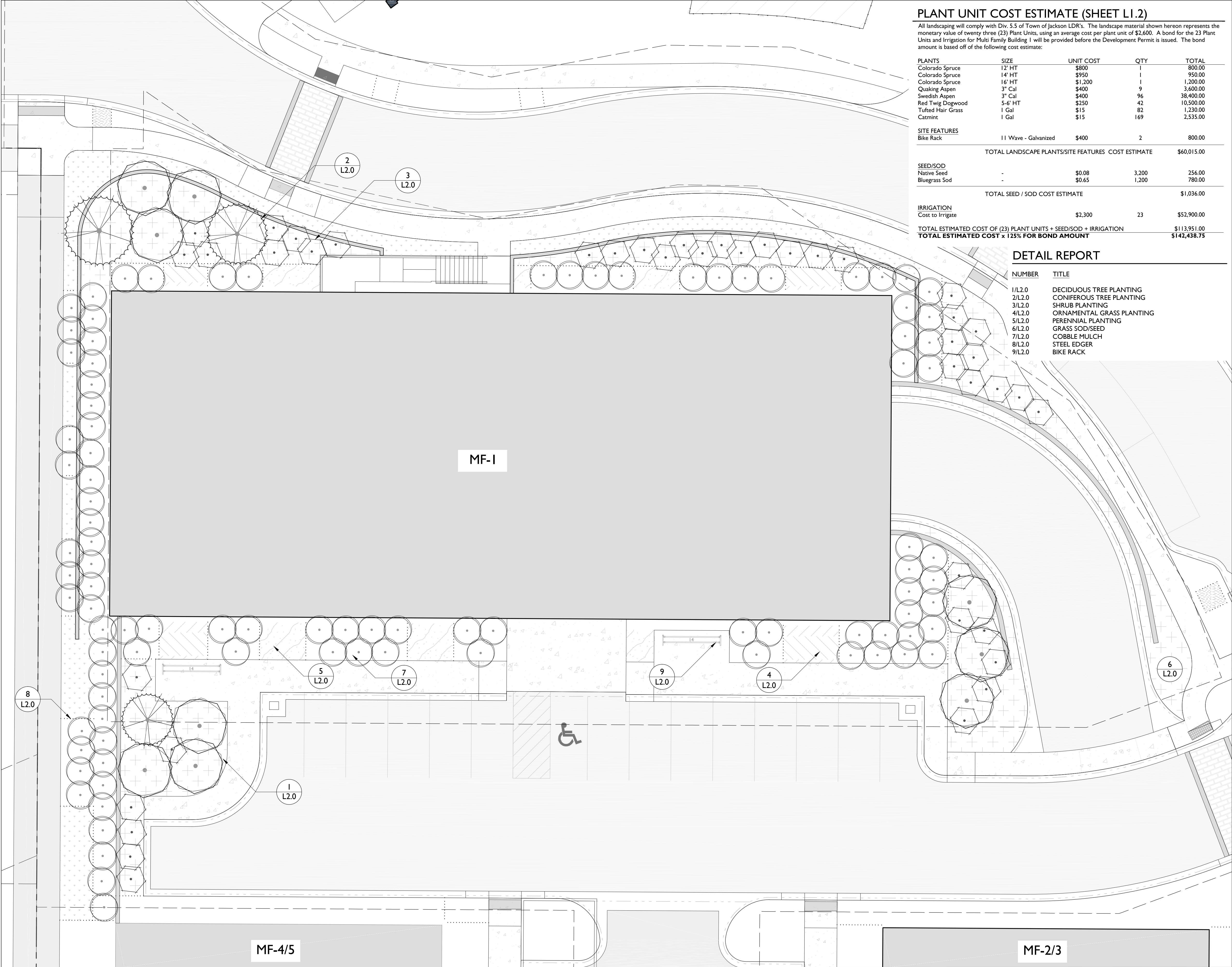
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Issue Date:	06.25.2018	FDP2 SUBMISSION
Drawing Title: MULTI-FAMILY BUILDINGS 2&3 PLANTING PLAN		
Drawing Number: LI.1		



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PLANT UNIT COST ESTIMATE (SHEET LI.2)

All landscaping will comply with Div. 5.5 of Town of Jackson LDR's. The landscape material shown hereon represents the monetary value of twenty three (23) Plant Units, using an average cost per plant unit of \$2,600. A bond for the 23 Plant Units and Irrigation for Multi Family Building 1 will be provided before the Development Permit is issued. The bond amount is based off of the following cost estimate:

PLANTS	SIZE	UNIT COST	QTY	TOTAL
Colorado Spruce	12' HT	\$800	1	800.00
Colorado Spruce	14' HT	\$950	1	950.00
Colorado Spruce	16' HT	\$1,200	1	1,200.00
Quaking Aspen	3" Cal	\$400	9	3,600.00
Swedish Aspen	3" Cal	\$400	96	38,400.00
Red Twig Dogwood	5-6' HT	\$250	42	10,500.00
Tufted Hair Grass	1 Gal	\$15	82	1,230.00
Catmint	1 Gal	\$15	169	2,535.00
SITE FEATURES				
Bike Rack	11 Wave - Galvanized	\$400	2	800.00
TOTAL LANDSCAPE PLANTS/SITE FEATURES COST ESTIMATE				\$60,015.00
SEED/SOD				
Native Seed	-	\$0.08	3,200	256.00
Bluegrass Sod	-	\$0.65	1,200	780.00
TOTAL SEED / SOD COST ESTIMATE				\$1,036.00
IRRIGATION				
Cost to Irrigate		\$2,300	23	\$52,900.00
TOTAL ESTIMATED COST OF (23) PLANT UNITS + SEED/SOD + IRRIGATION				\$113,951.00
TOTAL ESTIMATED COST x 125% FOR BOND AMOUNT				\$142,438.75

DETAIL REPORT

NUMBER	TITLE
1/L2.0	DECIDUOUS TREE PLANTING
2/L2.0	CONIFEROUS TREE PLANTING
3/L2.0	SHRUB PLANTING
4/L2.0	ORNAMENTAL GRASS PLANTING
5/L2.0	PERENNIAL PLANTING
6/L2.0	GRASS SOD/SEED
7/L2.0	COBBLE MULCH
8/L2.0	STEEL EDGER
9/L2.0	BIKE RACK

HIDDEN HOLLOW
MERCILL AVENUE AT HIDDEN HOLLOW
FDP2

60 ROSENCRANS
JACKSON, WYOMING

LEGEND

---	PROPERTY BOUNDARY
- - -	SINGLE FAMILY LOT BOUNDARY
- . - . -	SINGLE FAMILY BUILDING ENVELOPE
---	TOP OF CURB
---	SIDEWALK / PATHWAY
.....	STEEL EDGER

PLANT SCHEDULE (SHEET LI.2)

TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY
	Picea pungens / Spruce	B & B	12'	1
	Picea pungens / Spruce	B & B	14'	1
	Picea pungens / Spruce	B & B	16'	1
	Populus tremuloides / Quaking Aspen	B & B	3"	9
	Populus tremuloides erecta / Swedish Aspen	B & B	3"	96

SHRUBS	BOTANICAL NAME / COMMON NAME	SIZE	QTY
	Cornus stolonifera / Red Twig Dogwood	5-6' HT	42

GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Deschampsia cespitosa / Tufted Hair Grass	1 gal.	24" o.c.	82
	Nepeta x faassenii 'Walkers Low' / Walkers Low Catmint	1 gal.	18" o.c.	169
	Bluegrass Sod			1,200 sf
	Native Seed			3,200 sf

	Rate (LBS/sqre)	Percent
Deschampsia cespitosa / Tufted Hairgrass	7.2	36
Phleum alpinum / Alpine Timothy	7.2	36
Chamerion angustifolium / Fireweed	1.0	5
Balsamorhiza macrophylla / Cutleaf Balsamroot	1.0	5
Iris missouriensis / Rocky Mountain Iris	1.4	7
Linum lewisii var. lewisii / Lewis Flax	1.0	5
Solidago canadensis / Canada Goldenrod	0.6	3
Mimulus floribundus / Manyflowered Monkeyflower	0.6	3
TOTAL	20.0	100

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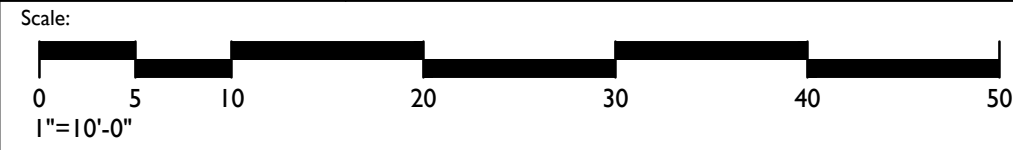
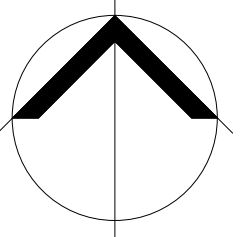
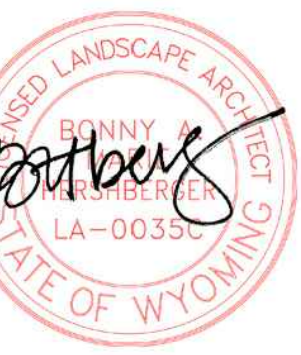
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Issue Date:	
· 06.25.2018	FDP2 SUBMISSION
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Drawing Title:
**MULTI-FAMILY
BUILDING I
PLANTING PLAN**

Drawing Number:

L1.2





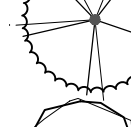
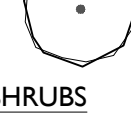



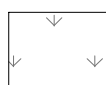

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HIDDEN HOLLOW
MERCILL AVENUE AT HIDDEN HOLLOW
FDP2
60 ROSENCRANS
JACKSON, WYOMING

LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- EASEMENT
- TOP OF CURB / DRIVEWAY
- SIDEWALK / PATHWAY
- STEEL EDGER
- SITE WALL

PLANT SCHEDULE (SHEET LI.3)

TREES	BOTANICAL NAME / COMMON NAME	CONT	SIZE	QTY
	Picea pungens / Spruce	B & B	12'	2
	Picea pungens / Spruce	B & B	14'	6
	Picea pungens / Spruce	B & B	16'	5
	Populus tremuloides / Quaking Aspen	B & B	3"	51
SHRUBS	BOTANICAL NAME / COMMON NAME		SIZE	QTY
	Cornus stolonifera / Red Twig Dogwood		5-6' HT	71
	Salix xpecies / Native Willow		5-6' HT	31
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	SPACING	QTY
	Deschampsia cespitosa / Tufted Hair Grass	1 gal.	24" o.c.	214
	Bluegrass Sod			2,900 sf
	Native Seed			18,700 sf
<i>Deschampsia cespitosa</i> / Tufted Hairgrass		Rate (LBS/acre)	Percent	
<i>Phleum alpinum</i> / Alpine Timothy		7.2	36	
<i>Chamerion angustifolium</i> / Fireweed		1.0	5	
<i>Balsamorhiza macrophylla</i> / Cutleaf Balsamroot		1.0	5	
<i>Iris missouriensis</i> / Rocky Mountain Iris		1.4	7	
<i>Linum lewisii</i> var. <i>lewisii</i> / Lewis Flax		1.0	5	
<i>Solidago canadensis</i> / Canada Goldenrod		0.6	3	
<i>Mimulus floribundus</i> / Manyflowered Monkeyflower		0.6	3	
TOTAL		20.0	100	

PLANT UNIT COST ESTIMATE (SHEET LI.3)

All landscaping will comply with Div. 5.5 of Town of Jackson LDR's. The landscape material shown hereon represents the monetary value of twenty four (24) Plant Units, using an average cost per plant unit of \$3,600. A bond for the 24 Plant Units and Irrigation for Townhouse Units 4-15 will be provided before the Development Permit is issued. The bond amount is based off of the following cost estimate:

PLANTS	SIZE	UNIT COST	QTY	TOTAL
Colorado Spruce	12' HT	\$800	2	1,600.00
Colorado Spruce	14' HT	\$950	6	5,700.00
Colorado Spruce	16' HT	\$1,200	5	6,000.00
Quaking Aspen	3" Cal	\$400	51	20,400.00
Red Twig Dogwood	5-6' HT	\$250	71	17,750.00
Native Willow	5-6' HT	\$250	31	7,750.00
Tufted Hair Grass	1 Gal	\$15	214	3,210.00

TOTAL LANDSCAPE PLANT COST ESTIMATE \$62,410.00

SEED/SOD				
Native Seed	-	\$0.08	18,700	1,496.00
Bluegrass Sod	-	\$0.65	2,900	1,885.00

TOTAL SEED / SOD COST ESTIMATE \$3,381.00

IRRIGATION				
Cost to Irrigate	\$2,300	24		\$55,200.00

TOTAL ESTIMATED COST OF (24) PLANT UNITS + SEED/SOD + IRRIGATION \$120,991.00
TOTAL ESTIMATED COST x 125% FOR BOND AMOUNT \$151,238.75

DETAIL REPORT

NUMBER	TITLE
1/L2.0	DECIDUOUS TREE PLANTING
2/L2.0	CONIFEROUS TREE PLANTING
3/L2.0	SHRUB PLANTING
4/L2.0	ORNAMENTAL GRASS PLANTING
5/L2.0	PERENNIAL PLANTING
6/L2.0	GRASS SOD/SEED
7/L2.0	COBBLE MULCH
8/L2.0	STEEL EDGER
9/L2.0	BIKE RACK

HERSHBERGER DESIGN

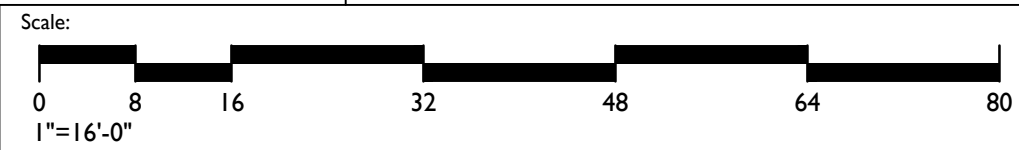
Landscape Architecture · Environmental Planning · Urban Design
560 South Glenwood P.O. Box 1648 Jackson, Wyoming 83001 T:307.739.1001 F:307.734.8322

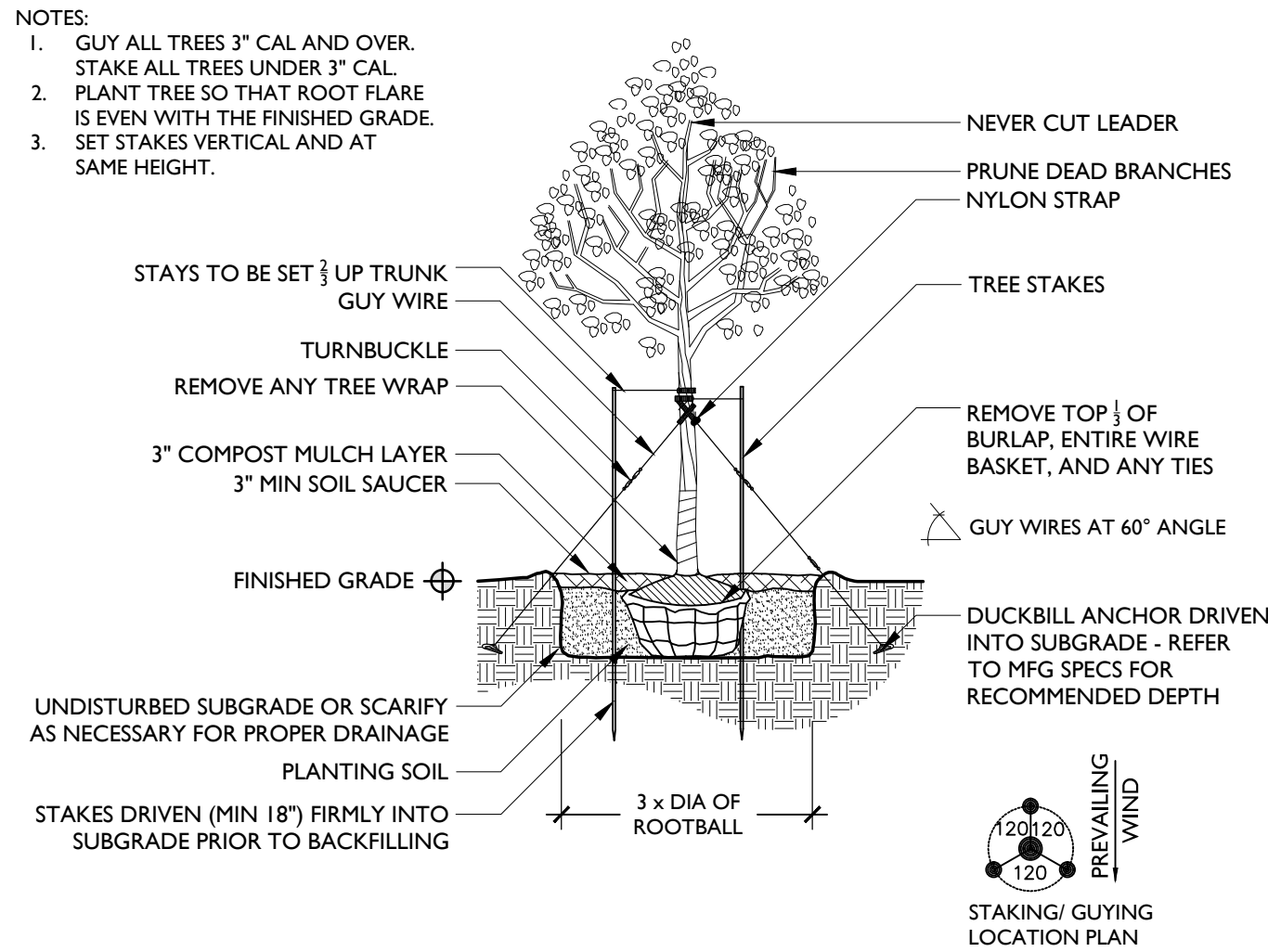
Issue Date:	
06.25.2018	FDP2 SUBMISSION

Drawing Title:
**TOWNHOUSE
UNITS 4-15
PLANTING PLAN**

Drawing Number:

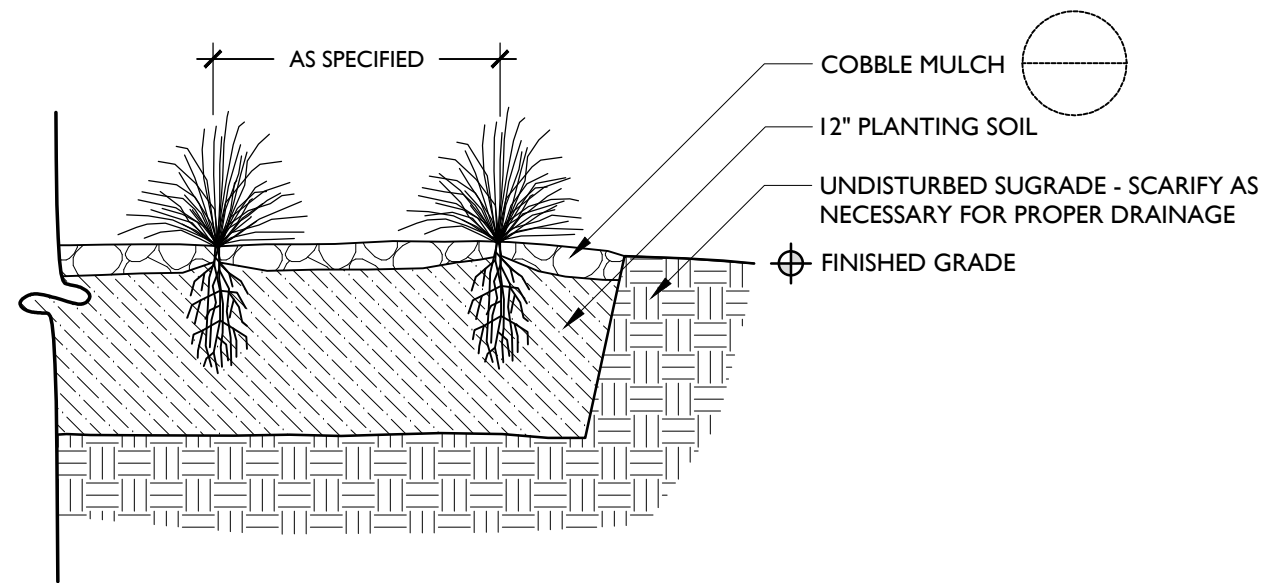
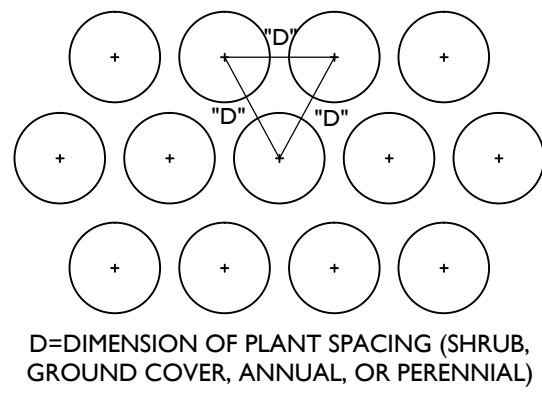
LI.3





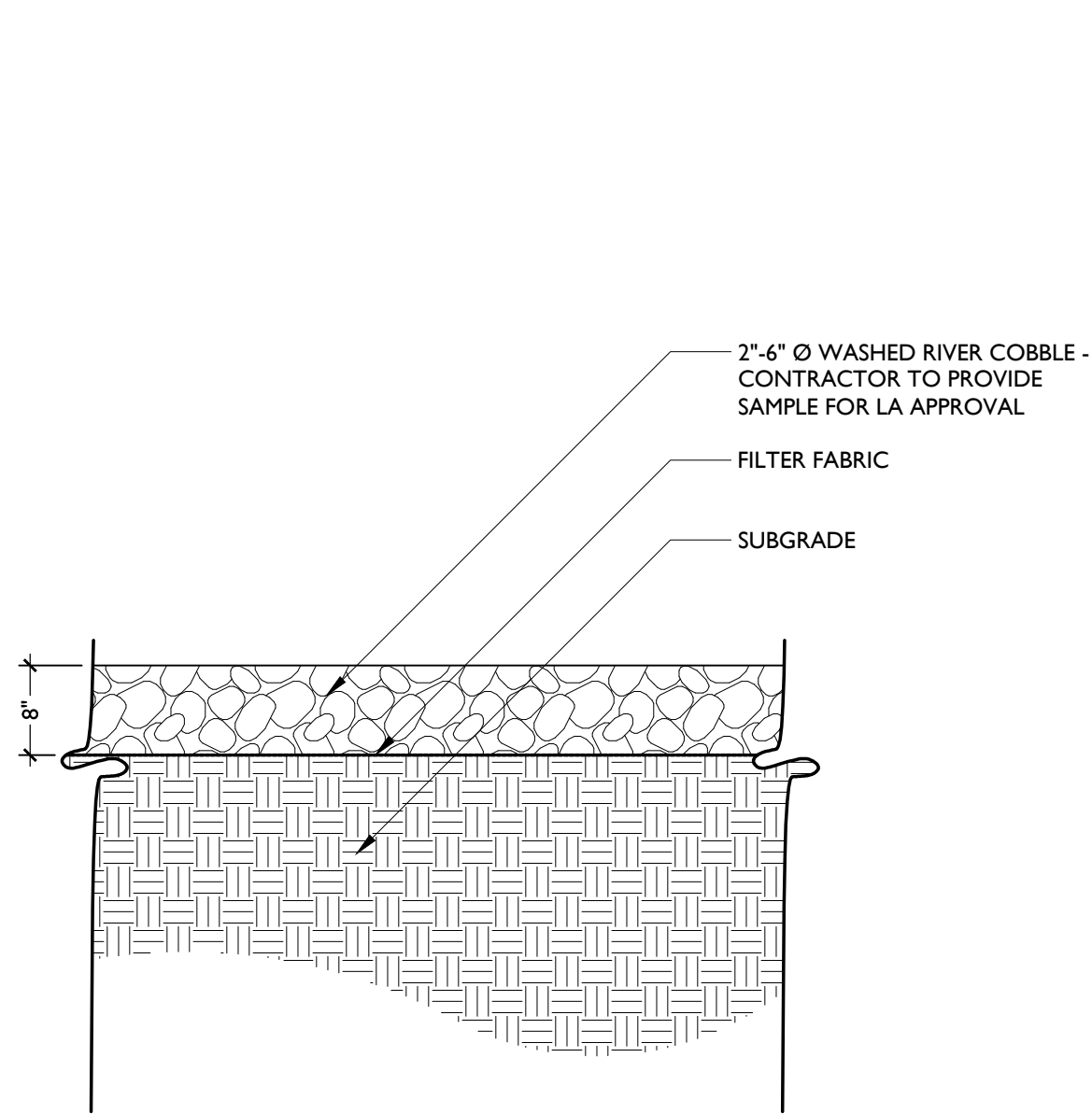
1 DECIDUOUS TREE PLANTING

1/4" = 1'-0"



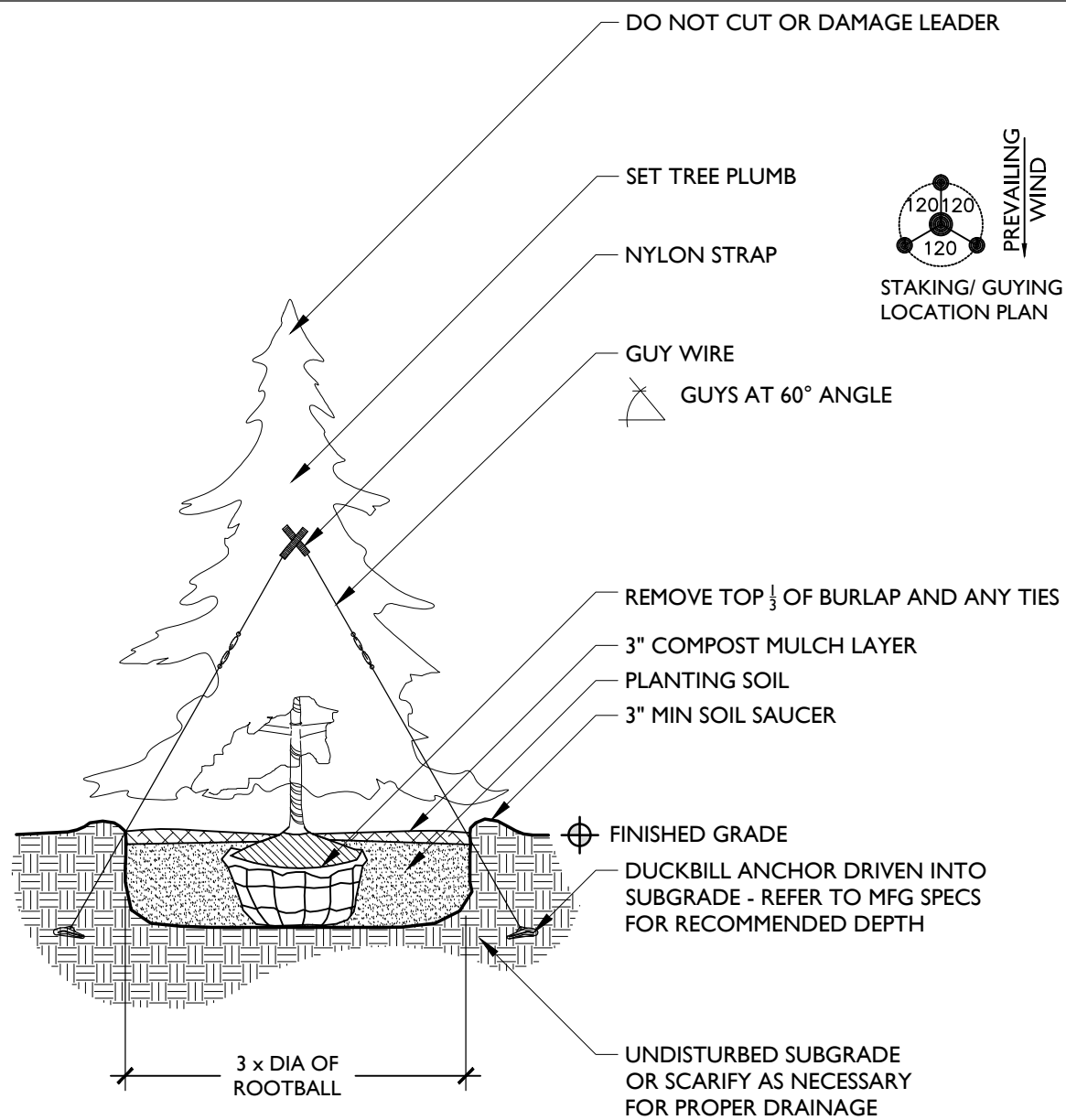
4 ORNAMENTAL GRASS PLANTING

1" = 1'-0"



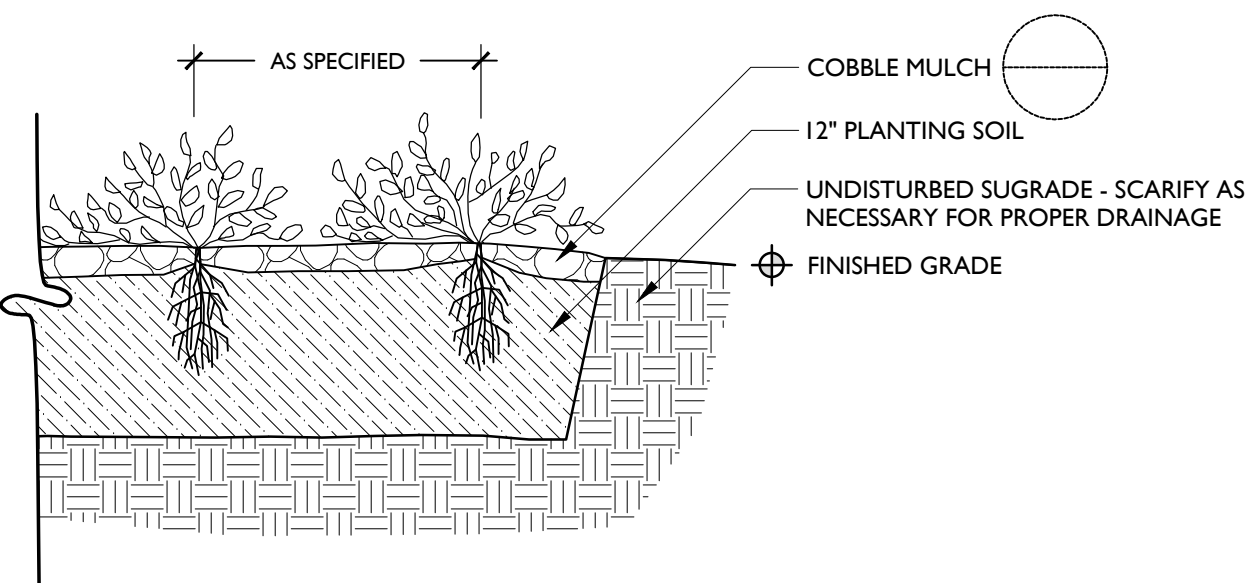
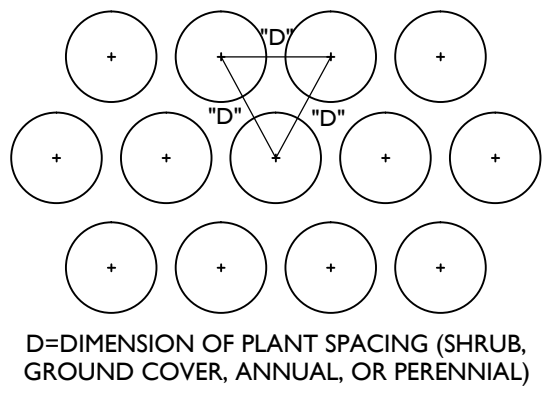
7 COBBLE MULCH

1" = 1'-0"



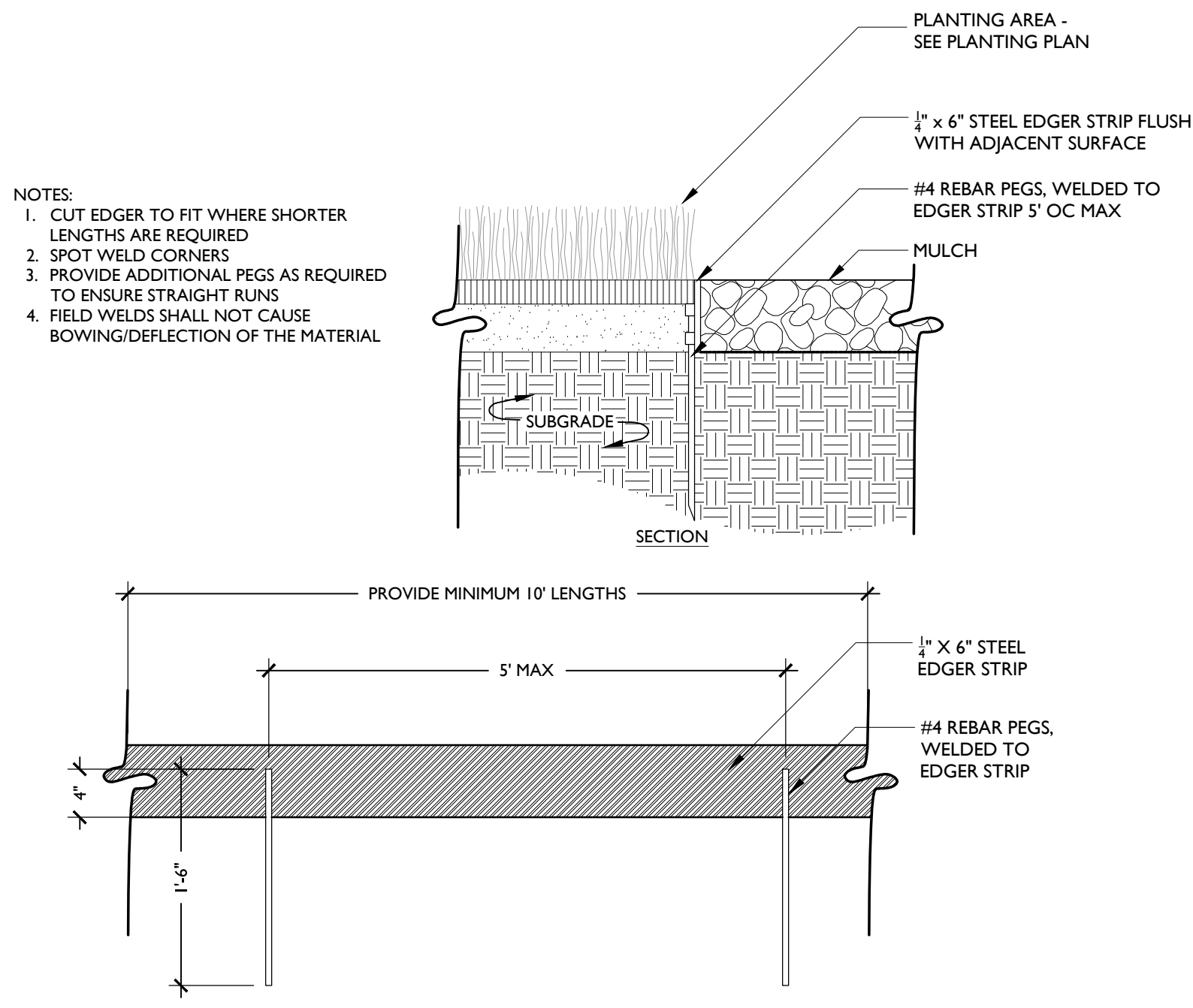
2 CONIFEROUS TREE PLANTING

1/4" = 1'-0"



5 PERENNIAL PLANTING

1" = 1'-0"

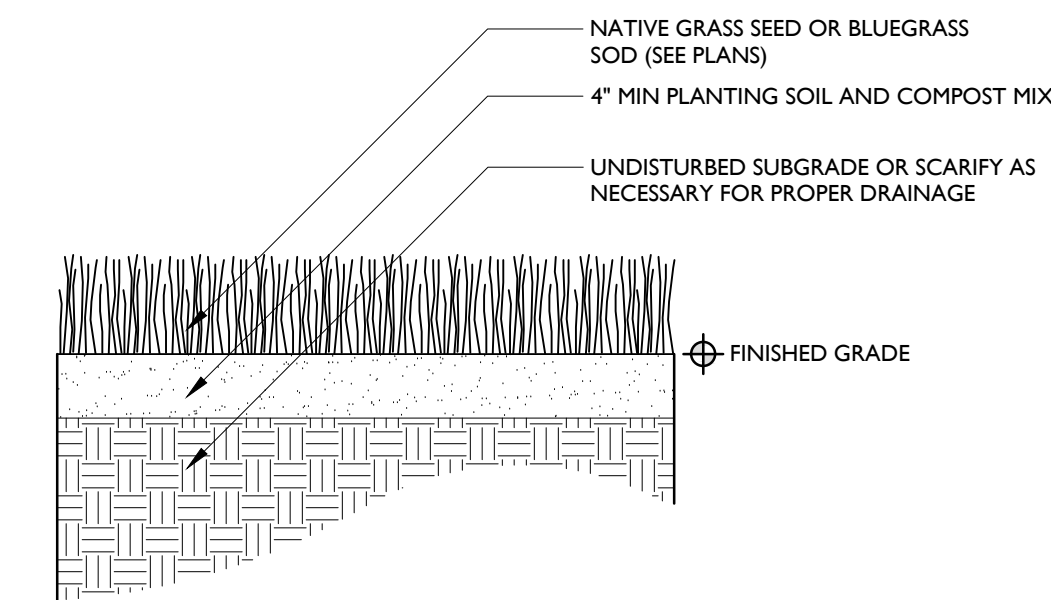
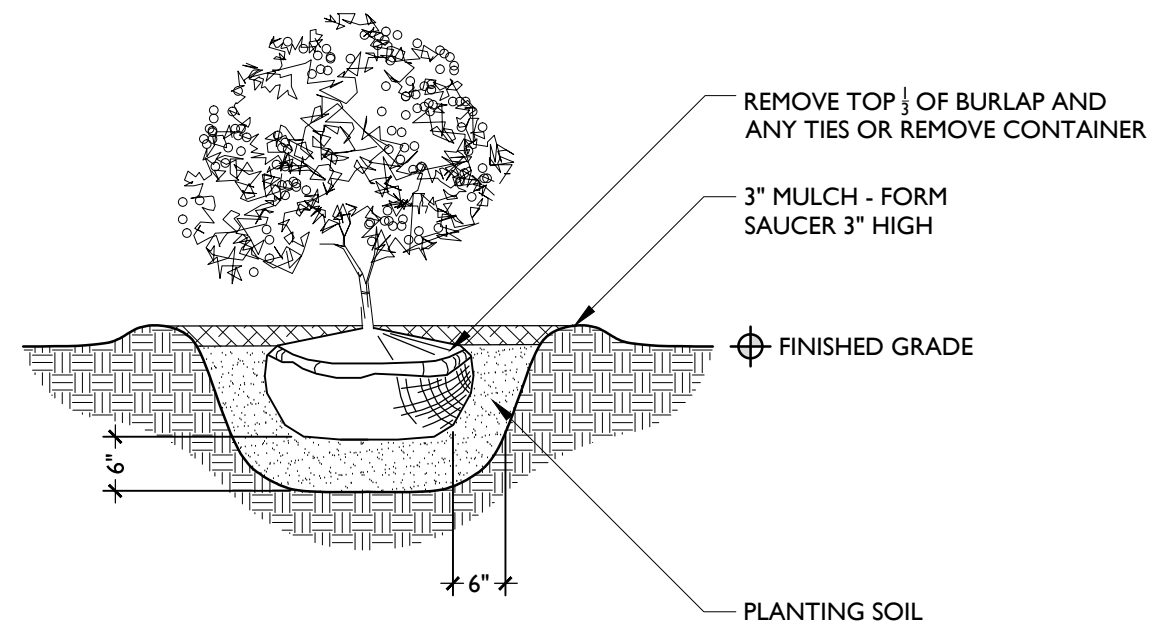


8 STEEL EDGER

1" = 1'-0"

3 SHRUB PLANTING

1/2" = 1'-0"



6 GRASS SOD/SEED

1" = 1'-0"

ADDITIONAL SITE SPECIFIC NOTES:

- BIKE RACK SHOWN AT RIGHT IS ANOVA MODEL #BRP300 (7 BIKE CAPACITY).
- BIKE RACKS ADJACENT TO MULTI-FAMILY BUILDINGS 2 AND 3 INCLUDE RACKS THAT FIT 14, 11, 7 AND 4 BIKES (SEE PLANS FOR SPECIFIC LOCATIONS OF EACH SIZE RACK). THE 14 CAPACITY BIKE RACK SHALL BE ANOVA MODEL #BRP300E. THE 7 CAPACITY BIKE RACK SHALL BE ANOVA MODEL #BRP300. THE 11 AND 4 CAPACITY BIKE RACKS SHALL BE CUSTOM MADE TO MATCH THE STYLE AND COLOR OF THE 14 AND 7 CAPACITY RACKS. AT MULTI-FAMILY BUILDING #1, TWO 14 CAPACITY BIKE RACKS SHALL BE UTILIZED (ANOVA MODEL #BRP300E).
- THE LANDSCAPE ARCHITECT SHALL REVIEW AND APPROVE SHOP DRAWINGS OF THE 4 AND 11 CAPACITY CUSTOM BIKE RACKS PRIOR TO FABRICATION TO ENSURE PROPER FIT WITHIN THE CONSTRAINTS OF THE SITE.

FINISH: FUSION GAURD®

MATERIAL: 2.38" OD STEEL TUBE SUPPORT SECTIONS AND 0.5" OD STEEL RODS WELDED AT 3.5" INTERVALS

UNIT WEIGHT: 120 lbs

MOUNTING: SURFACE MOUNT

SOME ASSEMBLY REQUIRED

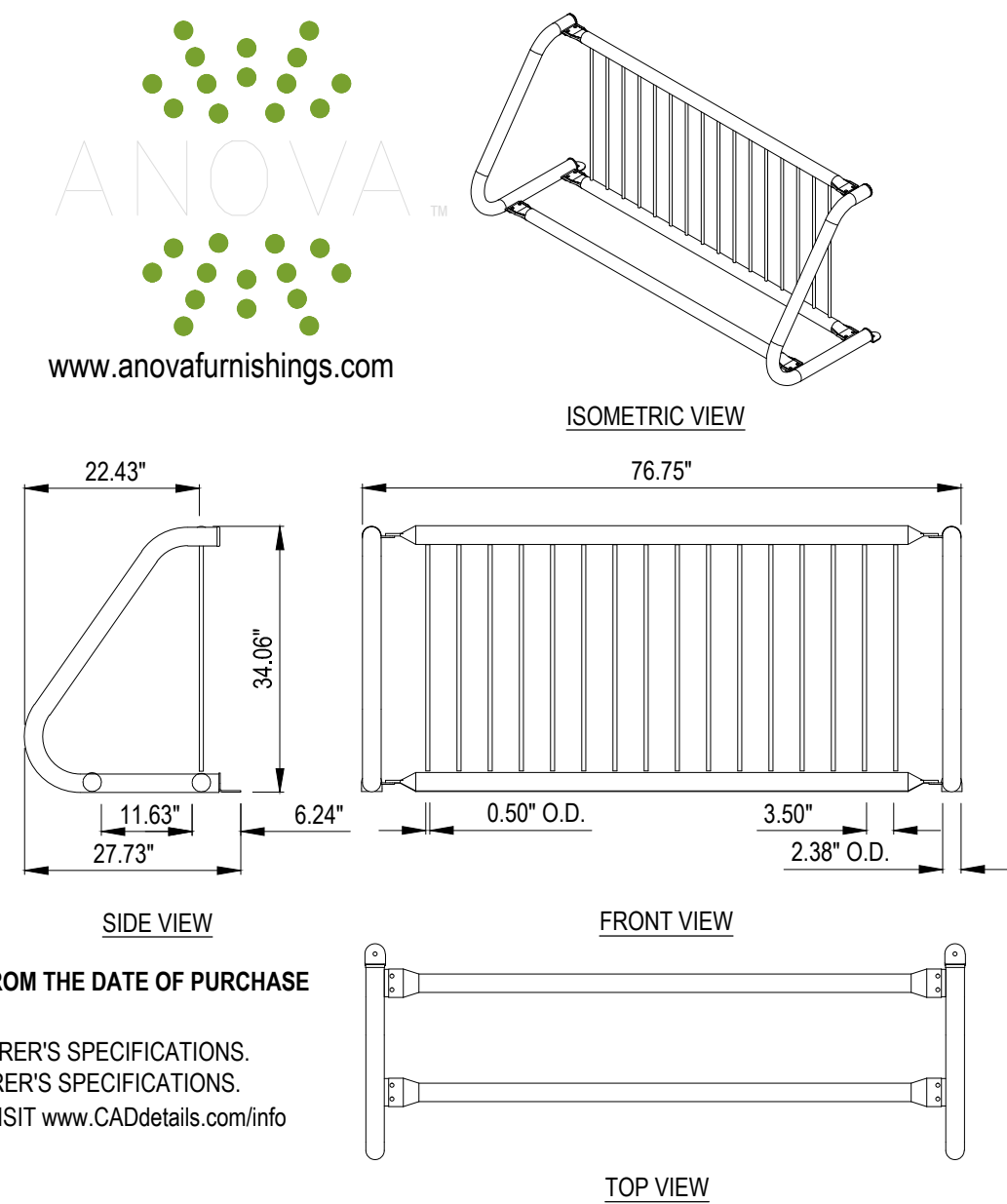
CLEAN CITY™ PRODUCTS ARE COVERED BY A FIVE-YEAR WARRANTY FROM THE DATE OF PURCHASE

NOTES:

- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 928-110.

9 BIKE RACK

1/2" = 1'-0"



HERSHBERGER DESIGN

Landscape Architecture · Environmental Planning · Urban Design
560 South Glenwood P.O. Box 1648 Jackson, Wyoming 83001 T:307.739.1001 F:307.734.8322

Issue Date:	
· 06.25.2018	FDP2 SUBMISSION
·	
·	
·	
·	
·	
·	

Drawing Title:

LANDSCAPE
DETAILS

Drawing Number:

L2.0

Scale:

CIRCUITING LEGEND

CONDUCTORS LARGER THAN #12 CU

SIZE OF CIRCUIT CONDUCTOR

QUANTITY OF CIRCUIT CONDUCTORS

TRADE SIZE OF CONDUIT

TYPE AS ALLOWED BY

SPECIFICATIONS

QUANTITY OF GROUNDING

CONDUCTORS

SIZE OF GROUNDING CONDUCTOR

LIGHT FIXTURE OR

POWER DEVICE

TICK MARKS INDICATE THE NUMBER OF

#12 CU CONDUCTOR FOR CIRCUIT.

GROUND NOT SHOWN, BUT IS REQUIRED.

AT LEAST 1 GROUNDED CONDUCTOR SHALL

BE INSTALLED PER 3 CIRCUIT HOME RUN

NEUTRAL CONDUCTOR:

EACH CIRCUIT REQUIRES A

SEPARATE NEUTRAL CONDUCTOR

3/4" C 4#10 CU
AND 1#10 CU GND

NO TICK MARKS INDICATE
1#12 CU (LINE), 1#12 CU (NEUTRAL)
AND 1#12 CU (GROUND)

PANEL NAME

CIRCUIT NUMBER REFERENCE
TO PANEL SCHEDULE

NUMBER OF ARROWS INDICATE THE
NUMBER OF CIRCUITS IN HOME RUN

3/4" C MINIMUM CONDUIT AND CONDUCTOR
TO BE INSTALLED UNLESS NOTED OTHERWISE

LINE CONDUCTOR:

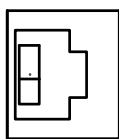
EACH CIRCUIT REQUIRES A

SEPARATE LINE CONDUCTOR

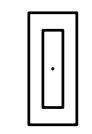
SITE ELECTRICAL LEGEND



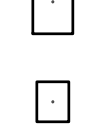
SINGLE PHASE UTILITY TRANSFORMER GROUND SLEEVE



THREE PHASE UTILITY TRANSFORMER AND MOUNTING PAD



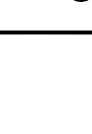
UTILITY PRIMARY POWER GROUND SLEEVE



CITY OF IDAHO FALLS FIBER OPTIC VAULT



CENTURY LINK PEDESTAL



CABLE ONE PEDESTAL



MYERS POWER PEDESTAL



PARKING LOT LIGHT POLE

NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT

POWER LEGEND



MANUAL MOTOR STARTER SWITCH



TIMECLOCK



CONTACTOR



IRRIGATION CONTROL PANEL



DISCONNECT SWITCH
POLES, AMPS, AND NEMA ENCLOSURE TYPE AS NOTED



FUSED DISCONNECT SWITCH
POLES, AMPS, NEMA ENCLOSURE TYPE, AND
FUSE SIZE AS NOTED



THERMOSTAT, AT +48"



MOTOR
F INDICATES FAN (FRACTIONAL HORSEPOWER)
INDICATES MOTOR SIZE (IN HORSEPOWER)



JUNCTION BOX



RECESSED AUDIO SPEAKER



ELECTRICAL PANEL



SURFACE RACEWAY



DUPLEX RECEPTACLE AT +18"
UNLESS NOTED OTHERWISE



GFI GROUND FAULT INTERRUPTER



C MOUNTED ON CEILING



S SURGE SUPPRESSION



WP IN-USE WEATHERPROOF RATED COVER WITH
WEATHER RESISTANT GFI RECEPTACLE



DOUBLE DUPLEX RECEPTACLE AT +18"
UNLESS NOTED OTHERWISE



GFI GROUND FAULT INTERRUPTER



C MOUNTED ON CEILING



S SURGE SUPPRESSION



WP IN-USE WEATHERPROOF RATED COVER WITH
WEATHER RESISTANT GFI RECEPTACLE



DATA/COMM/POWER FLOOR BOX



RECESSED ENTERTAINMENT BOX



TELEVISION DUPLEX RECEPTACLE AND CABLE
JUNCTION BOX LOCATION



30A, 250V SPECIAL PURPOSE RECEPTACLE
VERIFY NEMA PLUG TYPE REQUIRED
PRIOR TO INSTALLATION



50A, 250V SPECIAL PURPOSE RECEPTACLE
VERIFY NEMA PLUG TYPE REQUIRED
PRIOR TO INSTALLATION



ELECTRICAL METER



CURRENT TRANSFORMER CABINET
SIZE AS INDICATED ON DRAWINGS



UNIT HEATER
SIZE AS INDICATED ON DRAWINGS



FAN FORCED WALL HEATER
SIZE AS INDICATED ON DRAWINGS



WATER HEATER
SIZE AND TYPE AS INDICATED ON DRAWINGS



ELECTRIC BASEBOARD HEATER
SIZE AND TYPE AS INDICATED ON DRAWINGS



MECHANICAL EQUIPMENT CALLOUT

NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT

ABBREVIATIONS

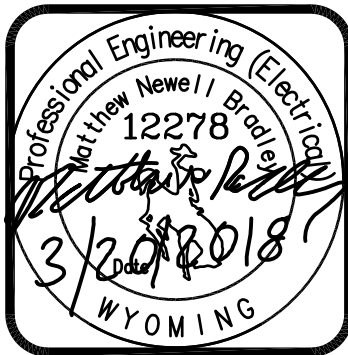
AL	ALUMINUM
AWG	AMERICAN WIRE GAUGE
A	AMPERE(S)
CKT	CIRCUIT
CB	CIRCUIT BREAKER
C	CONDUIT
CU	COPPER
CT	CURRENT TRANSFORMER
DISC	DISCONNECT
DWG	DRAWING
EMT	ELECTRICAL METALLIC TUBING
HZ	FREQUENCY IN CYCLES PER SECOND
F	FUSE
FS	FUSIBLE SWITCH
GEN	GENERATOR
GND	GROUND
GFI	GROUND FAULT INTERRUPTER
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
IMC	INTERMEDIATE METALLIC CONDUIT
INC	INCANDESCENT
KVA	KILOWATT VOLT AMPS
KW	KILOWATT(S)
MCC	MOTOR CONTROL CENTER
KCMIL	THOUSAND CIRCULAR MIL(S)
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NTS	NOT TO SCALE
NIC	NOT IN CONTRACT
PNL	PANEL
PVC	POLYVINYL CHLORIDE
GRS	GALVANIZED RIGID STEEL
SWBD	SWITCHBOARD
XMFR	TRANSFORMER
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTED POWER SYSTEM
V	VOLT(S)
VA	VOLTAMP(S)
W	WATT(S)
WP	WEATHER PROOF

ELECTRICAL DRAWING LIST

PE1.1	ELECTRICAL TITLE DRAWING
PE2.1	PHOTOMETRIC PLAN
PE2.2	LIGHTING PLAN
PE3.1	POLE DETAILS AND FIXTURE SCHEDULE

HIDDEN HOLLOW SITE - PHASE 1b

ELECTRICAL TITLE DRAWING

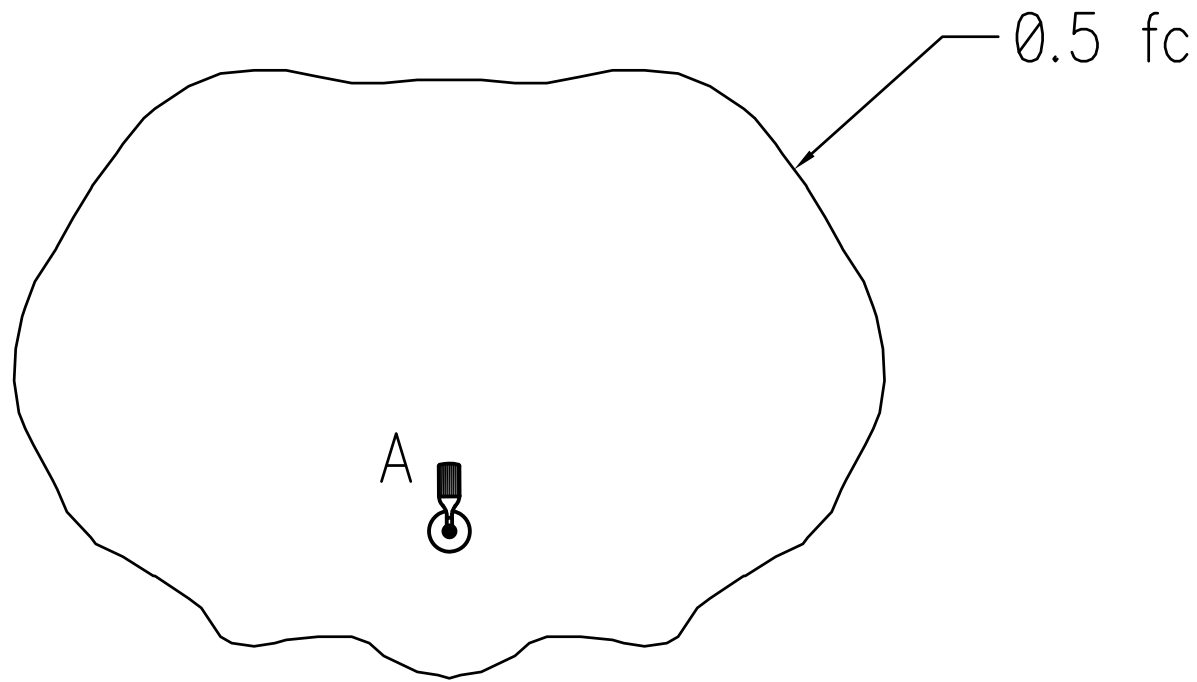


DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	1707-1b
DATE	3-20-18

DRAWING NO.

PE1.1

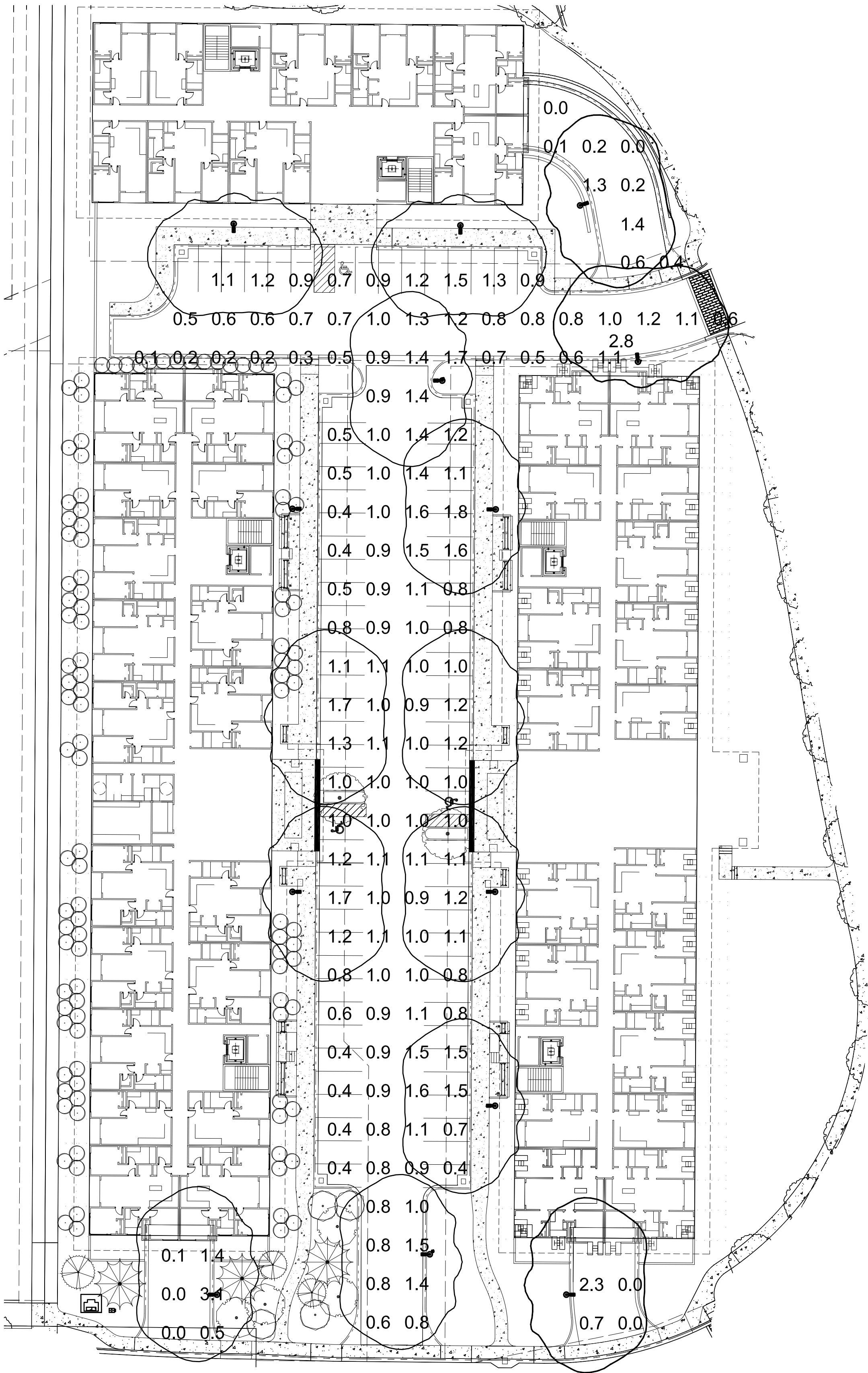
HIDDEN HOLLOW SITE LIGHTING STATISTICS					
LOCATION	AVERAGE fc	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
PARKING AREA	1.00 fc	2.8	0.10	28.0/1	10.0/1
EAST BUILDING APRON	0.70 fc	2.3	0.10	23.0/1	7.0/1
WEST BUILDING APRON	0.80 fc	3.1	0.10	31.0/1	8.0/1
NORTH BUILDING APRON	0.50 fc	1.4	0.10	14.0/1	5.0/1



PHOTOMETRIC TEMPLATE LEGEND
SCALE: NTS

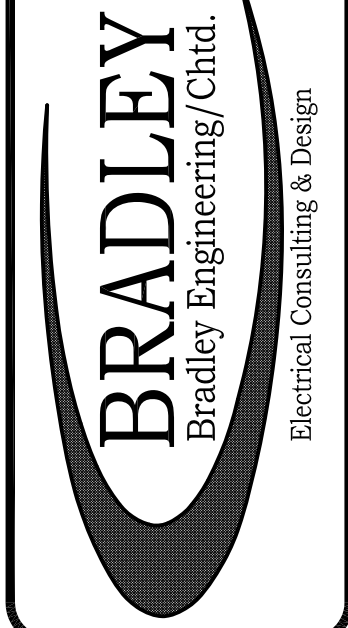
DRAWING NOTE:

1. THE ILLUMINATION LIMITS AS STATED PER TOWN OF JACKSON BUILDING PERMIT FOR ZONE R-1, R-22 AND R-3 IS ALLOWED 1.5 LUMENS/SQFT. TOTAL PARKING LOT SQUARE FOOTAGE IS 48,380 SQUARE FEET. 48,380 X 1.5 = 72,570 ALLOWED LUMENS. PROPOSED LUMENS FOR PARKING LOT LIGHTING IS 63,465 LUMENS



PHOTOMETRIC PLAN (PHASE 1b)
SCALE: 1" = 30'

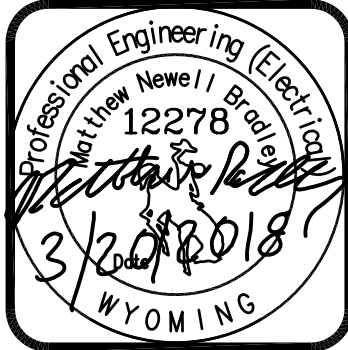
ADDRESS:
645 W 25th St
IDAHO FALLS, ID 83402
TELEPHONE:
(208) 325-3862
FAX:
(208) 325-3864
E-MAIL:
info@bradleyengineering.com



REV	DESCRIPTION	DATE

HIDDEN HOLLOW SITE - PHASE 1b

PHOTOMETRIC PLAN



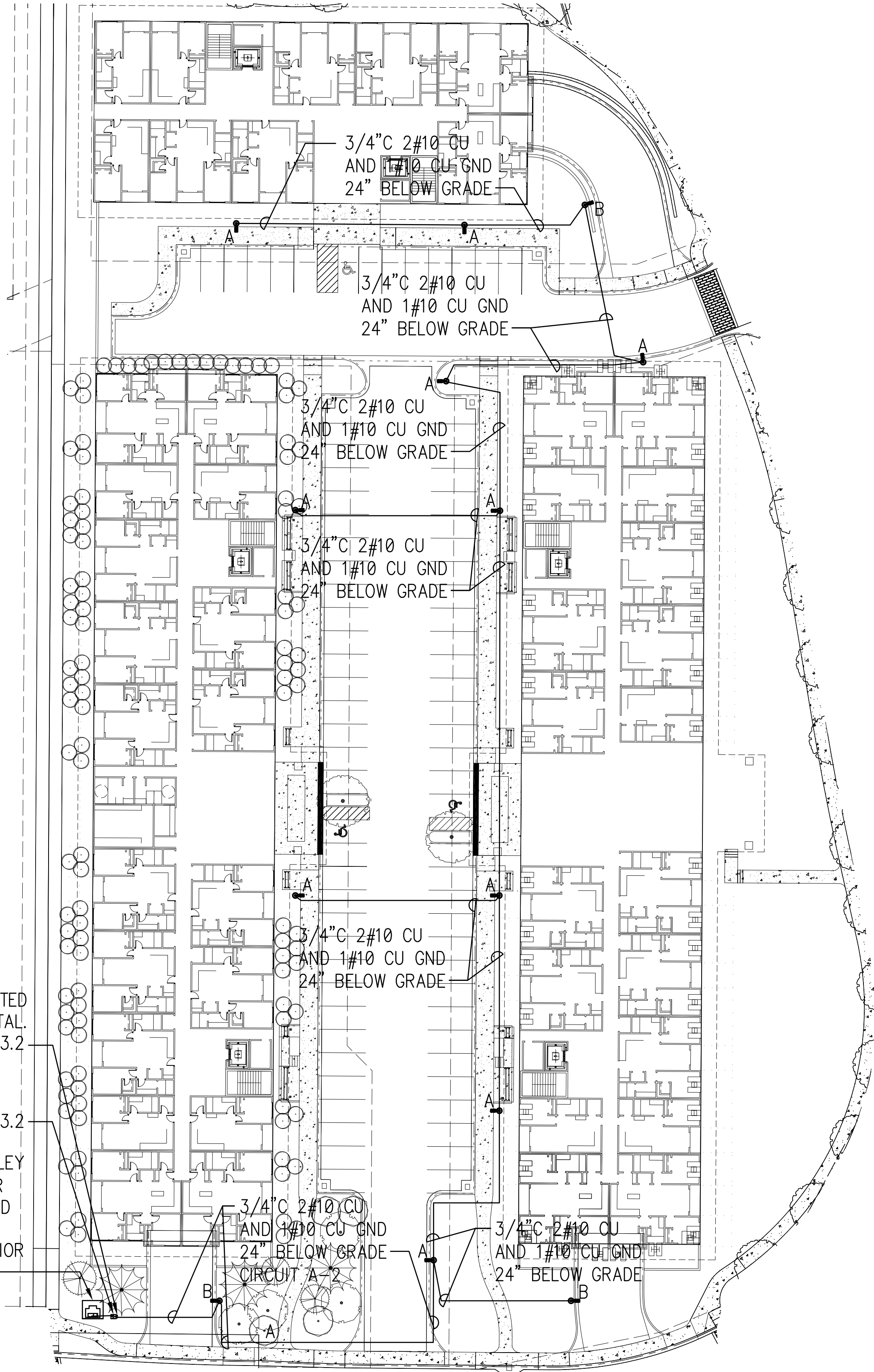
DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	1707-1b
DATE	3-20-18

DRAWING NO.
PE2.1

PROPOSED LOCATION OF
IRRIGATION CABINET. MOUNTED
TO SIDE OF POWER PEDESTAL.
SEE DETAIL ON DRAWING E3.2

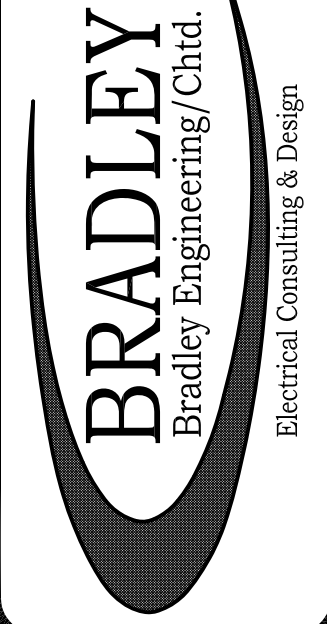
PROPOSED LOCATION OF
POWER PEDESTAL A.
SEE DETAIL ON DRAWING E3.2

208/120 VOLT LOWER VALLEY
ENERGY TRANSFORMER FOR
CONDO COMPLEX. INSTALLED
UNDER ROADWAY PROJECT.
FIELD VERIFY LOCATION PRIOR
TO INSTALLATION.



LIGHTING PLAN
SCALE: 1" = 30'

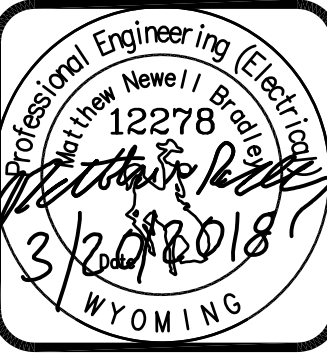
ADDRESS:
645 W 24th St
IDAHO FALLS, ID 83402
TELEPHONE:
(208) 325-2862
FAX:
(208) 325-2864
E-MAIL:
brad@bradleyengineering.com



REV	DESCRIPTION	DATE
△		
△		
△		
△		

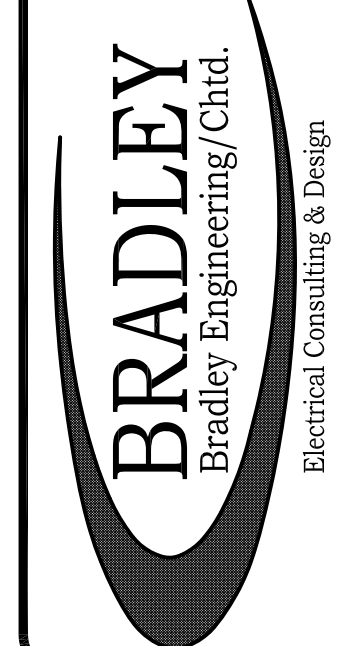
HIDDEN HOLLOW SITE - PHASE 1b

LIGHTING PLAN



DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO. DATE	1707-1b 3-20-18

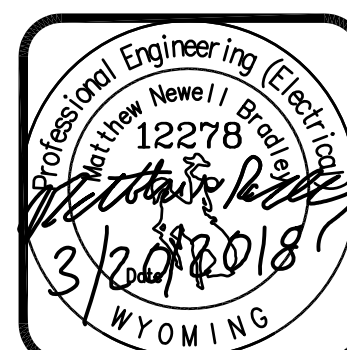
DRAWING NO.
PE2.2



REV	DESCRIPTION	DATE
△		
△		
△		
△		

HIDDEN HOLLOW SITE - PHASE 1b

POLE DETAILS AND FIXTURE SCHEDULE



DRAWN BY		SBA
CHECKED BY		MNB
DESIGNED BY		MNB
JOB NO.	DATE	
1707-1b	3-20-18	

DRAWING NO.

PE3.1



15'-0"

26"

CURB

1'-3"

1'-3"

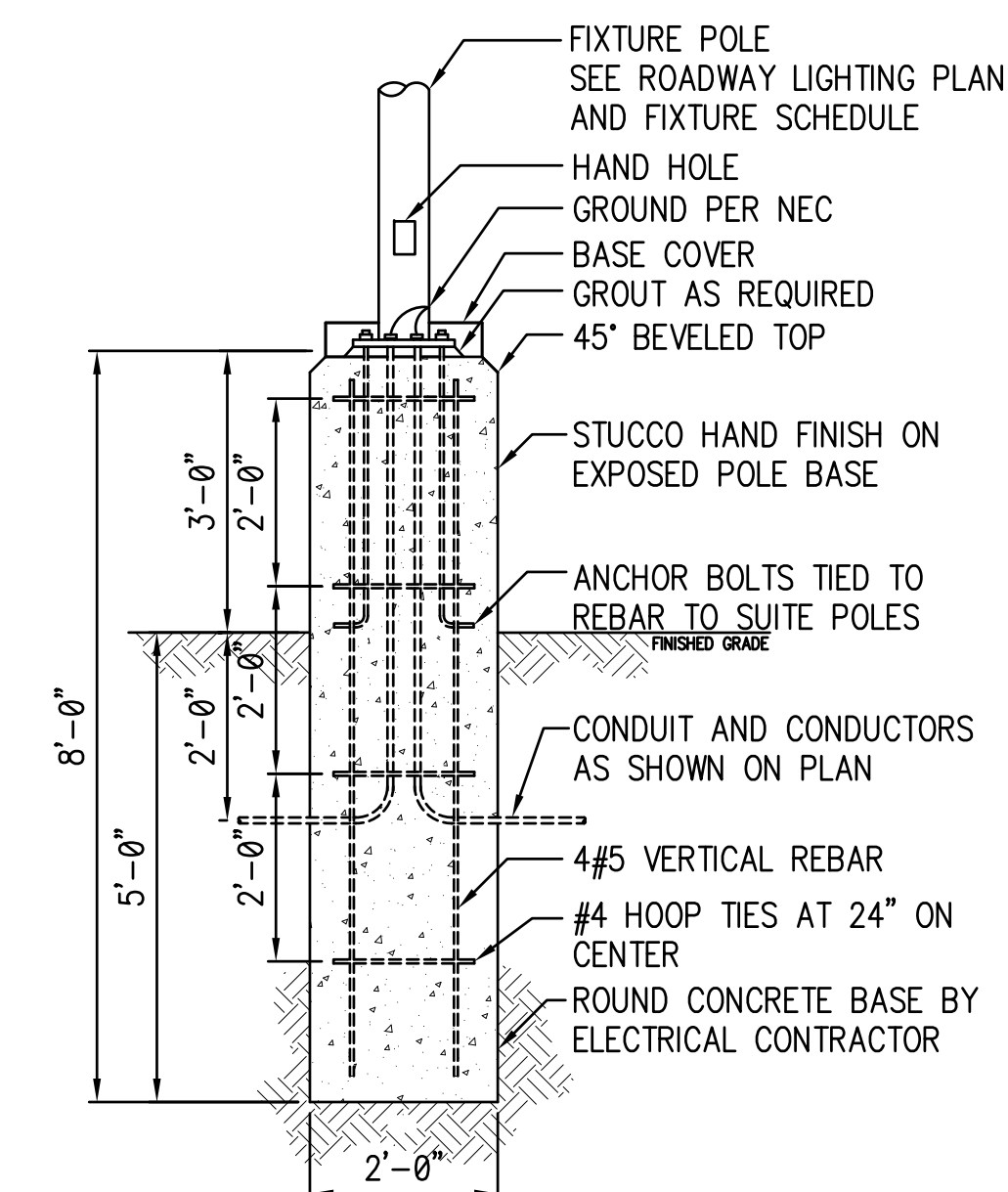
FINISHED GRADE

SIDEWALK

HAND HOLE

FIXTURE POLE A OR B
SEE FIXTURE SCHEDULE

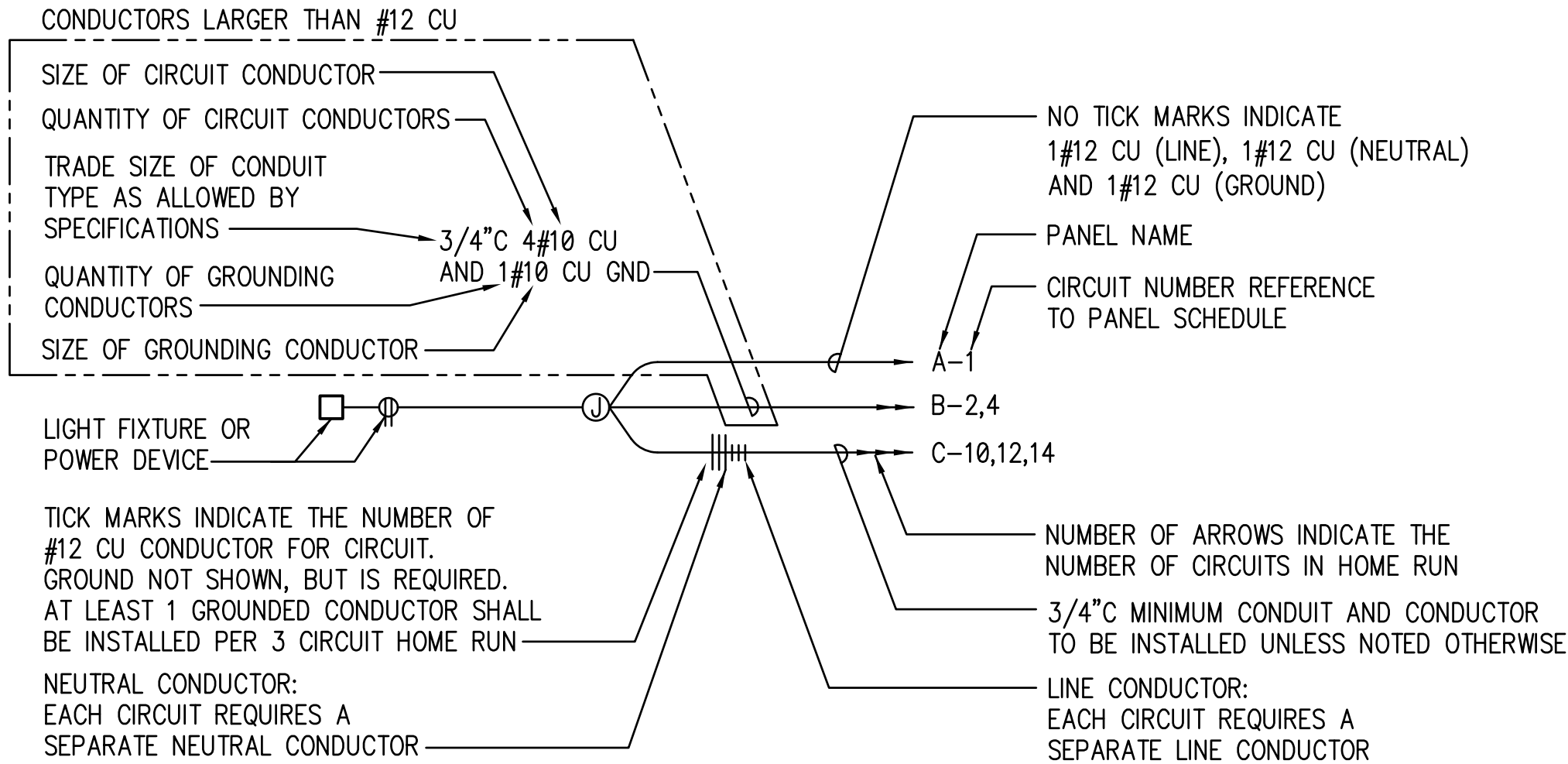
FIXTURE A AND B POLE LIGHT DETAIL
1/2" = 1'-0"



FIXTURE A AND B POLE BASE DETAIL
1/2" = 1'-0"

FIXTURE SCHEDULE						
SYMBOL	MANUFACTURER		FIXT WATTS	LAMP TYPE	MOUNTING	REMARKS
	NAME	CAT. NO.				
A	LITHONIA	DSXO-LED-P1-30K-T4M-MVOLT-SPA-PER-FAO-HS-DBLXD	38	INTEGRAL	POLE AT	LED AREA LIGHTER, BLACK FINISH, WITH HOUSE SIDE SHIELD
				LED	15 FEET	4,281 LUMEN OUTPUT, TYPE 4 FORWARD THROW MEDIUM SQUARE POLE MOUNTING
A POLE	LITHONIA	SSS-15-4C-DM19AS-DBL			TO	15 FOOT SQUARE STRAIGH STEEL POLE
					POLE BASE	BLACK FINSH
B	LITHONIA	DSXO-LED-P2-30K-T4M-MVOLT-SPA-PER-FAO-HS-DBLXD	49	INTEGRAL	POLE AT	LED AREA LIGHTER, BLACK FINISH, WITH HOUSE SIDE SHIELD
				LED	15 FEET	5,458 LUMEN OUTPUT, TYPE 4 FORWARD THROW MEDIUM SQUARE POLE MOUNTING
B POLE	LITHONIA	SSS-15-4C-DM19AS-DBL			TO	15 FOOT SQUARE STRAIGH STEEL POLE
					POLE BASE	BLACK FINSH

CIRCUITING LEGEND



POWER LEGEND

	MANUAL MOTOR STARTER SWITCH
	TIMECLOCK
	CONTACTOR
	IRRIGATION CONTROL PANEL
	DISCONNECT SWITCH POLES, AMPS, AND NEMA ENCLOSURE TYPE AS NOTED
	FUSED DISCONNECT SWITCH POLES, AMPS, NEMA ENCLOSURE TYPE, AND FUSE SIZE AS NOTED
	THERMOSTAT, AT +48"
	MOTOR F INDICATES FAN (FRACTIONAL HORSEPOWER) # INDICATES MOTOR SIZE (IN HORSEPOWER)
	JUNCTION BOX
	RECESSED AUDIO SPEAKER
	ELECTRICAL PANEL
	SURFACE RACEWAY
	DUPLEX RECEPTACLE AT +18" UNLESS NOTED OTHERWISE
	GFI GROUND FAULT INTERRUPTER C MOUNTED ON CEILING S SURGE SUPPRESSION WP IN-USE WEATHERPROOF RATED COVER WITH WEATHER RESISTANT GFI RECEPTACLE
	DOUBLE DUPLEX RECEPTACLE AT +18" UNLESS NOTED OTHERWISE
	GFI GROUND FAULT INTERRUPTER C MOUNTED ON CEILING S SURGE SUPPRESSION WP IN-USE WEATHERPROOF RATED COVER WITH WEATHER RESISTANT GFI RECEPTACLE
	DATA/COMM/POWER FLOOR BOX
	RECESSED ENTERTAINMENT BOX
	TELEVISION DUPLEX RECEPTACLE AND CABLE JUNCTION BOX LOCATION
	30A, 250V SPECIAL PURPOSE RECEPTACLE VERIFY NEMA PLUG TYPE REQUIRED PRIOR TO INSTALLATION
	50A, 250V SPECIAL PURPOSE RECEPTACLE VERIFY NEMA PLUG TYPE REQUIRED PRIOR TO INSTALLATION
	ELECTRICAL METER
	CURRENT TRANSFORMER CABINET SIZE AS INDICATED ON DRAWINGS
	UNIT HEATER SIZE AS INDICATED ON DRAWINGS
	FAN FORCED WALL HEATER SIZE AS INDICATED ON DRAWINGS
	WATER HEATER SIZE AND TYPE AS INDICATED ON DRAWINGS
	ELECTRIC BASEBOARD HEATER SIZE AND TYPE AS INDICATED ON DRAWINGS
	MECHANICAL EQUIPMENT CALLOUT

NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT

SITE ELECTRICAL LEGEND

	SINGLE PHASE UTILITY TRANSFORMER GROUND SLEEVE
	THREE PHASE UTILITY TRANSFORMER AND MOUNTING PAD
	UTILITY PRIMARY POWER GROUND SLEEVE
	CITY OF IDAHO FALLS FIBER OPTIC VAULT
	CENTURY LINK PEDESTAL
	CABLE ONE PEDESTAL
	MYERS POWER PEDESTAL
	STREET LIGHT POLE - PRIVATE
	STREET LIGHT POLE (GOOSENECK)- TOWN OF JACKSON
	STREET LIGHT POLE (POST TOP) - TOWN OF JACKSON

NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT

ABBREVIATIONS

AL	ALUMINUM
AWG	AMERICAN WIRE GAUGE
A	AMPERE(S)
CKT	CIRCUIT
CB	CIRCUIT BREAKER
C	CONDUIT
CU	COPPER
CT	CURRENT TRANSFORMER
DISC	DISCONNECT
DWG	DRAWING
EMT	ELECTRICAL METALLIC TUBING
HZ	FREQUENCY IN CYCLES PER SECOND
F	FUSE
FS	FUSIBLE SWITCH
GEN	GENERATOR
GND	GROUND
GFI	GROUND FAULT INTERRUPTER
HP	HORSEPOWER
HPS	HIGH PRESSURE SODIUM
IMC	INTERMEDIATE METALLIC CONDUIT
INC	INCANDESCENT
KVA	KILOWATT VOLT AMPS
KW	KILOWATT(S)
MCC	MOTOR CONTROL CENTER
KCMIL	THOUSAND CIRCULAR MIL(S)
NC	NORMALLY CLOSED
NO	NORMALLY OPEN
NTS	NOT TO SCALE
NIC	NOT IN CONTRACT
PNL	PANEL
PVC	POLYVINYL CHLORIDE
GRS	GALVANIZED RIGID STEEL
SWBD	SWITCHBOARD
XMFR	TRANSFORMER
TYP	TYPICAL
UG	UNDERGROUND
UNO	UNLESS NOTED OTHERWISE
UPS	UNINTERRUPTED POWER SYSTEM
V	VOLT(S)
VA	VOLTAMP(S)
W	WATT(S)
WP	WEATHER PROOF

ELECTRICAL DRAWING LIST

- E1.1 ELECTRICAL TITLE DRAWING
E2.1 ROADWAY LIGHTING PLAN
E3.1 LIGHTING DETAILS
E3.2 PANEL SCHEDULES

ADDRESS:
645 W 24th St
IDAHO FALLS, ID 83402
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208 325-2862
FAX:
208 593-2864
E-MAIL:
brad@bradleyengineering.com

BRADLEY
Bradley Engineering/Chd.
Electrical Consulting & Design

REV	DATE	DESCRIPTION

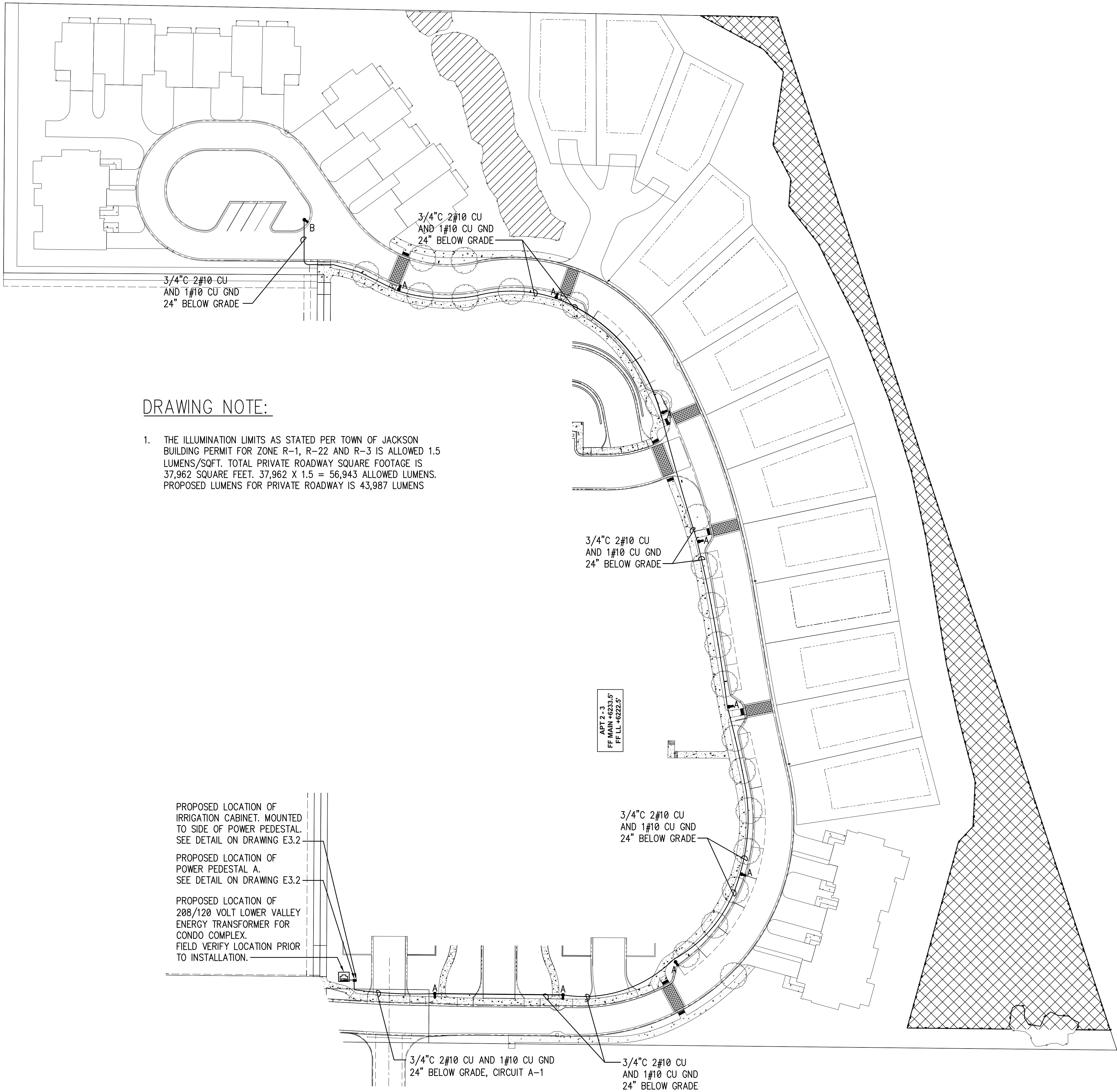
HIDDEN HOLLOW SITE - PHASE 1a

ELECTRICAL TITLE DRAWING

Professional Engineering (Electrical)
122718
3/20/2018
WYOMING

DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	17-07
DATE	3-20-18

DRAWING NO.
SE1.1



DRAWING NOTE:

1. THE ILLUMINATION LIMITS AS STATED PER TOWN OF JACKSON BUILDING PERMIT FOR ZONE R-1, R-22 AND R-3 IS ALLOWED 1.5 LUMENS/SQFT. TOTAL PRIVATE ROADWAY SQUARE FOOTAGE IS 37,962 SQUARE FEET. $37,962 \times 1.5 = 56,943$ ALLOWED LUMENS. PROPOSED LUMENS FOR PRIVATE ROADWAY IS 43,987 LUMENS

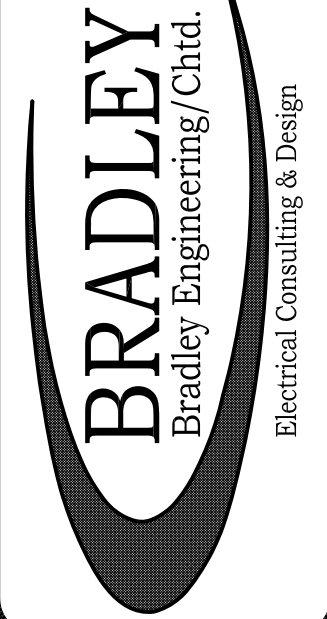
PROPOSED LOCATION OF IRRIGATION CABINET. MOUNTED TO SIDE OF POWER PEDESTAL. SEE DETAIL ON DRAWING E3.2

PROPOSED LOCATION OF POWER PEDESTAL A. SEE DETAIL ON DRAWING E3.2

PROPOSED LOCATION OF 208/120 VOLT LOWER VALLEY ENERGY TRANSFORMER FOR CONDO COMPLEX. FIELD VERIFY LOCATION PRIOR TO INSTALLATION.

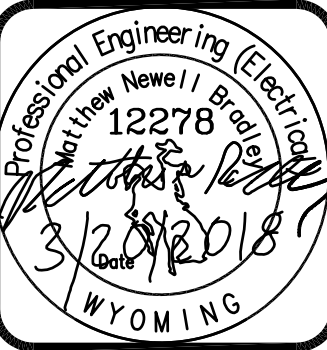
ROADWAY LIGHTING PLAN (PHASE 1b)
SCALE: 1" = 40'

ADDRESS:
645 W 24th St
DANBO FALLS, ID 83402
TELEPHONE:
208 325-2862
FAX:
208 593-2864
E-MAIL:
brad@bradleyengineering.com



REV	DESCRIPTION	DATE
△		
△		
△		
△		

HIDDEN HOLLOW SITE - PHASE 1a
ROADWAY LIGHTING PLAN

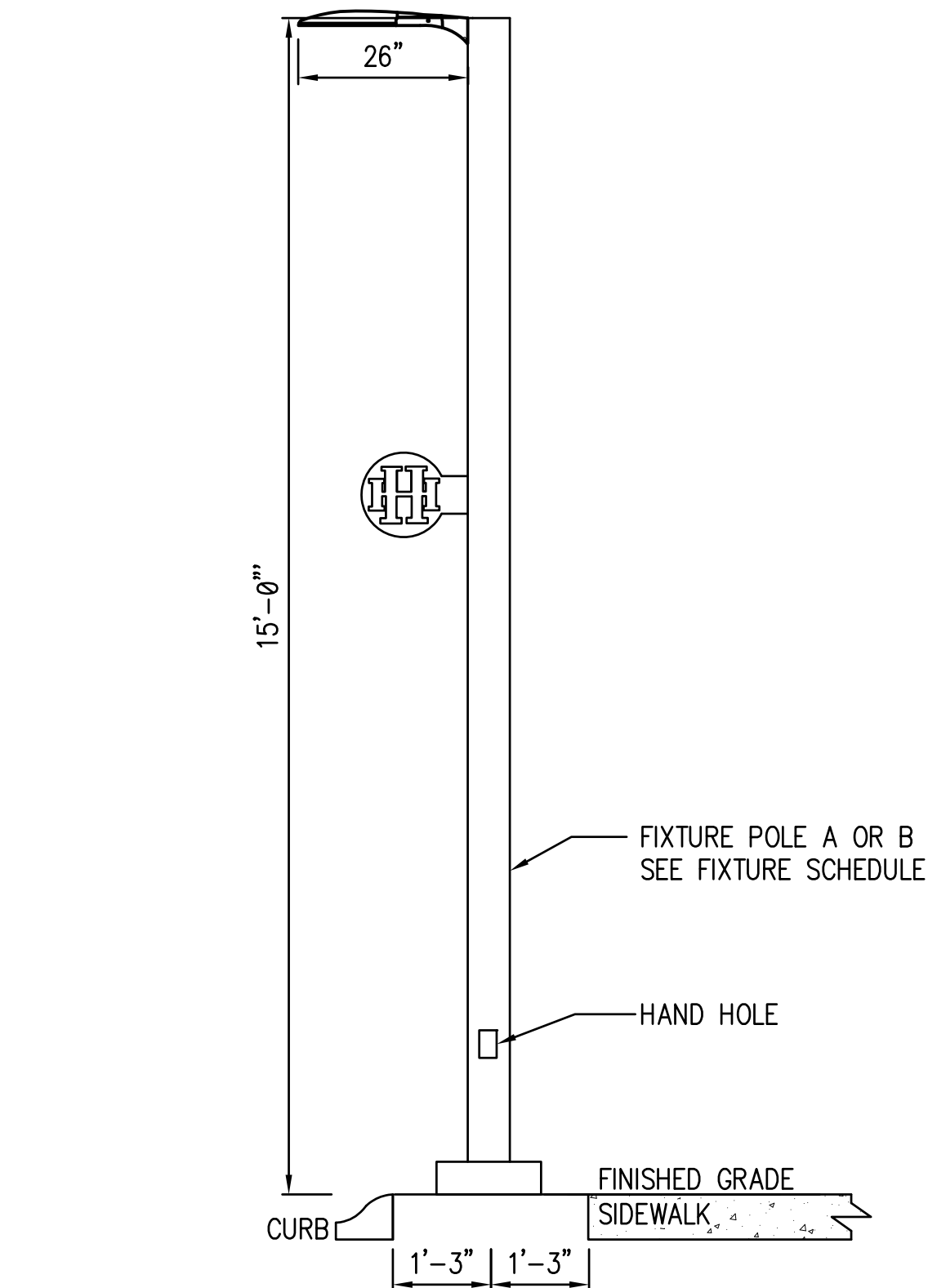


DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	DATE
17-07	3-20-18

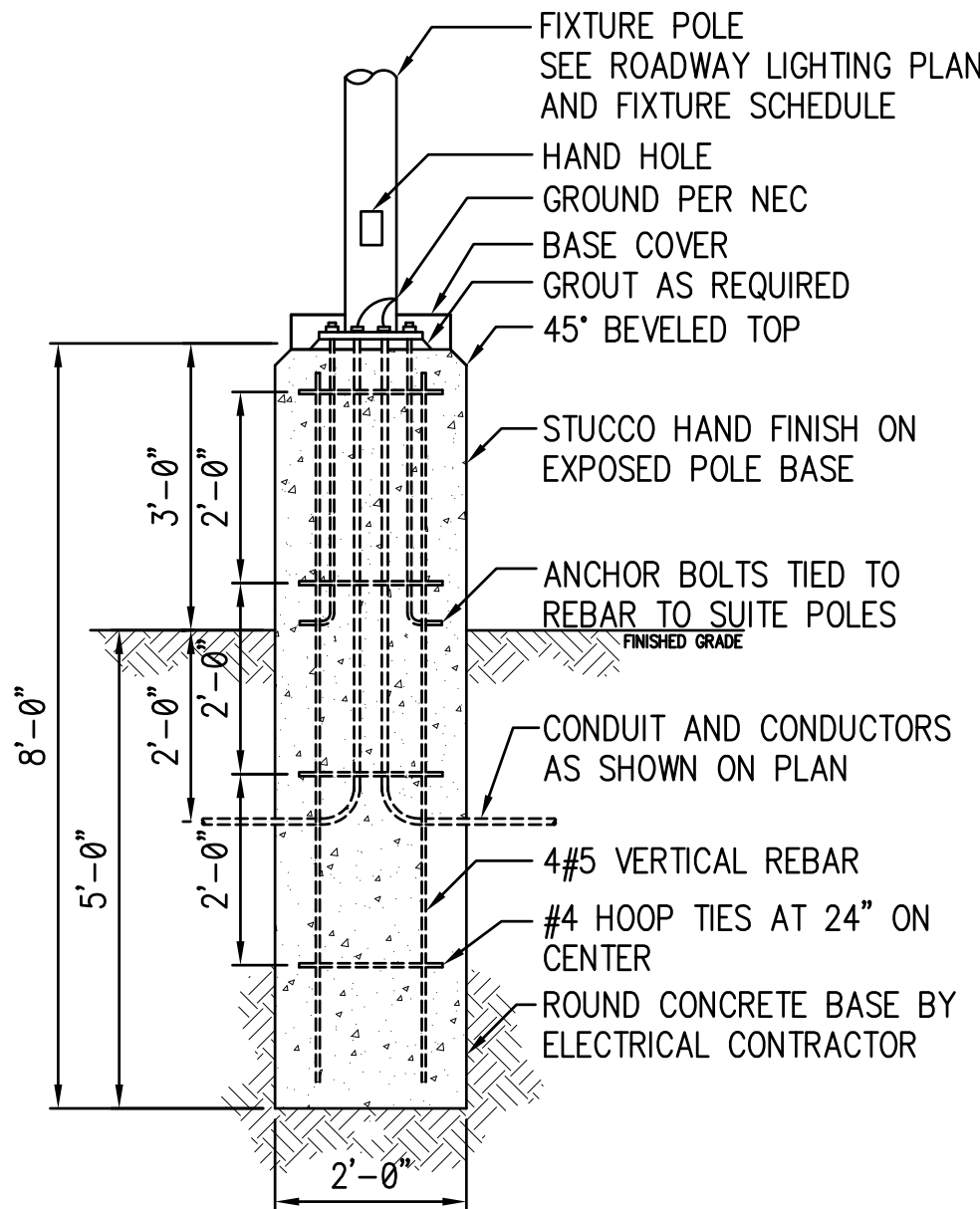
DRAWING NO.
SE2.1

FIXTURE SCHEDULE						
SYMBOL	MANUFACTURER		FIXT WATTS	LAMP TYPE	MOUNTING	REMARKS
	NAME	CAT. NO.				
A	LITHONIA	DSX0-LED-P1-30K-T4M-MVOLT-SPA-PER-FA0-HS-DBLXD	38	INTEGRAL	POLE AT	LED AREA LIGHTER, BLACK FINISH, WITH HOUSE SIDE SHIELD
				LED	15 FEET	4,281 LUMEN OUTPUT, TYPE 4 FORWARD THROW MEDIUM
						SQUARE POLE MOUNTING
A POLE	LITHONIA	SSS-15-4C-DM19AS-DBL			TO	15 FOOT SQUARE STRAIGH STEEL POLE
					POLE BASE	BLACK FINSIH
B	LITHONIA	DSX0-LED-P2-30K-T5M-MVOLT-SPA-PER-FA0-HS-DBLXD	49	INTEGRAL	POLE AT	LED AREA LIGHTER, BLACK FINISH, WITH HOUSE SIDE SHIELD
				LED	15 FEET	5,458 LUMEN OUTPUT, TYPE 5
						SQUARE POLE MOUNTING
B POLE	LITHONIA	SSS-15-4C-DM19AS-DBL			TO	15 FOOT SQUARE STRAIGH STEEL POLE
					POLE BASE	BLACK FINSIH

LIGHT FIXTURE TYPE A AND B
SCALE: NTS



FIXTURE A AND B POLE LIGHT DETAIL
1/2" = 1'-0"



FIXTURE A AND B POLE BASE DETAIL
1/2" = 1'-0"

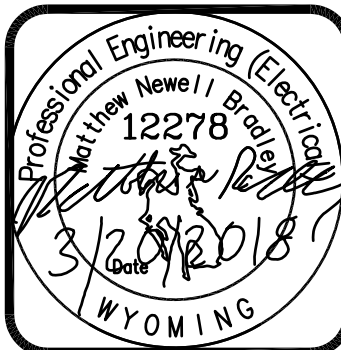
ADDRESS:
645 W 24TH ST
DARTO FALLS, ID 83402
TELEPHONE:
208 325-2862
FAX:
208 593-2864
E-MAIL:
brad@bradleyengineering.com



REV	DESCRIPTION	DATE

HIDDEN HOLLOW SITE - PHASE 1a

POLE DETAILS AND FIXTURE SCHEDULE



DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	DATE
17-07	3-20-18

DRAWING NO.

SE3.1

PANEL A

VOLTAGE: 240 / 120 V

DIMENSION: PER NEC

LOCATION: IN POWER PEDESTAL

PANEL AMP RATING: 100A WITH 100A CB

MOUNTING: SURFACE

NEMA ENCLOSURE: 1

WIRES: 3 PHASE: 1 FEED: BOTTOM

TYPE: SQUARE D QO LOADCENTER

LOAD DESCRIPTION	PH	LOAD WATT	BKR AMPS	CKT NO	LOAD		CKT NO	BKR AMPS	LOAD WATT	PH	LOAD DESCRIPTION
					A	B					
STREET LIGHTING	A	540	20	1	1170		2	20	630	A	PARKING LOT LIGHTING
IRRIGATION CONTROLER	B	455	20	3		455	4	20		B	SPARE
RECETPACLE	A	455	20	5	455		6	20		A	SPARE
SPARE	B		20	7		0	8	20		B	SPARE
SPARE	A		20	9	0		10	20		A	SPARE
SPARE	B		20	11		0	12	**		B	2 POLE
FEEDER BREAKER		TOTAL LOAD PER PHASE-WATTS				1625	455	FEED FROM: TRANSFORMER			
RATING: 100A		TOTAL LOAD PER PHASE-AMPS				14	4	PANEL ISC RATING 10,000 AVAILABLE ISC 1,731			
WIRE SIZE: 3#3 CU						CONDUIT SIZE: 2"CU					

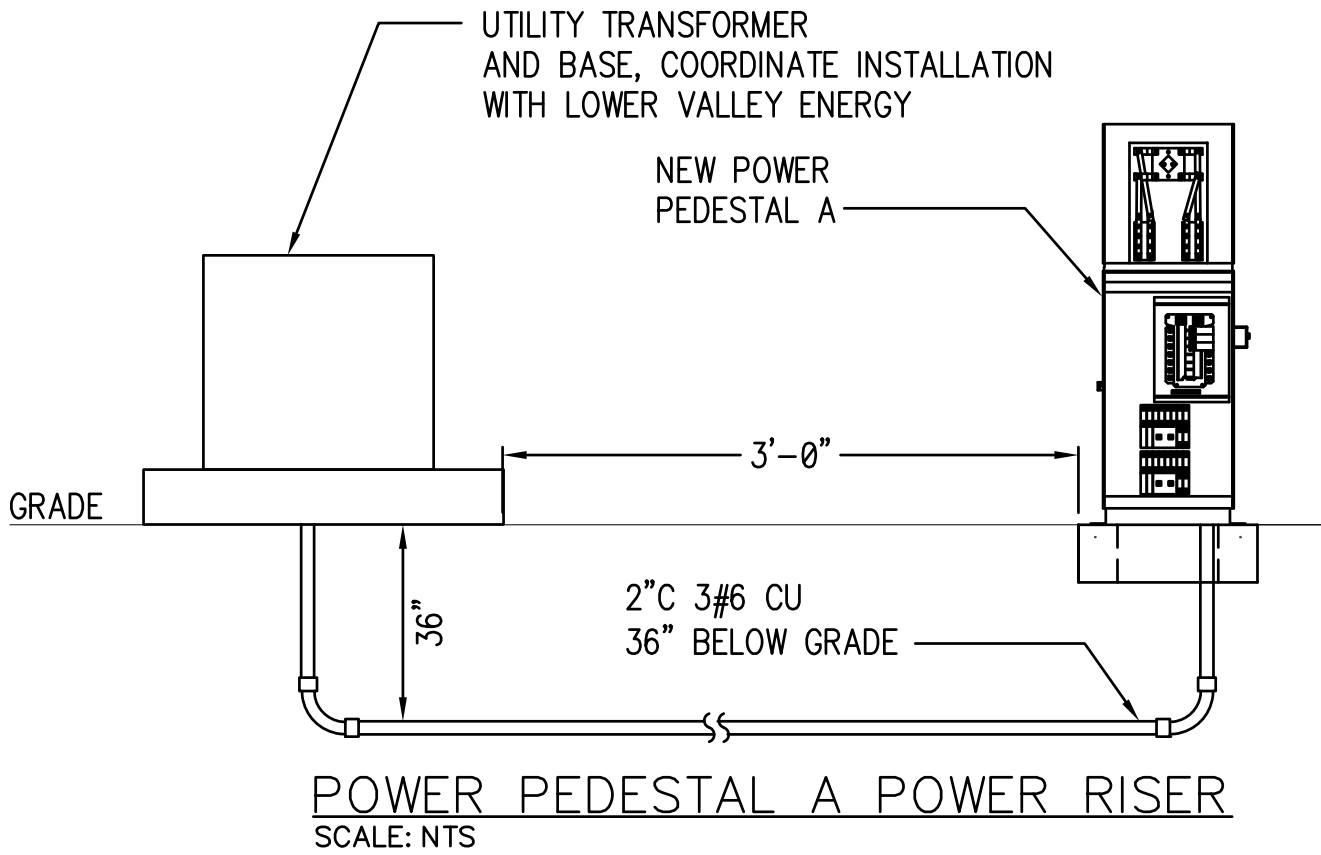
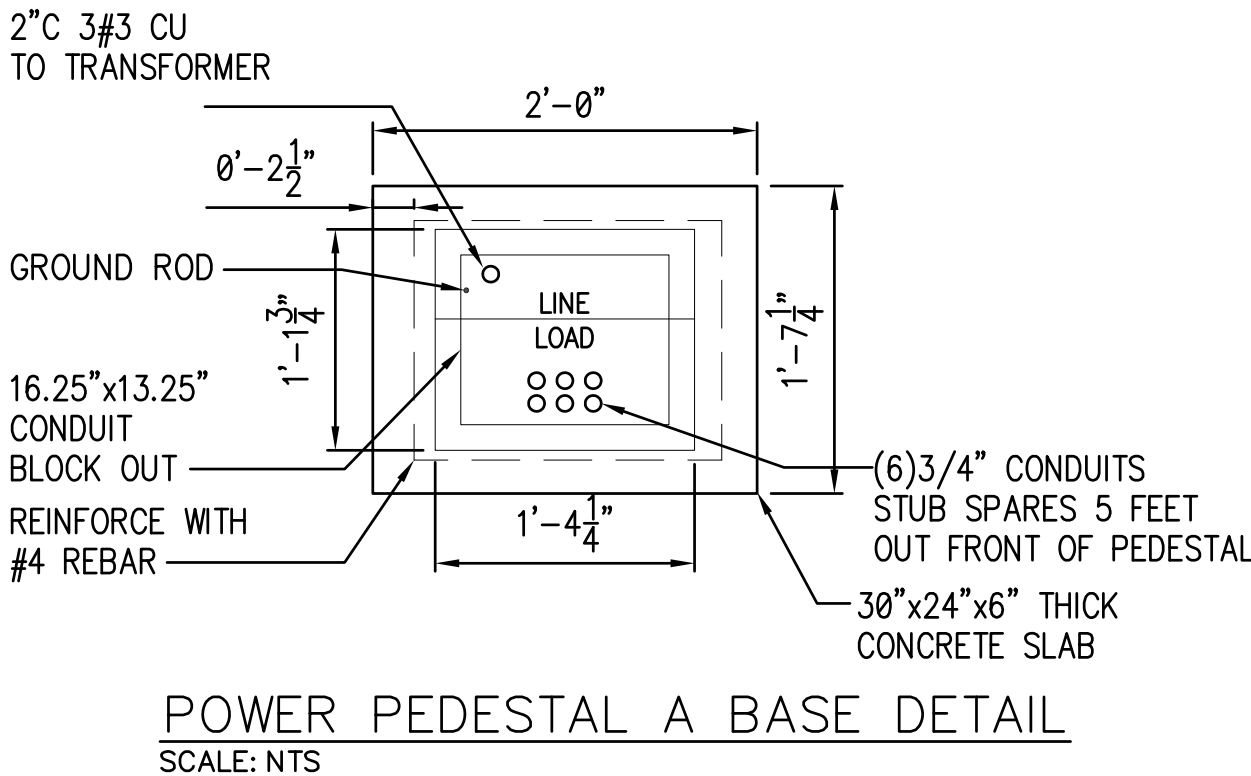
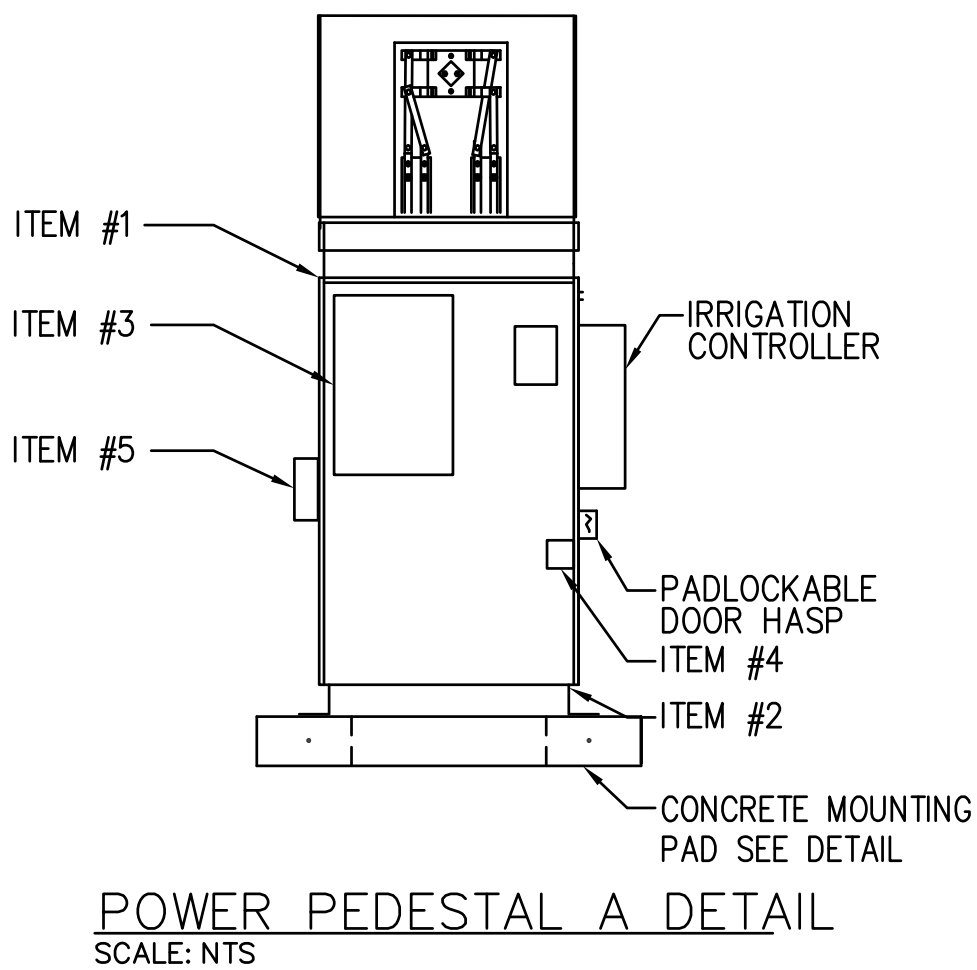
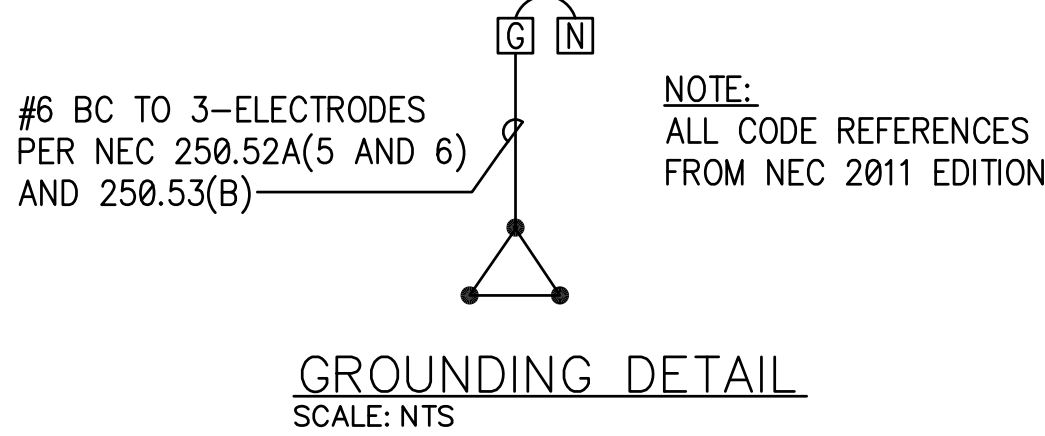


TABLE 250.66 FROM NEC		
SIZE OF LARGEST UNGROUNDED SERVICE-ENTRANCE CONDUCTOR (AWG/KCMIL)	SIZE OF GROUNDING ELECTRODE CONDUCTOR (AWG/KCMIL)	MAX SERVICE SIZE
2 OR SMALLER	8	100A
1 OR 1/0	6	150A
2/0 OR 3/0	4	200A

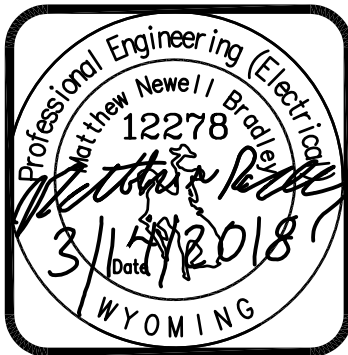


ITEM NO.	QTY	DESCRIPTION
1	1	MYERS POWER PEDESTAL MEUG16-M100-MOD
	1	100A, W/60A MAIN BREAKER
		METER SOCKET: PER LOWER VALLEY ENERGY
		120/240V, 1Ø, 3W, 10kAIC
		UTILITY LANDING LUGS: 200A, 250kcmil
		120/240V, 1Ø, 3W, 10kAIC
		VANDAL RESISTANT HINGED DOOR AND DEAD FRONT
		LIGHT GREEN POWDER COAT FINISH IN ACCORD W/ASTM
		UTILITY TEST SECTION
2		MOUNTING BASE
1		SIZE AND COLOR TO MATCH
3		POWER PANEL, 12CKT COPPER BUSSED INTERIOR
1		LOAD CENTER
4		PHOTOCELL
1		SEE SPEC
5		GFI RCPTACLE WITH IN USE RATED COVER
1		PER MANUFACTURER
		ALL EQUIPMENT AS SPECIFIED OR APPROVED EQUAL.

- PEDESTAL ORDER SPECIFICATIONS:
- 12 GAUGE CORROSION RESISTANT ZINC COATED STEEL CONSTRUCTION
 - NEMA '3R' ENCLOSURE.
 - COMPLY W/CALTRANS SPECIFICATIONS ES-2E
 - MEETS EUSERC 308 REQUIREMENTS
 - UL LISTED

HIDDEN HOLLOW SITE UTILITIES

PANEL SCHEDULES



DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	DATE
17-07	3-14-18

DRAWING NO.

SE3.2

ADDRESS:
645 W 24th St
IDARIO FALLS, ID 83402
TELEPHONE:
208 325-2862
FAX:
208 593-2864
E-MAIL:
brad@bradleyengineering.com

BRADLEY
Bradley Engineering/Chd.
Electrical Consulting & Design

REV	DATE	DESCRIPTION

HIDDEN HOLLOW PLANNED UNIT DEVELOPMENT MASTER PLAN ^{-1st}
Amendment
December 29, 2016August XX, 2018
PUD2016-079

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 - B. Expiration Extension and Phasing Requirements
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Division 1. Hidden Hollow Planned Unit Development

1.1. Title

The title of this document is hereby established as the "Hidden Hollow Planned Unit Development Master Plan," and is referred to throughout the document as the "PUD Master Plan" or "Master Plan."

1.2. Purpose, Background and Intent

1.2.A. Purpose

This Master Plan establishes the entitlements, standards and conditions for the development and use of the Hidden Hollow Planned Unit Development ("HHPUD" or "Hidden Hollow"). This Master Plan establishes the zoning for lands within the boundaries of the HHPUD, which are defined and depicted in Attachment 1 to this Master Plan. The Master Plan varies in some ways from the base UR zoning of the site in order to achieve specific community goals that enhance the community's implementation of the Jackson/Teton County Comprehensive Plan.

1.2.B. Background

The HHPUD is located on an approximately 10-acre parcel of land formerly owned by the United States Forest Service ("USFS"). The 10-acre Hidden Hollow site is a portion of a larger USFS site that was used as headquarters for the Bridger Teton National Forest. In 2015 the USFS sold the 10-acre Hidden Hollow site to Hansen & Hansen, LLP and retained approximately 5.3 acres of land directly west of the Hidden Hollow site. In preparation for the transfer of ownership of the property, the Town of Jackson zoned the Hidden Hollow site Urban Residential ("UR").

In July of 2016, Hansen & Hansen, LLP submitted PUD and Sketch Plan applications for the site that included a proposal for 168 residential units and the infrastructure improvements to support the HHPUD development. The residential units are a mix of multi-family, townhouse and single-family units that will provide the Town of Jackson and the overall Teton County community with a much-needed solution to our workforce housing shortage. The project includes a dedication to the Town of Jackson of an eastern extension of Mercill Avenue to a point that would intersect with a future N. King Street extension.

1.2.C. Vision and Intent

The vision for the HHPUD is for a dense, residential development that provides free market, workforce and affordable housing in close proximity to Town commercial services and public amenities, which is compatible with surrounding commercial, public and open space uses. Hidden Hollow achieves this in the following ways:

1. Provision of a variety of residential unit types that achieves housing opportunities for a variety of residents while respecting the neighboring land uses.
2. Provision of efficient and effective street and utility system for the development and allow municipal services to be provided without burdening the community.
3. Provision of a pathway system through the site that allows for access through the development in a north-south direction connecting significant community amenities, and provision of sidewalks and pathways for residents to utilize the site and access off site amenities near Hidden Hollow without the need for a car.
4. Development design that is compatible with the surrounding uses, including recreational, school, government office, commercial and open space uses.
5. Enhancement of the wetlands that exist on the site.
6. Provide Provision of open space for residents and visitors in a relatively dense residential context.
7. Incorporation of design techniques that enhance a sense of community while allowing for views and privacy among individual units.

8. Provision of opportunity to conserve energy through a unified development and individual building designs.
9. Provision of opportunities for affordable and workforce housing.

1.3. Applicability

1.3.A. Applicability of Master Plan

This Master Plan applies only to lands within the HHPUD boundaries, as depicted on the Official Zoning District Map and shown within Attachment 1 to this Master Plan.

1.3.B. Expiration, Extension and Phasing

1.3.B.1. Expiration of Master Plan

Time Frame: The Master Plan shall expire five (5) years after its effective date unless a sufficient application for the improvements described below under the "Predevelopment Site and Infrastructure Improvements Phase" is submitted to the Planning Department. The Master Plan shall expire seven (7) years after its effective date unless there is commencement of construction of "Predevelopment Site and Infrastructure Improvements Phase" improvements.

Predevelopment Site and Infrastructure Improvements Phase: The Developer shall complete all underground infrastructure and rough grading of the entire site including roads, pursuant to the requirements of a Grading and Erosion Control Permit approved by the Town of Jackson. Upon completion of the improvements stated herein, the HHPUD shall be vested and shall not expire.

Effect: Upon expiration of the Master Plan, LDR Section 8.7.3.G.2. shall apply.

1.3.B.2. Extension

No extension to the expiration of the Master Plan shall be permitted. Please see Master Plan [Section B.1. Expiration of Master Plan](#) and Master Plan [Section B.3. Phasing Requirements](#) for additional information.

1.3.B.3. Phasing Requirements

The purpose of the HHPUD phasing plan is to ensure that when free market development occurs that generates affordable housing or other development standard requirements, adequate assurances are provided by the Developer to ensure these requirements have been, or will be, met.

Phase 1:

- Subdivision and sale or development of 13 single-family units in Area A
 - o Including provision for affordable housing ownership or rental units for at least 7.80 persons to be constructed within building 4/5
- Development of ~~820~~ townhome units in Area B
 - o Including provision for affordable housing ownership or rental units for at least 4.05 persons to be constructed within building 4/5
- Development of ~~55~~4 multi-family units in ~~two Area C Buildings~~ Building 4/5 within Area C
 - o If the 55 multifamily units in building 4/5 are developed as for sale, condominium units, provision for affordable housing ownership units for at least 16.95 persons will be constructed
 - o If the 55 multifamily units in building 4/5 are developed as for rent, apartment units, compliance with Section 7.4.2.D.13 of the Town of Jackson Land Development regulations shall apply to exempt the rental apartment units from the affordable housing mitigation standards
- Provision of at least 18 workforce housing units within building 4/5 ~~two multi-family buildings i~~ in Area C developed under Phase 1
- Completion of all Mercill Avenue extension improvements
- Completion of all road ways and parking areas necessary to serve the development in Phase 1
- Completion of all wetland mitigation
- Completion of all landscape requirements for all Phase 1 development in Area B and C

Commented [BS1]: I divided the mitigation to be sub sets of each development. All of which add up

Phase 2:

- ~~Development of 12 townhome units in Area B~~
 - o ~~Including provision for affordable housing ownership or rental units for at least 6.60 persons to be constructed within building 4/5~~
- ~~Development of 55 multi-family units in Building 4/5 and or 28 multifamily units within Area C~~
 - o ~~If the 55 multifamily units in Building 2/3 and the 28 multifamily units in building 1 are developed as for sale, condominium units, provision for affordable housing ownership units for a total of at least 25.6 persons will be constructed within building 4/5 and Building 2/3~~
 - ~~Building 2/3 = 17.05 persons mitigated~~
 - ~~Building 1 = 8.55 persons mitigated~~
 - o ~~If the 55 multifamily units in building 2/3 and/or the 28 multifamily units in building 1 are developed as for rent, apartment units, compliance with Section 7.4.2.D.13 of the Town of Jackson Land Development regulations shall apply to exempt the rental apartment units within building 4/5 from the affordable housing mitigation standards~~
- ~~Development of 54 multi-family Units in two Area C buildings~~
- ~~Provision of affordable housing for at least 16.4 persons within the two multi-family buildings in Area C developed under Phase 2~~
- ~~Provision of at least 18 workforce housing units within two multi-family buildings in Area C developed under Phase 2~~~~Building 2/3 and 9 workforce housing units within Building 1~~
- ~~Completion of all landscape requirements for all Phase 2 development~~
- ~~Completion of all remaining landscape requirements in Area D in Area G~~

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Phase 3:

- ~~Development of 27 multi-family Units in one Area C building~~
- ~~Provision of at least 9 workforce housing units within any building in Area C~~
- ~~Completion of all landscape requirements for all Phase 3 development~~
- ~~Completion of all remaining landscape requirements in Area D~~

Occupancy of Free Market Units: The above phasing plan is subject to the following requirements:

Certificates of Occupancy for free market residential units (Area A units, Area B units or Area C units) will not be issued by the Town of Jackson unless one of the following has occurred:

1. A framing inspection has been approved by the Town Building Official for the building permit application for the affordable housing within the phase in which such free market residential units are receiving a Certificate of Occupancy, and the Developer provides the Town with a bond in an amount equal to the in lieu fee requirement for the affordable housing units that are required by the number of free market units receiving Certificates of Occupancy; or
2. If the framing inspection has not been approved by the Town Building Official as provided above, the Developer shall be required to deed restrict the amount of free market units necessary to meet the total remaining housing requirement of the real property included in such applicable phase. Such deed restriction shall only go into effect if the affordable housing units within Area C that are intended for such ~~remaining mitigation~~~~remaining mitigation~~ of the real property included in such applicable phase have not received a Certificate of Occupancy within twenty four (24) months of the recordation of the deed restriction required herein.

1.4. Relationship Between Regulations and Interpretation

1.4.A. Relationship to Land Development Regulations

Unless otherwise noted in this document, when this Master Plan refers to the LDRs, or where it is silent and the LDRs govern the development or use of properties within the HHPUD, the Town of Jackson LDRs applicable at the time a determination or interpretation is requested shall apply. In the event of a contradiction between this Master Plan and the LDRs this Master Plan shall govern and control.

1.4.B. Interpretation

The Town of Jackson Planning Director shall be responsible for interpreting this Master Plan and shall base his/her interpretation first, on the information contained within this Master Plan, and second, on the clear legislative intent of the Town Council in its approval and adoption of the HHPUD. With the exception of the modification to the basis for interpretation made herein, the provisions of Section 8.6. Interpretations of the LDRs of the Town of Jackson LDRs shall govern the findings considered in rendering interpretations of this Master Plan, and the procedure for requesting an interpretation of this Master Plan. Pursuant to Section 8.6. Interpretation of the LDRs, only a property owner within the HHPUD may request an interpretation of this Master Plan.

1.5. Procedures and Requirements to Amend Approved Master Plan

1.5.A Major Amendments:

Major Amendments to the Master Plan shall be reviewed pursuant to the provisions of the LDR Section 8.2.13.D. PUD Amendment. Only a property owner, or authorized agent of a property owner, within the HHPUD may apply for a Major Amendment to the Master Plan. The Major Amendment shall be subject to all applicable standards of the LDRs.

Major Amendments include the following:

1. Expansion or increase to the overall HHPUD area, or overall density allowed in this Master Plan; and
2. A revision to the physical development standards that increases the allowable maximum or decreases the required minimum by more than 20%.

1.5.B. Minor Amendments:

Minor amendments to this Master Plan may be approved by the Planning Director pursuant to the procedures set forth in Section 8.5.2. Development Option Plan of the LDRs. Only a property owner, or authorized agent of a property owner, within the HHPUD may apply for a Minor Amendment to the Master Plan. The Minor Amendment shall be reviewed and acted upon. The Minor Amendment shall be subject to all applicable standards of the LDRs.

Minor Amendments include the following:

1. Any application to amend the Master Plan that includes the reduction in the HHPUD Area, density or intensity of use;
2. A revision to the allowable physical development standards that decreases an allowable maximum or increases a required minimum; or increases an allowable maximum or decreases a required minimum by not more than 20%;
3. Transfer of development rights from one Area of the HHPUD to another Area if such transfer does not include an increase in the overall density of the HHPUD;
4. Any and all revisions and amendments to Attachment 4 (Example of Maximum Sales Price Calculations); and
5. Any and all revisions, amendments, and updates to the Phasing Plan.

A Minor Amendment shall only be approved upon meeting the following Findings:

1. It is consistent with the purposes and organization of the HHPUD;
2. It improves the consistency of the HHPUD Master Plan with other provisions of the HHPUD or subsequent development approvals within the HHPUD;
3. It provides flexibility for landowners within standards defined within Master Plan Section 1.2.C. Vision and Intent of the HHPUD Master Plan;
4. It is necessary to address changing conditions (e.g. market, sales or constructability), public necessity, and/or state or federal legislation;
5. It improves implementation of the Comprehensive Plan; and
6. It is consistent with other adopted Town Ordinances.

1.5.C. Administrative Amendments:

Administrative Amendments are update amendments required by this Master Plan to the Housing Mitigation Tracking Worksheet or the Physical Development Standard Tracking Worksheet, and pursuant to 1.5.E. below are not included in the Master Plan until such time as a Certificate of Occupancy is issued.

A Housing Mitigation Tracking Worksheet update shall be prepared by the Developer or its assigns and shall be submitted with each Development Plan or Development Option Plan application. This requirement shall terminate once all affordable housing requirements have been met.

A Physical Development Standards Tracking Worksheet update shall be prepared by the Developer or its assigns and shall be submitted with each application for building permit (or group of building permits). This requirement shall terminate once all physical development standard allowances have been expended.

This notwithstanding, the Developer may submit an updated tracking worksheet anytime, at their sole discretion.

1.5.D. Amendment Not Categorized

In the event that an application for an amendment to the HHPUD is submitted to the Town of Jackson that is not included in the list of Major, Minor, or Administrative Amendments, the Planning Director shall make a determination, based on the thresholds for Major, Minor, and Administrative Amendments, Master Plan Section 1.4.B. Interpretation, and Master Plan Section 1.2.C. Vision and Intent, whether the proposed amendment shall be a Major, Minor, or Administrative Amendment.

1.5.E. Amendments are Included in Master Plan:

Any Amendment to the Master Plan shall be incorporated into the Master Plan. The Master Plan shall be revised and amended within one (1) year of the final approval of the amendment to reflect the entitlements, standards and conditions approved. Any application to the Town of Jackson that acts upon the approved amendment shall not be deemed sufficient until the Master Plan is amended.

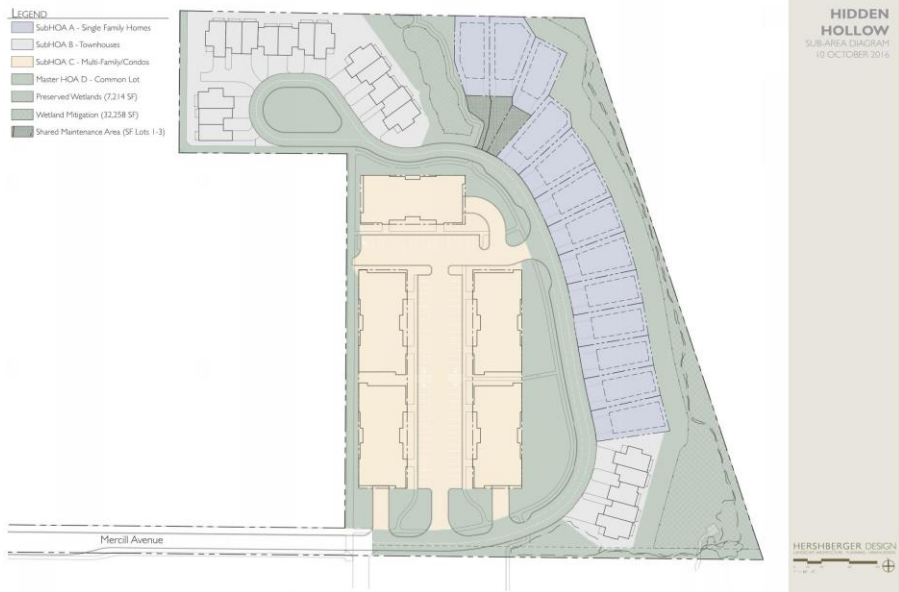
Time Frame: If the Master Plan is not amended within one (1) year of the date of approval of the Major Amendment or Minor Amendment the amendment shall expire.

Administrative Amendments approved by the Planning Director shall not be included in the Master Plan until such time as a Certificate of Occupancy is issued for the development described in the Administrative Amendment.

1.6. Applicability of Master Plan to HHPUD Areas

The HHPUD consists of three distinct unit types: Detached Single-Family Units, Attached Single-Family Units and Multi-Family Units. Each of these distinct unit types are located within distinct areas in the HHPUD. In addition, there is an area within the HHPUD that is common area and contains land uses that support and enhance the overall HHPUD, including roads, utilities, maintenance facilities, open spaces, pathways, wetlands and stormwater treatment facilities. Each of these areas contain some level of allowable entitlements and standards that differ from, or are in some way distinct from, those in other areas. Therefore, where applicable, this Master Plan identifies these separate entitlements, standards and conditions based on specific area designations.

For the purposes of this Master Plan, the area containing the Detached Single-Family Units is identified as Area A, the area containing the Attached Single-Family Units is identified as Area B, the area containing the Multi-Family Units is identified as Area C and the common area that contains land uses that support and enhance the overall PUD is identified as Area D. Where no reference is made to a specific Area, the specific entitlements, standards and conditions apply to the overall HHPUD. HHPUD Areas are shown in the exhibit below:



1.7. Definitions

Purpose: The purpose of this section is to define words, terms and phrases contained within the Master Plan to explain the relationship between this Master Plan and the Town of Jackson Land Development Regulations. Any term not defined herein shall have the meaning as defined in the Town of Jackson LDR as may be amended from time to time.

Area A/B/C/D: Shall mean one or more of the distinct areas within the Overall PUD as shown in Section 1.6. Establishment of Hidden Hollow PUD and include Area A – Detached Single Family Units, Area B – Attached Single Family Units, Area C, Multi-Family Units, and Area D – Common Area.

Density: Shall mean the number of individual dwelling units, including detached single family, attached single family, apartment, condominium, townhouse, or other type of residential dwelling unit permitted to be constructed or occupied on an Area, lot, site, or other part or portion of the PUD.

Developer: Shall mean the owner of the HHPUD while the development occurs and prior to the HHPUD HOA taking control of the development.

Homeowner Association: Shall mean the Hidden Hollow Homeowners Association.

Housing Mitigation Tracking Worksheet: Shall mean the document attached hereto as Attachment 3.

Land Development Regulations: Shall mean the Town of Jackson Land Development Regulations as may be amended from time to time.

Local Convenience Commercial: Shall mean commercial retail and service uses permitted within the HHPUD that allow for goods sold and services provided that are primarily of convenience in nature to provide for the needs of residents and employees in the surrounding area. Goods and services sold within a Local Convenience Commercial Use shall not be of a specialty nature that rely on and attract customer and vehicle traffic from the community as a whole. Only one Local Convenience Commercial Retail or Service use may exist within each building in Area C of the HHPUD.

Maintenance Facilities: Shall mean any buildings, structures or utility infrastructure that are used for the storage of equipment and other activities necessary for maintenance and operation of the HHPUD.

Physical Development Standards Tracking Worksheet: Shall mean the document attached as Attachment 2.

Property Owner: Shall mean any owner(s) of real property within the Hidden Hollow PUD.

Sales/HOA/Rental Office: Shall mean a sales/HOA/rental office to be located within Area C.

1.8. List of Attachments

- Attachment 1: Legal Description HHPUD Boundary
- Attachment 2: Physical Development Standards Tracking Worksheet Template
- Attachment 3: Housing Mitigation Tracking Worksheet Template
- Attachment 4: Examples of Maximum Sales Price Calculations for Affordable Housing Units
- Attachment 5: Affordable Housing Deed Restriction Template
- Attachment 6: Workforce Housing (Owner) Deed Restriction Template
- Attachment 7: Workforce Housing (Rental) Deed Restriction Template

Division 2. Standards Applicable the Hidden Hollow PUD

2.1. Physical Development Standards

Standards applicable to the physical development of the PUD are provided within this sub-section. Cross references provided refer to specific sections of the LDRs.

2.1.A. Structure Location and Mass

	Landscape Surface/LSR (min)	Lot Coverage Area/Ratio (max)	Street Setback (Min)**	Side Setback (Min)**	Rear Setback (min)**	Height (max)	Floor Area/FAR (max)
Overall PUD	123,623 s.f.	164,831 s.f.					283,140 s.f.***
Area A * Each individual lot	.30	.40	25'	8'	5'	28'	.82/lot
Area B *	15,000 s.f.	28,000 s.f.	12' from perimeter property line or Area boundary			28'35'	54,000 s.f.
Area C *	11,000 s.f.	60,000 s.f.	12' from perimeter property line or Area boundary			48'	160,000s.f.
Area D *	100,000 s.f.	50,000 s.f.	5' from perimeter property line or Area boundary			28'	15,140 s.f.

Commented [BS2]: Adjusted as per minor amendment approved on ? Ron?

Exceptions: street/side/rear yard projections, including cornices, canopies, eaves, decks, porches, bay windows, chimneys, patios, and similar architectural features may encroach into any setback not more than 5'.

* Notwithstanding the specific physical development standards identified within each area, the limitations within each Area is permitted to shift to another Area of the HHPUD as long as the limitations within the overall PUD are not exceeded

**Setbacks within Areas B, C and D shall be the horizontal distance, as measured from a physical development to an HHPUD perimeter property line for side and rear setbacks and the horizontal distance, as measured from a physical development to either a HHPUD perimeter property line or a road right-of-way, roadway or vehicular access easement.

*** The overall PUD Floor Area total is based on a total parcel area of 10 Acres at the time of PUD approval by Town Council. The total Floor Area represents .65 FAR using 10 acres of site area.

2.1.B. Maximum Scale of Development

Individual Building (max gross FA):	
Area A:	8,000 s.f.
Area B:	No limitation
Area C:	No limitation
Area D:	8,000 s.f.

2.1.C. Building Design

All Building Materials:

External surfaces shall be non-reflective. Colors shall blend into terrain using muted colors and earthy hues. Use of a variety of materials, colors, and architectural styles to address the bulk, scale and intensity of the proposed multi-family structures in Area C is encouraged.

The HHPUD is subject to certain Hidden Hollow Design Guidelines which may be amended from time to time by the Developer. Approval of building designs by the Hidden Hollow Home Owners Association is required prior to building permit submittal to The Town of Jackson.

2.1.D. Site Development

Site Development Setbacks (min)

Side/rear Yard:	½ building setback
Front Yard:	½ building setback

Exemptions:

Driveways providing access across street yard, and shared parking and driveways and all pathways within the HH UR-PUD.

2.1.E. Landscaping:

Plant Units (min)

Total – Overall PUD	176 (will be addressed using a value based approach)
Area A:	1.5 per DU
Area B:	1.0 per DU
Area C:	7 Plant Units
Area D:	132 Plant Units

2.1.F. Fencing:

Height (max)

In Street Yard:	4'
In Side or Rear Yard:	6'

Setback:

Front lot line/R.O.W./Sidewalk	1'
Side or Rear lot line	0'

2.1.G. Environmental Standards:

Natural Resource Setback (min)	Sec. 5.1.1.
Wetland:	30'
Irrigation Ditch Setback (min)	7.7.4.D.
Irrigation Ditch	15'

Natural Resource Overlay (NRO) Standards LDR Sec. 5.2.1

The PUD is not within the NRO and no NRO standards apply

2.1.H. Scenic Standards:

Exterior Lighting: LDR 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 ≤ 3,000 Kelvin

Scenic Resource Overlay (SRO) Standards LDR Sec. 5.3.2

The PUD is not within the SRO and no SRO Standards apply

2.1.I. Natural Hazards to Avoid:

Steep Slopes	LDR Sec. 5.4.1
Development Prohibited:	Slopes >30%
Areas of Unstable Soils:	LDR Sec. 5.4.2
Fault Areas:	LDR Sec. 5.4.3

Floodplains: LDR Sec. 5.4.4

Wildland Urban Interface LDR Sec. 5.4.5

2.1.J. Signs: LDR Div. 5.6

Allowable Signage

No limitation. Subject to Development Plan approval

2.1.K. Grading, Erosion Control, Stormwater:

Grading LDR Sec. 5.7.2

Erosion control LDR Sec. 5.7.3

Erosion shall be controlled at all times

Stormwater Management LDR Sec. 5.7.4

No increase in peak flow rate or velocity across property lines.

2.1.L. Required Physical Development Permits

The following identifies the required physical development permits for development within PUD:

Physical Development	Sketch Plan	Development Plan	Dev. Option Plan	Building Permit	DRC Review	Sign permit	Grading permit
Overall PUD	Approved	N/A	N/A	N/A	N/A	X	N/A
Area A – All Allowed Physical Development				X			X
Area B – All Allowed Physical Development		X		X			X
Area C – All Allowed Physical Development		X		X			X
Area D – All Allowed Physical Development				Per Building Code		X	X

2.2. Use Standards

Standards applicable to uses within the HHPUD are provided or referenced below. Allowed uses are listed in Master Plan Subsection 2.2.A. and in some cases include specific allowances based on individual Areas within the HHPUD. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to Section 6.1.2.D of the LDRs.

2.2.A. Allowed Uses			2.2.B. Use Requirements		
Use	Permit	BSA (min)	Density (max)	Parking (min)	Employee Housing Floor Area/1,000 s.f. (min)
Open Space					
Agriculture	Y	0 ac.	n/a	n/a	Exempt
Residential					
Detached Single Family – Area A Only	Y	0 s.f.	1 unit per lot	2/DU	n/a
Attached Single Family – Area B Only	Y	0 s.f.	n/a	2/DU	n/a
Apartment – Area C Only	Y	0 s.f.	n/a	1/1br. Unit 2/2&3br. Unit	n/a
Condominium Units – Area C Only	Y	0 s.f.	n/a	1/1br. Unit 2/2&3br. Unit	n/a
Dormitory – Area C Only	C	0 s.f.	n/a	1/1br. Unit	n/a
Group Home – Area C Only	C	0 s.f.	n/a	independent Calc.	n/a
Commercial					
Local Convenience Commercial – Area C and D Only	B	0 s.f.	n/a	n/a	156 s.f.
Institutional					
Assembly – Area D Only	C	n/a	n/a	Independent calc.	Exempt
Daycare/Education – Area C Only	C	0 s.f.	n/a	Independent calc.	Exempt
Transportation/Infrastructure					
Maintenance Facilities	Y	0 s.f.	n/a	n/a	Exempt
Accessory Uses					
Home Occupation	B	0 s.f.	n/a	n/a	Exempt
Home Business – Area A and B Only	C	0 s.f.	n/a	1/ employee	Exempt
Family Home Daycare Area A and B Only	B	0 s.f.	n/a	1/employee	Exempt
	C	0 s.f.	n/a	Independent calc.	Exempt
Temporary Uses					
Real Estate Sales Office	Y	0 s.f.	n/a	3.3/1,000 s.f.	Exempt
Temporary Shelter	B	0 s.f.	1/ valid bld. Permit	2/DU	Exempt
Temporary Gravel Extraction and Processing	B	0 s.f.	n/a	1/employee	Exempt

Y = Allowed Use, no use permit required, B= Basic Use Permit (LDR Sec. 8.4.1), C= Conditional Use Permit (LDR Section 8.4.2)

2.2.C. Maximum Scale of Use	
Individual Use (floor area) (max)	
Local Convenience Commercial excluding basement storage	2,000 sf
2.2.D. Operational Standards	
	LDR Div. 6.4
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash and recycling enclosures required	Area C and D
Noise	(Sec. 6.4.3.)
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

2.3. Development Options

Standards applicable to development options and subdivision in the overall HHPUD are provided or referenced below.

2.3.A. Allowed Subdivision Development Options								
Option	BSA	Lot Size (min)	Density (Max)	OSR (Min)	LSR (min)	FAR (max)	Lot Coverage (max)	Option Standards
Land Division	n/a	4,000 s,f,	n/a	n/a		Determined by Physical Development		Sec 7.2.3.
Condominium/ Townhouse/ Apartment	n/a	n/a	n/a	n/a		Determined by Physical Development		Sec 7.2.4.

2.3.B. Required Subdivision and Development Option Permits				
Option	Sketch Plan (8.3.1)	Development Plan (8.3.2)	Development Option Plan (8.5.2)	Subdivision Plat (8.5.3)
Any subdivision				
Area A – All Allowed Uses				X
Area B – All Allowed Uses			X	X
Area C – All Allowed Uses		X		X
Area D – All Allowed Uses			X	X

2.3.C. Affordable and Workforce Housing Standards:

Minimum Sizes and Persons Housed per Unit Standards Applicable to Both Affordable and Workforce Housing Units.

The minimum unit sizes and persons housed per affordable and workforce housing unit within the HHPUD are shown below. All units will comply with or exceed all other applicable minimum standards of the Town of Jackson building codes and other development codes adopted by the Town of Jackson.

Square Footage Requirements for Affordable Housing Ownership Units and Persons Housed:

Housing Unit Type	Min Sq.Ft (20% reduction is permitted)	Max Sq.Ft.	Persons Housed
Studio/Dormitory	320 sf /400 sf	600 sf	1.25
One Bedroom	480 sf/600 sf	800 sf	1.75
Two Bedroom	680 sf/850 sf	1,100 sf	2.25
Three Bedroom	960 sf/1,200 sf	1,500 sf	3.75
Each Add'l Bedroom	120 sf/150 sf	250 sf	1

Notes:

1. These square footage requirements are for Habitable Floor Area – Affordable Housing Units, or interior living area (as defined in the Housing Department's Guidelines). In addition to the square footage requirements listed in the above chart, the developer shall also provide:

- At least ten (10) square feet of enclosed habitable or non-habitable storage space per bedroom.
- Access to outdoor space, such as a deck, patio, or common green space within the development. The square footage of the outdoor space shall be at least two percent of the size of the unit.

2. Minimum square footage is the actual minimum square footage allowed to be constructed or otherwise provided under the provisions of the LDRs. Maximum square footage is the maximum amount of square footage which may be credited against the required square footage for a given unit type, regardless of the actual size of the unit provided. The applicant may incorporate reduced square footages for any affordable housing units and/or workforce housing units up to 20% (the lower number shown above in the chart), at the applicant's sole discretion, because the project will meet the following requirements:

- Above average natural light (more light than minimum borrowed light requirements) – exterior windows in every living space and bedroom;
- Layout with maximized living space – no more than 15 percent of the living space can be stairways and hallways;
- Location within the project – 100 percent above grade.

Free Market Condominium Units within Area C, Townhome Units within Area B and Single family Units within Area A, all may be used for Employee Housing Mitigation.

If an end-user purchases a free market condominium unit within Area C, a Townhome units within Area B and/or a single family units within Area A, the end-user may apply to the Town of Jackson or Teton County, as applicable, for a determination regarding whether such market unit(s) may be utilized for employee housing mitigation. Whether such market units may be approved for employee housing mitigation is ultimately at the discretion of the Town of Jackson and Teton County, as applicable, and if approved an employee housing deed restriction will be utilized for such unit. Market units shall only be considered for approval by the Town of Jackson for employee housing mitigation for an initial period of 15 years from the issuance of the first certificate of occupancy for the HHPUD unless the Town of Jackson extends such time period in its discretion.

2.3.C.1. Residential Affordable Housing Standards

Calculation of Affordable Housing Standards for Residential Development in the HHPUD.

The total amount of affordable housing required to be provided within the HHPUD shall be no more than twenty percent (20%) of the total projected population of the HHPUD within condominium units, townhome units and single-family units. Apartment units within Area C that meet the requirements of Subsection 7.4.2.D.13 of the Town of Jackson Land Development regulations shall be exempt from these affordable housing mitigation standards. The following is the calculation that shall be used to determine the total amount of required affordable housing provided within the HHPUD.

Projected Population x .20 = Number of persons housed in Affordable Housing Units in the HHPUD.

The following table shall be used to determine the total Projected Population and the number of persons housed in affordable housing units:

Number of Persons Housed Per Unit	
Unit Type	Persons Housed Per Unit
Studio	1.25
One Bedroom	1.75
Two Bedroom	2.25
Three Bedroom	3.00
Four Bedroom	3.75
Five Bedroom	4.50
Each Additional Bedroom	0.50
Dormitory	1.00 per 150 s.f. of net habitable area

Method for Providing Affordable Housing.

Production of New Units.

The Developer shall develop, or ensure the development of, required affordable housing ownership and/or rental units as part of the development. All affordable housing ownership and/or rental units will be provided on-site, and it shall be the Developer's responsibility to provide affordable housing in accordance with the Housing Mitigation Plan to be prepared by the Developer or its assigns and submitted with each Development Plan or Development Option Plan application. Although the Developer will be responsible for ensuring that all affordable units described herein are developed, some of the actual construction and ultimate ownership of the units may be assumed by third parties. In that regard, if the Developer transfers any unimproved land in the HHPUD to a third party, the housing requirement related to the development of that portion of the HHPUD shall remain the responsibility of the Developer unless the housing requirement is expressly assigned to and assumed by such third party.

Timing for Providing Affordable Housing.

As the free market portion of the project will be developed in phases in accordance with the Phasing Plan set forth in Section 1.3.B.3 of this Master Plan, the affordable housing required by this Master Plan will also be developed in phases in accordance with such Phasing Plan. As indicated in the Phasing Plan, the Developer will complete all affordable housing units required by this Master Plan in Phase Two of the project.

Sales and Occupancy Standards.

All required income-based deed restricted ownership and/or rental units will be allocated across Categories I, II, & III (as published annually by the Jackson/Teton County Housing Department) (the "Housing Department") as follows:

- a) Category 1. No less than 1/3 of the persons required to be housed shall be provided with housing units affordable to low income households, unless a different proportion is recommended by the Housing Department and approved by the Jackson Town Council.
- b). Category 2. No less than 1/3 of the persons to be housed shall be provided with housing units affordable to moderate income households, unless a different proportion is recommended by the Housing Department and approved by the Jackson Town Council.
- c). Category 3. No more than 1/3 of the persons required to be housed shall be provided with housing units affordable to middle income households, unless a different proportion is recommended by the Housing Department and approved by the Jackson Town Council.

The Developer's proposed mix of unit types (i.e. one bedroom, two bedroom, three bedroom) that will together meet the requirements of providing the required affordable housing units shall be included in the Housing Mitigation Plan to be prepared by the Developer or its assigns and submitted with each Development Plan or Development Option Plan application.

Maximum Sales Price Formula for Affordable Housing Ownership Units and Maximum Rental rates for Affordable Housing Rental Units.

The maximum sales price formula described in Attachment 4 to this Master Plan shall be used to establish the Maximum Sales Prices for the initial sales of affordable housing units in the HHPUD. The maximum rental rates formula described in Attachment 4 to this Master Plan shall be used to establish the Maximum Rental rates for the affordable housing rental units in the HHPUD. If at any time in the future the Housing Department's guidelines or the Town of Jackson Land Development Regulations are amended and the methodology described below is modified as a result, the Developer may elect to amend Attachment 4 to this Master Plan, the standards set forth in this Master Plan, and/or the Housing Mitigation Plan approved in connection with a Development Plan or a Development Option Plan for the purpose of aligning the methodology described below with the Housing Department's amended guidelines. As provided in Section 1.5.B.2 above, all such amendments will be processed by the Town of Jackson as a minor amendment. Furthermore, the MFI will adjust each year as such amounts are posted annually by the U.S. Department of Housing and Urban Development ("HUD"). When the MFI is adjusted in any given year, the sales price amounts for secondary sales affordable housing ownership units within the HHPUD and the maximum rental rates for affordable housing rental units within the HHPUD will be adjusted to incorporate the new MFI amounts for such year.

Initial Sales of Affordable Housing Ownership Units; Role of Housing Department; Annual reporting for Rental Units.

The initial sales of the affordable housing ownership units (not the workforce housing units or affordable housing rental units) will be marketed and facilitated by the Housing Department. The initial sales of all affordable housing ownership units will not be subject to a Housing Department facilitation fee.

Commented [BS3]: Need to address that some rental may be "affordable"

ILSA Requirements.

The Housing Department shall be obligated to utilize all Interstate Land Sales Act exemption provisions required by the Developer, in the Developer's sole discretion, in all purchase contracts for the initial sales of all affordable housing ownership units. Additionally, the Housing Department shall cooperate and comply with all marketing requirements required by the Developer to comply with each of the applicable ILSA exemption requirements.

Deed Restriction for Affordable Housing Units.

As of the approval of this Master Plan, the form deed restrictions for affordable housing (i.e. income based) ownership and rental units ~~is are~~ in the process of being updated. Solely for the purpose of establishing a baseline deed restriction for the HHPUD's affordable housing ownership units, a template deed restriction is attached hereto as Attachment 5. In connection with the approval of the final development plan for such units, the template deed restrictions for the ownership and rental units may be updated and finalized at the direction of the Housing Department to reflect the Housing Department's then current guidelines.

2.3.C.2. HHPUD Workforce Housing Standards

General.

The HHPUD is permitted to have a structure height of forty eight feet (48') for the ~~five (5)~~ multi-family unit buildings within Area C.

The following Standards shall apply to HHPUD for all buildings that incorporate a structure height of 48 feet:

1. The amount of additional floor area achieved through this increase in structure height is dedicated to deed restricted workforce housing.
2. The additional floor area achieved through the increase in structure height 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 of the HHPUD.

Timing and Location for Providing Workforce Housing Units.

The workforce housing units will be provided within the multi-family unit buildings in Area C. All required workforce housing units are permitted to be located on the first and second floors of the multi-family unit buildings located within Area C, but the Developer may incorporate such units within the third floor of certain buildings at its sole discretion. The number, size and unit type of workforce housing units within each of the five (5) multi-family unit buildings in Area C will be finally determined at the time of approval of each Development Plan for development within Area C. The amount of floor area dedicated to workforce housing provided in any one building in Area C shall be equal to or greater than the amount of additional floor area achieved through the increase in height permitted for that building. This notwithstanding, should the Developer exceed, in any one building, the amount of floor area required to be dedicated to workforce housing in such building, then the amount of floor area required to be dedicated to workforce housing in subsequently constructed buildings shall be reduced by an amount of floor area commensurate to the amount of excess floor area previously provided.

As the free market portion of the project will be developed in phases in accordance with the Phasing Plan set forth in Section 1.3.B of this Master Plan, the workforce housing required will also be developed in phases in accordance with such Phasing Plan.

Sales and Occupancy Standards; Role of Housing Department.

The Developer will market and facilitate the initial sales of all workforce housing units. The Housing Department will be responsible for confirming the qualification of purchasers or occupants of the workforce housing units. The selection of purchaser or occupants and the sales of the workforce units will be administered by the Developer and utilizing the Developer's form purchase and sale agreement, provided that the applicant shall afford the Housing Department a reasonable opportunity to review and comment on the form purchase and sale agreement to ensure compliance with the Housing Department's guidelines. The initial sales of all workforce units will not be subject to a Housing Department facilitation fee. The Developer will either sell the workforce housing units to end-users as owner-occupied workforce housing units or rental workforce housing units. The Developer will provide a proposed mix of owner-occupied and rental workforce housing units at the time of Development Plan or Development Plan application for review and approval by Town Council.

The workforce housing deed-restricted units will not be subject to a sales price restriction and the purchasers will not be subject to income and asset limits. The ownership workforce housing units may be owner-occupied. The deed restriction for the ownership workforce housing units will include an appreciation cap of 2.5% per year of ownership compounded annually. The rental workforce housing units may not be owner-occupied. The deed restriction for the rental workforce housing units will include a rental appreciation cap of 2% per year compounded annually and will require that the lease terms must be for at least 3 months and for no longer than 3 years.

The deed restrictions for all workforce housing units will require that at least one occupant of the unit maintain an average of 30 hours per week employment on an annual basis, or a minimum of 1,560 hours per year, from a local business. Further, the entire household must earn 75% of the entire household's income from a local business. A "local business" shall mean a business physically located within Teton County, Wyoming, holding a business license with the Town of Jackson or one that can provide other verification of business status in Teton County, Wyoming. No occupant of a workforce housing unit may own or have an interest in (whether direct, indirect or beneficial) any other real estate (residential, commercial or otherwise) in Teton County, Wyoming. The intention of the foregoing standard is to ensure that the unit is household's primary residence and in that regard each occupant of the unit must physically reside in the unit at least ten months out of each year.

ILSA Requirements.

The Housing Department shall be obligated to utilize all Interstate Land Sales Act exemption provisions required by the Developer, in the Developer's sole discretion, in all purchase contracts for the initial sales of all workforce housing units. Additionally, the Housing Department shall cooperate and comply with all marketing requirements required by the Developer to comply with each of the applicable ILSA exemption requirements.

Deed Restrictions for Workforce Housing Units.

As of the approval of this Master Plan, the form deed restriction for the workforce housing ownership units and the deed restriction for the workforce housing rental units are in the process of being updated. Solely for the purpose of establishing a baseline deed restriction for the HHPUD's workforce housing units, a template deed restriction for the workforce housing ownership units is attached hereto as Attachment 6, and a template deed restriction for the workforce housing rental units is attached hereto as Attachment 7. Such templates reflect the general standards set

forth herein. In connection with the approval of the final development plan for such units, the template deed restrictions may be updated and finalized at the direction of the Housing Department to reflect the Housing Department's then current guidelines. However, the final deed restrictions may not contain terms that conflict with the general standards set forth herein unless otherwise agreed to by the Developer.

2.3.D. Infrastructure Requirements and Standards

2.3.D.1. Transportation Plan

There is no specific transportation plan for the HHPUD. The extension of Mercill Avenue east from N. Cache Street to the point of intersection with a future extension of N. King Street shall be improved by the Developer and dedicated to the Town of Jackson. All other road and pathway infrastructure shall remain private. Standards for private transportation infrastructure within the HHPUD shall comply with the standards of the LDRs or otherwise comply with approved grading permits approving said transportation infrastructure.

2.3.D.2. Stormwater Management Plan

All stormwater shall be handled and accommodated in accordance with Section 5.7.4 of the LDRs.

2.3.D.3. Water and Sewer Management Plans

The Developer will provide, at their sole cost and expense, water and sewer utilities within the boundaries of the HHPUD. These utilities will be completed in accordance with Town of Jackson Construction Standards. At time of water and sewer utility completion and final installation, the Town will inspect all Water and Sewer utilities and assume ownership of said utilities pursuant to the HHPUD Development Agreement.

Attachment 1
Legal Description of HHPUD Boundary

A PARCEL OF LAND, lying within the NW1/4 SW1/4 of Section 27, Township 41 North, Range 116 West, 6th P.M., being those lands conveyed by that Quitclaim Deed of record in Book 910 of Photo, pages 186-191 in the Office of County Clerk for Teton County, Wyoming, and being more particularly described as follows:

BEGINNING at the southeast corner of said lands, monumented by a 3-1/4" diameter aluminum cap inscribed "US DEPT OF AGRICULTURE FOREST SERVICE 1985 RLS 164";

thence on the south boundary of said lands, N89°23'53"W, being the Basis of Bearing for this description, 600.27 feet, more or less, to a 3-1/4" diameter brass cap inscribed "1967 RLS 164";

thence continuing on said south boundary, N89°26'38"W, 550.45 feet to a southwest corner of said lands, which is monumented by a 3" diameter brass cap inscribed "PE&LS 578";

thence departing said south boundary and proceeding on a west boundary of said lands, N00°19'22"E, 40.00 feet, more or less, to an unmonumented corner;

thence departing said west boundary and proceeding on the south boundary of that parcel described in that Warranty Deed of record in Book 3 of Deeds, page 248 in said Office, S89°26'38"E, 550.31 feet, more or less, to a corner on the east boundary of said parcel, monumented by a 3-1/4" diameter aluminum cap inscribed "US DEPT OF AGRICULTURE FOREST SERVICE 2012 PLS 7049";

thence on said east boundary N00°20'24"E, 537.39 feet, to a 3-1/4" diameter aluminum cap inscribed "US DEPT OF AGRICULTURE FOREST SERVICE 2012 PLS 7049";

thence N89°39'38"W, 241.29 feet, to a 3-1/4" diameter aluminum cap inscribed "US DEPT OF AGRICULTURE FOREST SERVICE 2012 PLS 7049";

thence N00°21'12"E, 203.28 feet, to the southerly boundary of the USA Fish & Wildlife Service National Elk Refuge and the unmonumented Northwest Corner of this parcel, from whence an iron pipe with 3" diameter brass cap inscribed "PE&LS 578, WC" and other appropriate markings for witness corner lies S88°57'20"E, a distance of 1.00 feet;

thence on said southerly boundary S88°57'20"E, 581.61 feet, to the Northeast Corner of this parcel monumented by a 3-1/4" diameter aluminum cap inscribed "US DEPT OF AGRICULTURE FOREST SERVICE 1985 RLS 164";

thence departing said southerly boundary and proceeding on the westerly boundary of said National Elk Refuge S18°11'01"E, 818.68 feet to the **POINT OF BEGINNING**.

The above-described parcel contains an area of 10.00 acres, more or less;

JORGENSEN ASSOCIATES, P.C.
Prepared December 22, 2016

Attachment 2
Physical Development Standards Tracking Worksheet Template

To ensure that all future development within the Hidden Hollow PUD will comply with the Master Plan, this physical development tracking worksheet shall be submitted with each building permit application submitted to the Town of Jackson subsequent to the approval of the Final Development Plan. Physical development standards that will be revised with each building permit will include Landscape Surface Ratio (LSR), Lot Coverage, and Floor Area Ratio (FAR).

1. The applicant shall submit this physical development tracking worksheet with each building permit application.
2. The applicant shall ensure that each physical development tracking worksheet has a revision number that is sequential based on the previous plan submitted.
3. If the building permit does not reflect changes to a particular Area in the Hidden Hollow PUD, the applicant shall write n/a in "Addition this Building Permit" column fields for that Area.
4. All other columns shall be completed by the applicant based on previous revisions to the tracking worksheet.
5. Overall PUD calculations shall be completed by the applicant for each revision.
6. Town of Jackson Planning Department Staff shall approve this physical development tracking worksheet as part of the Building Permit Approval process.

Building Permit #:	Total Permitted (SF)	Prior Expended (Previous Building Permits)	Addition this Building Permit	Total Expended to date (incl. this Building permit)	% of Total Permitted
Revision #:					
Date:					
Area A					
LSR (Min)	20,000				
Lot Coverage (Max)	25,000				
Floor Area (Max)	54,000				
Area B					
LSR (Min)	15,000				
Lot Coverage (Max)	28,000				
Floor Area (Max)	54,000				
Area C					
LSR (Min)	11,000				
Lot Coverage (Max)	60,000				
Floor Area Ratio (Max)	160,000				
Area D					
LSR (Min)	100,000				
Lot Coverage (Max)	51,831				
Floor Area Ratio (Max)	15,140				
Overall PUD					
LSR (Min)	123,629				
Lot Coverage (Max)	164,831				
Floor Area Ratio (Max)	283,140				

Attachment 3
Housing Mitigation Tracking Worksheet Template

To ensure that all future affordable and workforce housing within the Hidden Hollow PUD will comply with the Master Plan, this mitigation tracking worksheet shall be included with each Housing Mitigation Plan submitted to the Town of Jackson.

1. The applicant shall submit this Housing Mitigation Tracking Worksheet with each Development Plan application and ensure it has a building permit number, revision number, date, and phase that is sequential based on the previous worksheet submitted.
2. For Affordable Housing Mitigation, the applicant shall:
 - indicate “Total population of the PUD,” “Total Mitigation Required,” “Population this Phase,” “Mitigation Required this Phase”
 - Calculate up the “Total People Mitigated This Phase” and ensure is equal to “Mitigation Required this Phase”
 - Calculate “Total Mitigation remaining
3. For Workforce Housing the applicant shall:
 - Indicate the “Total Multi-Family Building(s) and Floor Area Proposed this Phase” (ex. 1 building /36,000 sf)
 - Indicate the Total Floor Area granted by PUD ToJ Height LDR or Top Floor This Phase (ex. 9,000 sf)
 - Indicate the number of units and total floor area for each unit type, bedroom size (ex. 3 / 2500 sf)
 - Calculate the “Total SF Proposed to Mitigate for PUD-ToJ Height” and ensure it is equal to “Total Floor Area granted by PUD ToJ Height LDR or Top Floor This Phase”
4. If the building permit does not reflect changes to a particular type of housing in the Hidden Hollow PUD, the applicant shall write n/a in “units” column fields for that Area.
5. All other columns shall be completed by the applicant based on previous revisions to the worksheet.
6. The Town of Jackson planning department shall approve this housing mitigation tracking worksheet.

[See template on next page]

Building Permit #:				Date:	
Revision #:				Phase:	
Required Affordable Housing Mitigation					
Current Total Population of PUD			Population this phase		
Total Mitigation required			Mitigation Required This Phase		
Total Mitigation required					
Affordable Housing Mitigation Proposed This Phase					
	Units	1 Bed	2 Bed	3 bed	Sub Total Persons Housed
Category 1					
Category 2					
Category 3					
Total People Mitigated This Phase					
Excess Persons Housed This Revision					
Workforce Housing to Mitigation for PUD ToJ Height					
Total Multi-Family Building(s) and Floor Area Proposed This Phase*					
Total Floor Area granted by PUD ToJ Height LDR or Top Floor This Phase					
Type	1 Bed (Units / Total SF)	2 Bed (Units / Total SF)	3 bed (Units / Total SF)	Sub Total SF	%
Rental					
Ownership					
Total SF Proposed to Mitigate for PUD-ToJ Height					

*Not including Floor Area dedicated as Common Space

Attachment 4

Examples of Maximum Sales Price Calculations for Affordable Housing Ownership Units and Maximum Rental Rate Calculations for Affordable Housing Rental Units.

Example of Maximum Sales Price Calculation

A. *Median Family Income.* Each year, HUD releases Median Family Income ("MFI") figures for Teton County, Wyoming, and the Housing Department uses this data to determine Household Incomes for the affordable housing units based on Household Size.

B. *Household Size.* The Household Size for determining Maximum Sales Price is based on number of bedrooms in the affordable housing unit as set forth below: a one bedroom unit would equal a one person household, a two bedroom unit would equal a two person household and a three bedroom unit would equal a three person household.

C. *Income Category.* The maximum Household Income for the Category assigned to the affordable housing unit shall be calculated as follows utilizing the Median Family Income published by HUD each year:

Category 1 – 80% of the MFI [Less 10% pursuant to H. below]
Category 2 – 100% of the MFI [Less 10% pursuant to H. below]
Category 3 – 120% of the MFI [Less 10% pursuant to H. below]

The Median Family Incomes for 2016 as published by HUD are as follows:

Income Limit	1 person	2 person	3 person	4 person
FY2016	60,060	68,640	77,220	85,800

Commented [BS4]: Should we not update this to 2018

D. Affordable Housing Rental Units Maximum Rental Amount Calculation:

Category 1 Units – 80% of Fair Market Rents from HUD for such year for applicable unit bedrooms
Category 2 Units – 100% of Fair Market Rents from HUD for such year for applicable unit bedrooms
Category 3 Units – 120% of Fair Market Rents from HUD for such year for applicable unit bedrooms

<u>Final Fiscal Year 2018 Fair Market Rents by Unit Bedrooms</u>					
Year	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Fiscal Year 2018	\$846	\$1,038	\$1,192	\$1,610	\$2,099

Note: The above Fair Market rents include utilities. Dorm rooms are 75% of studio

Commented [BS5]: Per bedroom in the dorm?

E. Affordable Housing Ownership Units Maximum Sales Price Calculation:

(i) *Interest Rate.* An interest rate of 7.5% shall be used to determine the Maximum Sales Price, based on the 8% average interest rate over the last twenty (20) years.

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(ii) *Down Payment.* The Maximum Sales Price shall be calculated assuming a 5% down payment.

(iii) *Percentage of Income.* The national standard for household affordability is that a household does not pay more than 30% of its gross income toward housing costs. Therefore, monthly payments cannot exceed 30% of the Median Family Income for each Category.

(iv) *G-Reduction for Household Expenses.* Because housing costs include more than the mortgage payment, the percentage of income that can be spent on monthly payments will be reduced from 30% to 25% to account for HOA fees, property taxes and insurance.

(v) *Ten Percent Reduction.* To ensure that households in the lower range of the income in any given category are still able to afford a home, the middle of the income range is used. The middle of the income range is calculated by subtracting half of the percentage increase from the income limit for each category, which is effectively 10% for Category I, Category II and Category III.

The formula does not include an additional 10% reduction for a lack of an individual garage because each unit will have covered and designated parking and the designation of a storage unit. This is consistent with policy implemented on other projects.

~~E. Down Payment. The Maximum Sales Price shall be calculated assuming a 5% down payment.~~

~~F. Percentage of Income. The national standard for household affordability is that a household does not pay more than 30% of its gross income toward housing costs. Therefore, monthly payments cannot exceed 30% of the Median Family Income for each Category.~~

~~G. Reduction for Household Expenses. Because housing costs include more than the mortgage payment, the percentage of income that can be spent on monthly payments will be reduced from 30% to 25% to account for HOA fees, property taxes and insurance.~~

~~H. Ten Percent Reduction. To ensure that households in the lower range of the income in any given category are still able to afford a home, the middle of the income range is used. The middle of the income range is calculated by subtracting half of the percentage increase from the income limit for each category, which is effectively 10% for Category I, Category II and Category III.~~

~~The formula does not include an additional 10% reduction for a lack of an individual garage because each unit will have covered and designated parking and the designation of a storage unit. This is consistent with policy implemented on other projects.~~

Examples of Maximum Sales Price Calculations for 2 Bedroom Units utilizing the foregoing and parameters with 2016 MFI:

Assumptions for determining affordability for households in each category's income range:

- Using the MFI established by HUD each year, less ~~ten percent (10%)~~ to account for range of incomes
- 2-bedroom unit equals 2-person household
- 5% down payment
- 30% of income towards housing costs (includes principal and interest)
- 5% of such 30% is for taxes, insurance and HOA dues
- 7.5% interest (20 year average to ensure affordability over time)

Category 1 – 80% of Median Income for Teton County – Maximum amount for 2 person household to qualify =
\$54,912-10%=49,420.80

\$49,420.80 x 25% = \$12,355.20

\$12,355.20/ 12 months = \$1,029.60 (monthly payment that is affordable to a 2 person family earning Category 1 income)

A home selling for \$155,001.00 with a 5% down payment at 7.5% interest has a mortgage payment of \$1,029.60 not including taxes, insurance, and HOA dues.

Category 2 – 100% of Median Income for Teton County – Maximum amount for 2 person household to qualify =
\$68,640-10%=\$61,776.00

\$61,776.00 x 25% = \$15,444.00

\$15,444 / 12 months = \$1,287.00 (monthly payment that is affordable to a 2 person family earning Category 2 income)

A home selling for \$193,751.25 with a 5% down payment at 7.5% interest has a mortgage payment of \$1,287/month not including taxes, insurance, and HOA dues.

Category 3 – 120% of Median Income for Teton County – Maximum amount for 2 person household to qualify =
\$82,368-10%=\$74,131.20

\$74,131.20 x 25% = \$18,532.80

\$18,532.80 / 12 months = \$1,544.40(monthly payment that is affordable to a 2 person family earning Category 3 income)

A home selling for \$232,501.50 with a 5% down payment at 7.5% interest has a mortgage payment of \$1,544.40/month not including taxes, insurance, and HOA dues.

Hidden Hollow Affordable Housing Maximum Sales Prices			
	Category I	Category II	Category III
1 Bedroom	\$133,518	\$166,898	\$200,274

2 Bedroom	\$155,001	\$193,751	\$232,502
3 Bedroom	\$171,666	\$214,583	\$257,498

*This chart reflects 2016 income calculations and current Housing Department guidelines and is therefore subject to change in years beyond 2016.

Attachment 5

Affordable Housing Ownership Deed Restriction Template and Affordable Housing Rental
Deed Restriction Template

Attachment 6
Workforce Housing (Owner) Deed Restriction Template

Attachment 7
Workforce Housing (Rental) Deed Restriction Template

Rental Housing Mitigation 6/25/18

Description	Phases of Vertical Construction						Total Units and People	
	Phase 1b		Phase 2					
	Building 4/5		Building 2/3		Building 1			
Multi-family Income Based Mitigation Provide	Units	People	Units	People	n/a		Units	People
1 Bedroom _(1.75 people)	2	3.5		0			2	3.5
2 Bedroom _(2.25 people)	4	9		0			4	9
3 Bedroom _(3 people)	2	6		0			2	6
Subtotal	8	18.5	0	0			8	18.5
Multi-family Market Units	Units	People	Units	People	Units	People	Units	People
1 Bedroom _(1.75 people)	7	12.25	8	14	6	10.5	21	36.75
2 Bedroom _(2.25 people)	16	36	21	47.25	9	20.25	46	103.5
3 Bedroom _(3 people)	6	18	8	24	4	12	18	54
Subtotal	29	66.25	37	85.25	19	42.75	85	194.25
Multi-family Workforce	Units	People	Units	People	Units	People	Units	People
1 Bedroom _(1.75 people)	4	7	4	7	2	3.5	10	17.5
2 Bedroom _(2.25 people)	10	22.5	10	22.5	5	11.25	25	56.25
3 Bedroom _(3 people)	4	12	4	12	2	6	10	30
Subtotal	18	41.5	18	41.5	9	20.75	45	103.75
Total Multifamily	55	126.25	55	126.75	28	63.5	138	316.5
Multifamily Exempt from Mitigation as per LDR Section 7.4.2.D.13 {Except Workforce Units}	-	0	-	0	-	0		
					Subtotal	0		
Townhomes	Units	People	Units	People			Units	People
2 Bedroom _(2.25 people)	5	11.25	4	9			9	20.25
3 Bedroom _(3 people)	3	9	8	24			11	33
Total Townhome	8	20.25	12	33			20	53.25
Mitigation Required (0.20)	-	4.05	-	6.6				
			Subtotal	10.65				
Single Family	Units	People					Units	People
3 Bedroom (3 people)	13	39					13	39
Total Single Family	13	39						
Mitigation Required (0.20)	0.2	7.8						
Grand Total Mitigation Required				18.45	Totals		171	408.75

Phasing/Mitigation Summary	Units	People	Units	People	Units	People	Totals
SF/TH to be Mitigated	21	59.25	12	33.00			92.25
Mitigation Required (0.20)	-	11.85	-	6.60			18.45
Mitigation Provided	8	18.5	0	0			18.50
Surplus mitigation		6.65		0.05			



November 11, 2016

Kurt Stout, PE
Interim Floodplain Administrator
Teton County, Wyoming
PO Box 6677
Jackson, WY 83002

RE: Hidden Hollow Hydraulic Study
Parcel #: 22-41-16-27-3-00-032

Dear Mr. Stout:

On September 19, 2016, Conrad Bischoff, Inc. contracted with Harmony Design & Engineering to perform a hydraulic study of the Flat Creek reach immediately above the North Highway 89 bridge to determine 100-year (1-percent annual chance) base flood elevations in proximity to the Hidden Hollow UR-PUD development. The methods and results of this study are contained in this letter.

Purpose of Study

The Hidden Hollow UR-PUD development is a 168-unit housing development proposed to be built on parcel number 22-41-16-27-3-00-032 in the northern portion of the Town of Jackson, Wyoming. The development is located approximately 1300-feet south of Flat Creek where it passes under North Highway 89 (Figure 1). The northern portion of the site is located in Zone A of the current effective Flood Insurance Rate Map (Panel No. 56039C2907D). In accordance to the Teton County Floodplain Management Resolution, base flood elevations (BFEs) must be determined for all proposed buildings (Section 1420 and 1430.C).

Study Area

The proposed development is surrounded by the United States Forest Service offices to the west and the United States Fish & Wildlife National Elk Refuge property to the northeast. The parcel consists of approximately 9.5-acres of grassland, forest service housing units, and 0.31 acres of wetlands. Flat Creek is a tributary to the Snake River with its headwaters in the Gros Ventre mountain range east of Jackson. The Flat Creek drainage area is approximately 111 square miles (FEMA, 2015).

Hidden Hollow UR-PUD Project Site

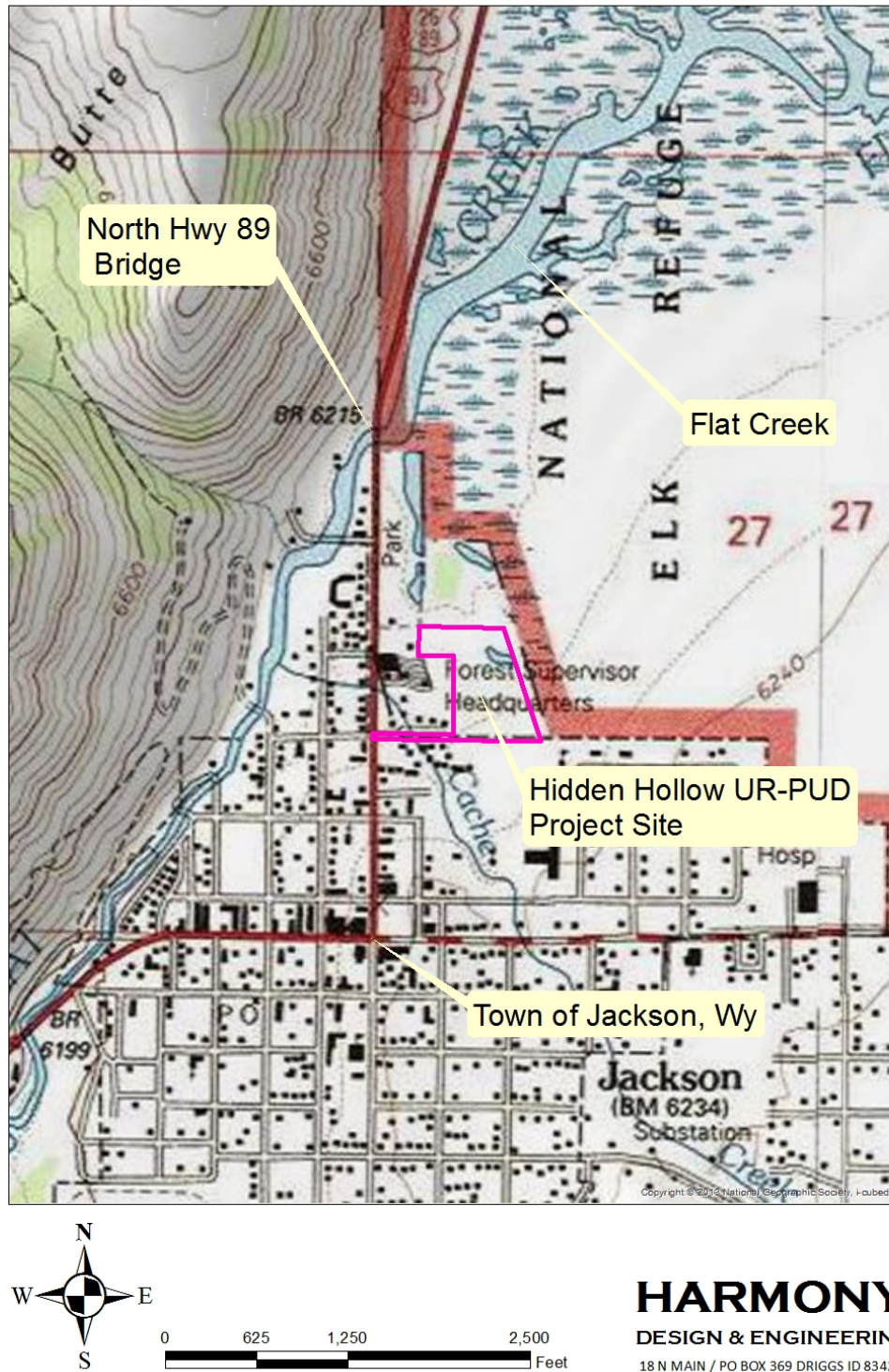


Figure 1: Hidden Hollow UR-PUD vicinity map.

Related Studies

The initial county wide flood insurance study (FIS 56039CV000C) was adopted on May 4, 1989 and included sections of Flat Creek through the town of Jackson, Wyoming. This initial study was subsequently revised in September of 2006, August of 2010, and September of 2016. Revisions to the Flat Creek hydraulic analysis were included in both the 2006 and 2010 revisions. The upper extent of the 2006 Flat Creek study is immediately downstream of the North Highway 89 bridge. No previous studies of Flat Creek upstream of the North Highway 89 bridge were found. An engineering data request was submitted to FEMA on August 10 and again on August 26, 2016, but hydraulic data for Flat Creek has not been received as of November 11, 2016. Therefore, this analysis utilizes the published water surface elevation (WSEL) at the most upstream end of Flat Creek (XS BH) and does not include effective downstream cross sections.

Methodology

The hydraulic model used for this flood study is the USACE Hydraulic Engineering Center River Analysis System, version 5.0.3 (HEC-RAS v5.0.3) in combination with the graphical user interface program, GeoHECRAS version 1.2.0.10916. A 1-dimensional, steady flow HEC-RAS model was developed for the 1-percent annual-chance-flood.

Discharges

The initial countywide FIS established peak discharge and frequency relationships using hydrologic analyses of 15 USGS Gaging Stations and Water Resources Council guidelines. Peak discharge, drainage area, and flood frequency relationships were established using regression analysis. No modifications to the hydrology was made for Flat Creek for subsequent FIS revisions. The 1-percent annual chance discharge for Flat Creek above its confluence with Cache Creek was determined to be 1210 cubic feet per second (cfs) and this flow was used in the Hidden Hollow study.

Topography & Survey Data

Topography, bathymetry, and hydraulic structure data were collected from two sources. Topographic data for the area was acquired from the 2015 Teton County LiDAR aerial survey by Aero Graphics, Inc. The survey data was collected between September 20 and September 25 using an Optech ALTM H300 LiDAR sensor and resulted in a LAS v1.3 classified point cloud. This data was then processed into a 3-foot bare-earth hydro-flattened DEM. The final DEM has a State Plane Wyoming West projection with vertical datum of NAVD 88 and horizontal datum of NAD 83 in U.S. survey foot units.

Bathymetry and hydraulic structure data was collected from a ground survey conducted by Jorgensen Associates, P.C. in October 2016. Bathymetry data consists of four channel cross sections consisting of 9 to 15 channel bottom survey points. The hydraulic structure data for the North Hwy 89 bridge consists of top and bottom cord points, pier geometry, elevations, and hydraulic width.

HEC-RAS Parameters

The HEC-RAS parameters used in the hydraulic model for Hidden Hollow are described here.

1. Boundary Conditions

The downstream boundary condition was set to a known WSEL at the upstream end of the current effective FIS study for Teton County. The downstream WSEL is set to 6217.3-feet (XS BH, NAVD88).

2. Cross Sections

As described above, cross section geometries were obtained from a combination of the LiDAR data and cross section field survey points. Cross sections were placed in line with the channel survey locations, and channel elevations were extracted directly from surveyed points. Cross section overbank ground points were obtained from the LiDAR topography. In some cases, intermediate, non-surveyed, cross sections were added, and the channel geometry obtained by interpolating between surveyed cross sections.

3. Hydraulic Structures

The bridge on North Highway 89 was field surveyed, and survey points, sketches, and photos were used to define the structure geometry used in the HEC-RAS model. The structure geometry includes top and bottom cord elevation, pier geometry, hydraulic width, abutments, and wing wall geometry.

4. Ineffective Area

Ineffective areas were used to represent areas where water is stored but not conveyed due to expansion and contraction of flow where extreme changes in channel geometry occur around the bridge. Ratios of 2:1 and 1:1 (longitudinal:transverse) were used for expanding and contracting areas downstream and upstream of the bridge, respectively.

5. Channel Roughness Values

Manning's "n" values for stream channels and floodplains were estimated based on survey photos, aerial photography, and the National Land Cover Database (NLCD 2011). Values were in line with those used in the FIS where the channel of Flat Creek has an "n" value between 0.035 to 0.06 and the overbanks are between 0.05 to 0.08.

6. Expansion and Contraction


Contraction and expansion coefficients were set to 0.1 and 0.3, respectively for each cross section. These were increased to 0.3 and 0.5 at the bridge structure's upstream and downstream face cross sections and at the approach section.

Results

The enclosed exhibit "Hidden Hollow Base Flood Elevation Exhibit" shows the location of the study cross sections and results of the floodplain delineation for the 1-percent annual chance flood event for approximately 1200 feet of Flat Creek from just downstream of the bridge on North Highway 89 to a point approximately 900 feet upstream of the bridge. Cross section 1267 crosses the project site near the east property line and has a BFE of 6217.48-feet based on the NAVD 88 vertical datum. Cross section 1147.36 crosses the project site near the west property line and also has a BFE of 6217.48-feet due backwater caused by the bridge. The proposed lowest floor (including basements) of each building should be set a minimum of 1-ft above the BFE in accordance with Teton County Floodplain Management Resolution (Section 1420.A).

Let me know if you have any questions regarding the content of this letter or the associated enclosures.

Sincerely,

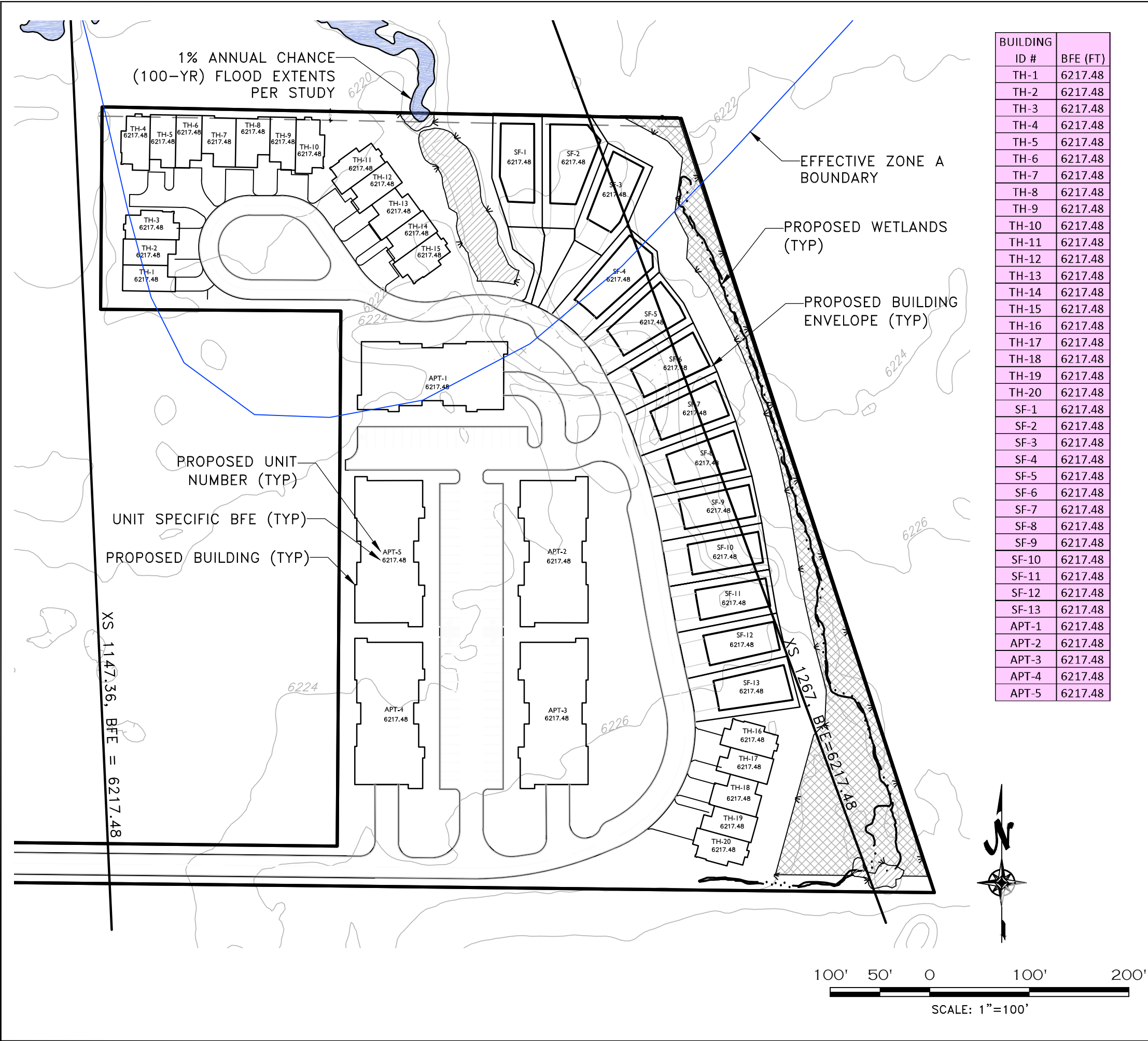


Harmony Design & Engineering
Jennifer Zung, PE, CFM

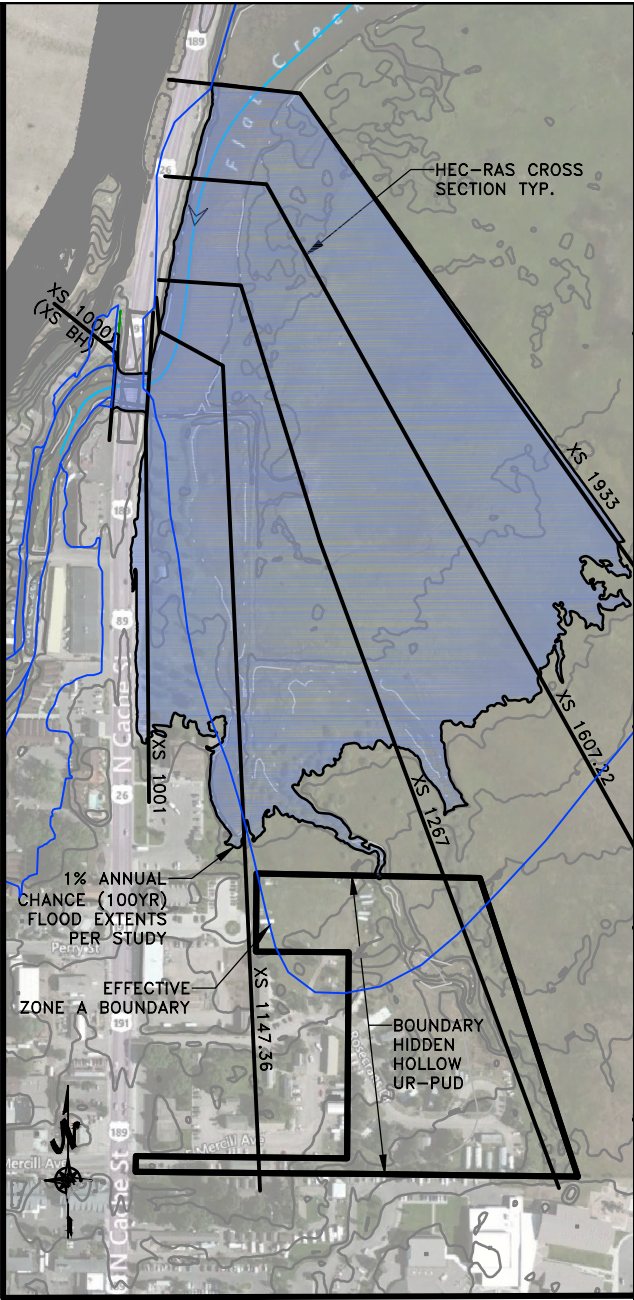
Enclosures:

BFE Exhibit
RAS files

CC: Zane Powell, Conrad & Bischoff, Inc.
Brendan Schulte, Jorgensen Associations



BUILDING ID #	BFE (FT)
TH-1	6217.48
TH-2	6217.48
TH-3	6217.48
TH-4	6217.48
TH-5	6217.48
TH-6	6217.48
TH-7	6217.48
TH-8	6217.48
TH-9	6217.48
TH-10	6217.48
TH-11	6217.48
TH-12	6217.48
TH-13	6217.48
TH-14	6217.48
TH-15	6217.48
TH-16	6217.48
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TH-18	6217.48
TH-19	6217.48
TH-20	6217.48
SF-1	6217.48
SF-2	6217.48
SF-3	6217.48
SF-4	6217.48
SF-5	6217.48
SF-6	6217.48
SF-7	6217.48
SF-8	6217.48
SF-9	6217.48
SF-10	6217.48
SF-11	6217.48
SF-12	6217.48
SF-13	6217.48
APT-1	6217.48
APT-2	6217.48
APT-3	6217.48
APT-4	6217.48
APT-5	6217.48



NOTE: BASE FLOOD ELEVATIONS REFERENCED TO NAVD 88 VERTICAL DATUM AND BASED ON TOPOGRAPHIC SURVEY BY JORGENSEN ASSOCIATES (2016), AERIAL SURVEY BY AERO GRAPHICS, INC. (2015), AND REGULATED 100-YEAR FLOW IN FLAT CREEK.

18 N MAIN Ste 305 • DRIGGS ID 83422
T 208.354.1331 F 208.354.1332

DATE: 11/8/2016

REVISIONS:				
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SCALE: VARIES	DESIGNED BY: RCP
DRAWN BY: RCP	CHECKED BY: JZ
PROJ. #: 16017215-1	

PROJECT NAME

HIDDEN HOLLOW UR-PUD

BASE FLOOD ELEVATION EXHIBIT

SHEET #

1 OF 1



Federal Emergency Management Agency

Washington, D.C. 20472

May 2, 2018

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Pete Muldoon
Mayor, Town of Jackson
P. O. Box 1687
Jackson, WY 83001

IN REPLY REFER TO:

Case No.: 18-08-0346P
Community Name: Town of Jackson, WY
Community No.: 560052
Effective Date of
This Revision: September 13, 2018

Dear Mayor Muldoon:

The Flood Insurance Study report and Flood Insurance Rate Map for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Denver, Colorado, at (303) 235-4830, or the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map
Annotated Flood Insurance Study Report

cc: The Honorable Mark Newcomb
Chairman, Teton County
Board of Commissioners

Mr. Brian Lenz, P.E.
Town Engineer
Town of Jackson

Mr. Kurt Stout, P.E.
Floodplain Administrator
Teton County

Ms. Jennifer Zung, P.E., CFM
Principal
Harmony Design and Engineering

Mr. Zane Powell
Project Manager
Conrad & Bischoff, Inc.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Town of Jackson Teton County Wyoming	NO PROJECT	FLOODWAY HYDRAULIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 560052		
IDENTIFIER	Hidden Hollow	APPROXIMATE LATITUDE AND LONGITUDE: 43.489, -110.762 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 56039C2907D DATE: September 16, 2015		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: September 16, 2015 PROFILE: 34P FLOODWAY DATA TABLE: 5	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

See Page 2 for Additional Flooding Sources

Flat Creek - From approximately 840 feet downstream of U.S. Highway 26 to approximately 940 feet upstream.

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Flat Creek	Floodway	Floodway	YES	YES
	BFEs*	BFEs	YES	NONE
	Zone AE	Zone AE	YES	NONE
	Zone A	Zone A	YES	YES

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCE AND REVISED REACH

Flat Creek - From approximately 840 feet downstream of U.S. Highway 26 to approximately 940 feet upstream.

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Flat Creek	Zone X (shaded)	Zone X (shaded)	YES	YES

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number: 560094 **Name:** Teton County, Wyoming

AFFECTED MAP PANELS

AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT

TYPE: FIRM* **NO.:** 56039C2907D **DATE:** September 16, 2015

NO REVISION TO THE FLOOD INSURANCE STUDY REPORT

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Ms. Jeanine D. Petterson
Director, Mitigation Division
Federal Emergency Management Agency, Region VIII
Denver Federal Center, Building 710
P.O. Box 25267
Denver, CO 80225-0267
(303) 235-4830

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

Although a portion of the area of revision is shown on the effective FIRM as located within the Unincorporated Areas of Teton County, this area has been annexed by the Town of Jackson.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

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Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at https://www.floodmaps.fema.gov/flm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *Jackson Hole News and Guide*

Dates: May 9, 2018 and May 16, 2018

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

May 2, 2018

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

The Honorable Mark Newcomb
Chairman, Teton County Board of Commissioners
P. O. Box 3594
Jackson, WY 83001

IN REPLY REFER TO:

Case No.: 18-08-0346P
Community Name: Teton County, WY
Community No.: 560094
Effective Date of
This Revision: September 13, 2018

Dear Mr. Newcomb:

The Flood Insurance Rate Map for your community has been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panel(s) revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed that provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Denver, Colorado, at (303) 235-4830, or the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Sincerely,

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

List of Enclosures:

Letter of Map Revision Determination Document
Annotated Flood Insurance Rate Map

cc: The Honorable Pete Muldoon
Mayor, Town of Jackson

Mr. Kurt Stout, P.E.
Floodplain Administrator
Teton County

Mr. Brian Lenz, P.E.
Town Engineer
Town of Jackson

Ms. Jennifer Zung, P.E., CFM
Principal
Harmony Design and Engineering

Mr. Zane Powell
Project Manager
Conrad & Bischoff, Inc.



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Teton County Wyoming (Unincorporated Areas)	NO PROJECT	FLOODWAY HYDRAULIC ANALYSIS UPDATED TOPOGRAPHIC DATA
	COMMUNITY NO.: 560094		
IDENTIFIER	Hidden Hollow	APPROXIMATE LATITUDE AND LONGITUDE: 43.489, -110.762 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 56039C2907D DATE: September 16, 2015		NO REVISION TO THE FLOOD INSURANCE STUDY REPORT	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE AND REVISED REACH

Flat Creek - From approximately 840 feet downstream of U.S. Highway 26 to approximately 940 feet upstream.

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Flat Creek	Zone A	Zone A	YES	YES

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

OTHER COMMUNITIES AFFECTED BY THIS REVISION

CID Number: 560052 **Name:** Town of Jackson, Wyoming

AFFECTED MAP PANELS

AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT

TYPE: FIRM* NO.: 56039C2907D DATE: September 16, 2015

DATE OF EFFECTIVE FLOOD INSURANCE STUDY: September 16, 2015
PROFILE: 34P
FLOODWAY DATA TABLE: 5

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <https://www.fema.gov/national-flood-insurance-program>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance flood discharges computed in the FIS for your community without considering subsequent changes in watershed characteristics that could increase flood discharges. Future development of projects upstream could cause increased flood discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on flood discharges subsequent to the publication of the FIS report for your community and could, therefore, establish greater flood hazards in this area.

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Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

COMMUNITY INFORMATION (CONTINUED)

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Ms. Jeanine D. Petterson
Director, Mitigation Division
Federal Emergency Management Agency, Region VIII
Denver Federal Center, Building 710
P.O. Box 25267
Denver, CO 80225-0267
(303) 235-4830

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Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

PUBLIC NOTIFICATION OF REVISION

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LOCAL NEWSPAPER

Name: *Jackson Hole News and Guide*

Dates: May 9, 2018 and May 16, 2018

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A handwritten signature in black ink, appearing to read "Rick F. Sacibit".

Patrick "Rick" F. Sacibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

FLOODING SOURCE			FLOODWAY			BASE FLOOD		
CROSS SECTION	DISTANCE ¹	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY (FEET NAVD)	WITH FLOODWAY	INCREASE
FLAT CREEK (Continued)								
BA	57,100	44	135	9.6	6,200.0	6,200.0	6,200.0	0.0
BB	58,147	37	135	9.3	6,206.7	6,206.7	6,206.7	0.0
BC	59,047	58	307	4.1	6,211.7	6,211.7	6,212.4	0.7
BD	59,987	57	249	5.0	6,214.5	6,214.5	6,214.8	0.3
BE	60,877	54	312	4.0	6,216.0	6,216.0	6,216.6	0.6
BF	61,117	178	855	1.4	6,216.2	6,216.2	6,216.9	0.7
BG	61,357	34	218	5.6	6,216.2	6,216.2	6,216.8	0.6
BH	62,117	80	518	2.3	6,217.5	6,217.5	6,217.9	0.4
REVISED TO REFLECT LOMR EFFECTIVE: MARCH 8, 2018								
				REVISED DATA				

¹ Stream distance in feet above U.S. Highway 89

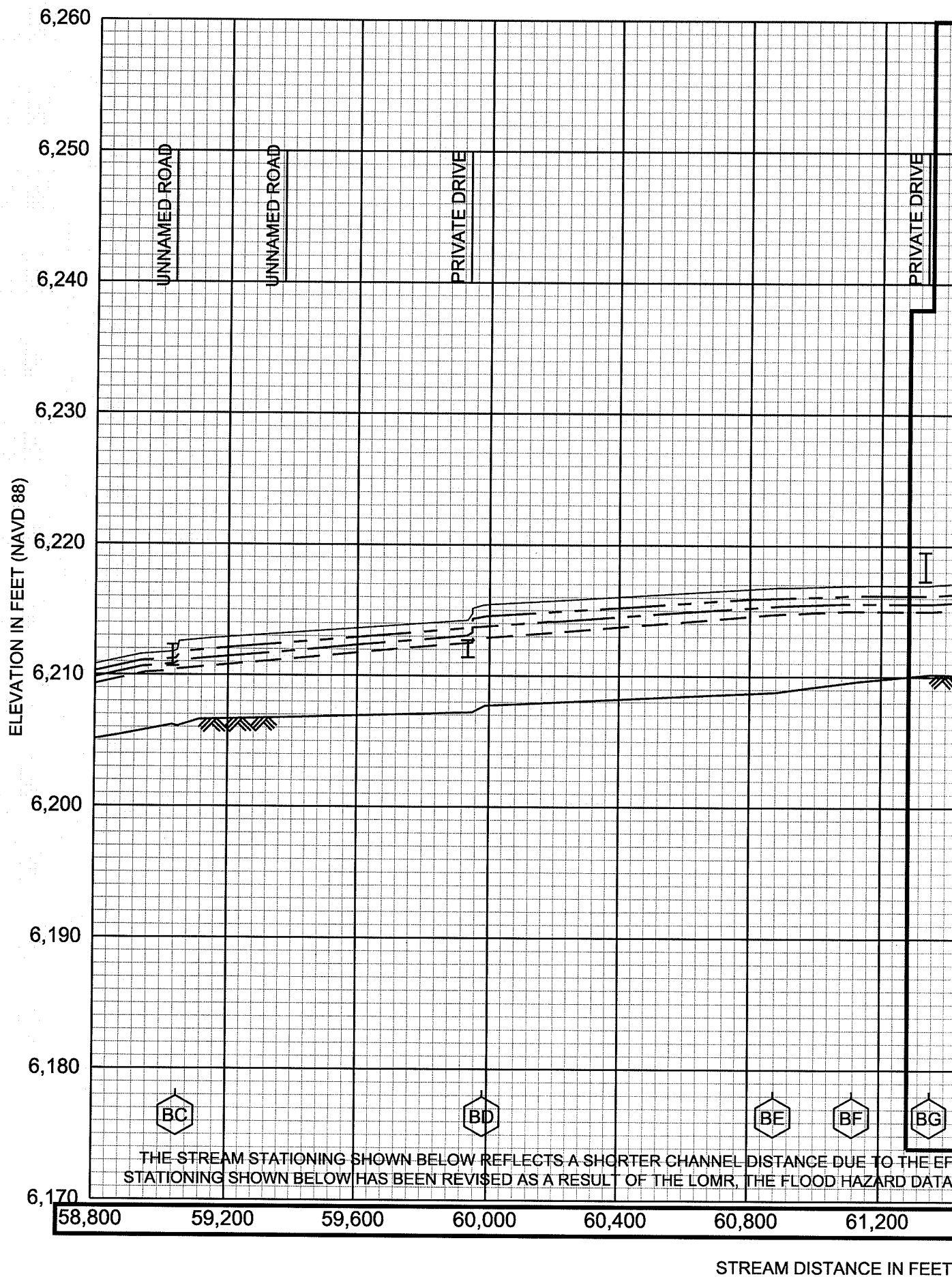
FEDERAL EMERGENCY MANAGEMENT AGENCY
TETON COUNTY, WY
AND INCORPORATED AREAS

TABLE 5

FLOODWAY DATA

FLAT CREEK

REVISED TO
REFLECT LOMR
EFFECTIVE: September 13, 2018



Teton County
Unincorporated Areas
560094

NOTE: MAP AREA SHOWN ON THIS PANEL
IS LOCATED WITHIN TOWNSHIP 41 NORTH,
RANGE 116 WEST.

ZONE A

REVISED
AREA

ZONE A

Teton County
Unincorporated Areas
560094

Town
of Jackson
560052

National Elk Refuge

Teton County
Unincorporated Areas
560094

ZONE
AE

ZONE
AE

CACHE ST N

GLENWOOD ST N

PERRY ST

MERCILL AVE

Private Drive

Bridge

6213

6214

6215

6216

6217-S

6216.2

6217-S

6217-S

6217-S

6217-S

6217-S

6217-S

6217-S

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6217-S

28

27

Flat Creek

+

JOINS PANEL 2926

SPECIAL FLOOD HAZARD AREAS

Without Base Flood Elevation (BFE)
Zone A, V, AE, AR

With BFE or Depth
Zone AE, AD, AH, VE, AR

Regulatory Floodway

0.2 % Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone A

Future Conditions 1% Annual Chance Flood Hazard Zone A

Area with Reduced Flood Risk due to Levee See Notes Zone A

SCALE

Map Projection:
Universal Transverse Mercator NAD 1983 UTM Zone 12N
Western Hemisphere Vertical Datum NAVD 88

1 inch = 500 feet

0 250 500 1,000 Feet

0 62.5 125 250 Meters

FEMA

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

TETON COUNTY, WYOMING
and Incorporated Areas

PANEL 2907 of 3325

Panel Statistics

COMMUNITY	NUMBER	PANEL	SUFFIX
TETON COUNTY	560094	2907	D
JACKSON TOWN OF	560052	2907	D

REVISED TO REFLECT LOMR

EFFECTIVE: September 13, 2018

VERSION NUMBER 1.1.1.0

MAP NUMBER 56039C2907D

MAP REVISED SEPTEMBER 16, 2015



HIDDEN HOLLOW WATER DEMAND PROJECTIONS

Project No. 16016.00

BY: TK

Date: 21 June 2017 Rev: 21 June 2018

Average Day Demand ¹	125	gpcpd
Maximum Day Demand ¹	340	gpcpd
Peak Hour Factor ²	3.0	PHF

WATER DEMAND PROJECTIONS

Single Family Residential Lots							
Unit Type ³			No. of Beds ²	Occupancy per Bed	Average Day, gpd	Maximum Day, gpd	Peak Hour, gpm
13	Single Family Lots	3 Bedroom	39	1.0	4,875	13,260	27.6
Subtotal Single Family					4,875	13,260	27.6

Townhouses							
Unit Type ³			No. of Beds ²	Occupancy per Bed	Average Day, gpd	Maximum Day, gpd	Peak Hour, gpm
6	TH Unit Type A	2 Bedroom	12	1.5	2,250	6,120	12.8
6	TH Unit Type B	3 Bedroom	18	1.0	2,250	6,120	12.8
5	TH Unit Type C	3 Bedroom	15	1.0	1,875	5,100	10.6
3	TH Unit Type D	2 Bedroom	6	1.5	1,125	3,060	6.4
Subtotal Townhouses					7,500	20,400	42.6

Apartments								
Unit Type ³				No. of Beds ²	Occupancy per Bed	Average Day, gpd	Maximum Day, gpd	Peak Hour, gpm
7	Employment Based	1	Bedroom	7	1.5	1,313	3,570	7.4
14	Employment Based	2	Bedroom	28	1.5	5,250	14,280	29.8
6	Employment Based	3	Bedroom	18	1.0	2,250	6,120	12.8
16	Income Based	1	Bedroom	16	1.5	3,000	8,160	17.0
36	Income Based	2	Bedroom	72	1.5	13,500	36,720	76.5
14	Income Based	3	Bedroom	42	1.0	5,250	14,280	29.8
10	Market Rate	1	Bedroom	10	1.5	1,875	5,100	10.6
25	Market Rate	2	Bedroom	50	1.5	9,375	25,500	53.1
10	Market Rate	3	Bedroom	30	1.0	3,750	10,200	21.3
138	Subtotal Apartments					45,563	123,930	258.3

TOTAL PROJECT PROJECTED WATER DEMAND			57,938	157,590	328.5
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Notes:

¹ Based on daily flow rates from the WYDEQ CH 11, Part D, Table 1

² Based on typical residential developments

³ Program Unit Matrix numbers provided by Hidden Hollow - 16 June 2017

IRRIGATION WATER DEMAND PROJECTION						
Use Type	Quantity ⁴	Unit	Average Irr. inch/day	Average Day, gpd	Maximum Day, gpd	Peak Hour, gpm
Irrigation System	84,700	SF	0.25	13,199	26,398	55.0
Subtotal Irrigation				13,199	26,398	55.0

⁴ From stormwater calculations. Includes Mercill irrigation.



HIDDEN HOLLOW WASTEWATER FLOW PROJECTIONS

Project No.: 16016.00

BY: TK

Date: 21 June 2017 Rev: 21 June 2018

Average Daily Flow¹ **60%**
Peak Hour Factor **3**

SANITARY SEWER DEMAND								
Single Family Residential Lots								
Unit Type				No. of Units ²	Max Flow per Unit, gpd ¹	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
13	Single Family Lots	3	Bedroom	39	150	3,510	5,850	12.2
Subtotal Single Family							5,850	12.2

Townhouses								
Unit Type				No. of Units ²	Max Flow per Unit, gpd ¹	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
6	Unit Type A	2	Bedroom	12	150	1,080	1,800	3.8
6	Unit Type B	3	Bedroom	18	150	1,620	2,700	5.6
5	Unit Type C	3	Bedroom	15	150	1,350	2,250	4.7
3	Unit Type D	2	Bedroom	6	150	540	900	1.9
Subtotal Townhouses							7,650	15.9

Apartments								
Unit Type				No. of Units ²	Max Flow per Unit, gpd ¹	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
7	Employment Based	1	Bedroom	7	150	630	1,050	2.2
14	Employment Based	2	Bedroom	28	150	2,520	4,200	8.8
6	Employment Based	3	Bedroom	18	150	1,620	2,700	5.6
16	Income Based	1	Bedroom	16	150	1,440	2,400	5.0
36	Income Based	2	Bedroom	72	150	6,480	10,800	22.5
14	Income Based	3	Bedroom	42	150	3,780	6,300	13.1
10	Market Rate	1	Bedroom	10	150	900	1,500	3.1
25	Market Rate	2	Bedroom	50	150	4,500	7,500	15.6
10	Market Rate	3	Bedroom	30	150	2,700	4,500	9.4
138 Subtotal Apartments							40,950	85.3

TOTAL PROJECT SANITARY SEWER FLOWS			32,670	54,450	113.4	0.253 cfs
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Notes:

¹ Based on daily flow rates from the WYDEQ CH 11, Part D, Table 1

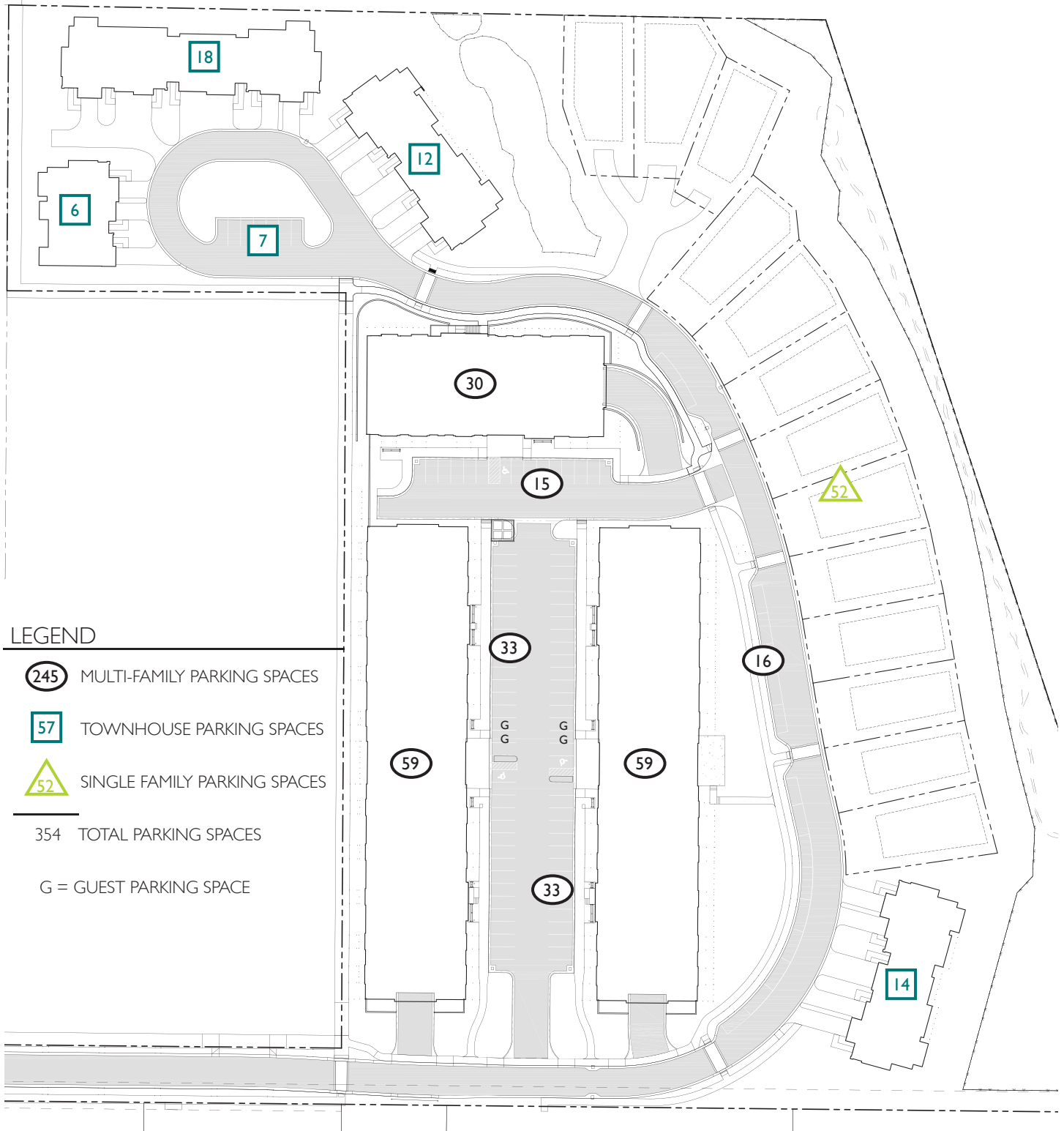
² Program Unit Matrix provided by Hidden Hollow - 16 June 2017



Hidden Hollow DEV Phase 2 Park & School Exactions

Hidden Hollow Phase 2 - Exaction Calculations (06/22/2018)			
Bedrooms	# of Units	Person per units	People
2	9	2.25	20.25
3	11	3	33
Total Units	20	Total Population (x)	53.25
Required Park Acreage (x * 9/1000)			0.48
Cash In-Lieu			\$47,925
Required School Acreage (y *.02)			0.40
Cash In-Lieu			\$40,000
Total			\$87,925

*Includes 20 townhomes



HIDDEN HOLLOW

PARKING SPACE ALLOTMENT DIAGRAM
JUNE 26, 2018

Hidden Hollow Parking Management

6/21/2018

Description		Phase 1b	Phase 2		Totals		
		Bldg 4/5	Bldg 2/3	Bldg 1			
		Units	Units	Units	Units		
Multifamily Area C	1 Bedroom	13	12	8	33		
	2 Bedroom	30	31	14	75		
	3 Bedroom	12	12	6	30		
	Subtotal	55	55	28	138		
	Parking Required	97	98	48	243		
	Underground Provided	59	59	30	148		
	Surface Provided	33	33	15	81		
	Onstreet Provided	16	-	-	16	Guest/Surplus	Ratio
	Subtotal Provided	108	92	45	245	2	0.01

Description		Phase 1b	Phase 2	Totals		
		Units	Units	Units		
Townhomes Area B	2 Bedroom	5	4	9		
	3 Bedroom	3	8	11		
	Subtotal	8	12	20		
	Parking Required	16	24	40		
	Garage Provided	9	15	24		
	Driveway Provided	11	15	26		
	Onstreet Provided	7	-	7	Guest/Surplus	Ratio
	Subtotal Provided	27	30	57	17	0.85

Description		Phase 1b	Phase 2	Totals		
		Units	Units	Units		
Single Family Area A	3 Bedroom	13	-	13		
	Subtotal	13	-	13		
	Parking Required	26	-	26		
	Garage Provided	26	-	26		
	Driveway Provided	26	-	26	Guest/Surplus	Ratio
	Subtotal Provided	52	-	52	26	2.00

Notes:

Requirement as per HHPUD Master Plan: 1 Bed = 1 space; 2 & 3 Bed = 2 spaces
 More 2-bedroom multi-family units were designed into project after feedback from Sketch Plan process, raising requirement
 Guest spaces currently calculated as "surplus" and result of required vs provided
 16 spots on Hidden Hollow Road will be built in Phase 1A
 Unused spots from 2/3 bed multi-family units will enhance Area C Guest Parking

Total Project Guest/Surplus	Ratio
45	0.26



PLANNING PERMIT APPLICATION
Planning & Building Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

For Office Use Only

Fees Paid _____
Check # _____ Credit Card _____ Cash _____
Application #s _____

PROJECT.

Name/Description: Hidden Hollow Subdivision
Physical Address: 301 Hidden Hollow Drive
Lot, Subdivision: PT. NW1/4SW1/4 SEC. 27, TWP. 41, RNG. 116 (MOS T-20F) PIDN: 22-41-16-27-3-00-032

OWNER.

Name: HANSEN & HANSEN, LLP Phone: _____
Mailing Address: P.O. Box 50106 Idaho Falls, ID ZIP: 83405
E-mail: _____

APPLICANT/AGENT.

Name: Jorgensen Associates, P.C. c/o Brendan Schulte Phone: 307-733-5150
Mailing Address: PO BOX 9550, Jackson, WY ZIP: 83002
E-mail: bschulte@jorgeng.com

DESIGNATED PRIMARY CONTACT.

____ Owner ☒ Applicant/Agent

TYPE OF APPLICATION. *Please check all that apply; see Fee Schedule for applicable fees.*

Use Permit	Physical Development	Interpretations
____ Basic Use	____ Sketch Plan	____ Formal Interpretation
____ Conditional Use	<input checked="" type="checkbox"/> Development Plan	____ Zoning Compliance Verification
____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
____ Administrative Adjustment	<input checked="" type="checkbox"/> Development Option Plan	____ LDR Text Amendment
____ Variance	____ Subdivision Plat	____ Zoning Map Amendment
____ Beneficial Use Determination	____ Boundary Adjustment (replat)	____ Planned Unit Development
____ Appeal of an Admin. Decision	____ Boundary Adjustment (no plat)	____ Other: _____

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 #: P18-176 Environmental Analysis #: P16-072
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. *Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Provide **one electronic copy** (via email or thumb drive), and **two hard copies** of the submittal packet.*

Have you attached the following?

- ☒ **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.
- ☒ **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.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is held, the submittal requirements will be reviewed at the conference followed by a written summary. The submittal requirements on the TOJ website are intended as a reference to assist you in submitting a sufficient application.

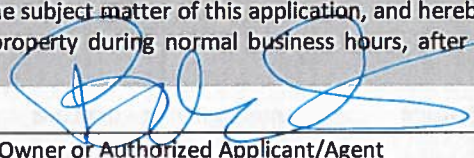
FORMAT.

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

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

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



Signature of Owner or Authorized Applicant/Agent
Brendan Schulte

Name Printed

6/25/18

Date
Senior Planner

Title



PRE-APPLICATION CONFERENCE SUMMARY

Planning & Development Department Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

This Summary will be prepared by Planning Staff. The applicant, or the applicant's agent, shall receive a copy of this summary for their reference in submitting a sufficient application.

Staff may request additional materials during review as needed to determine compliance with the LDRs.

PRE-APPLICATION MEETING BASICS.

PAP#: P18-176
Date of Conference: 6/13/2018
Planning Staff: Tyler Sinclair, Brendan Conboy

PROJECT.

Name/Description: Hidden Hollow PUD – Development Plan Phase 2
Physical Address: 301 Hidden Hollow Dr.
Lot, Subdivision PT. NW1/4 W1/4 SEC. 27, TWP. 41, RNG. 116 (MOS T-20F) PIDN: 22-41-16-27-3-00-032
Zoning District(s): UR (Urban Residential)-PUD
Overlay(s): None

STAKEHOLDERS.

Applicant: Jorgensen Associates – Brendan Schulte
Owner: Hansen & Hansen, LLP
Agent: Brendan Schulte

REQUIRED APPLICATIONS. (See B.12, C.1, D.4 of applicable zone in Article 2, 3 or 4) *This project will require the following applications:*

Application	Reason	Fee
Development Plan (8.3.2)	Final plan to be consistent with Sketch Plan	\$2,500
Basic Use Permit (8.4)	Required for uses	\$500

MEETING ATTENDEES:

Name	Company	Phone/Email
Tyler Sinclair	Town Planning Department	307-733-0440, x1301
Zane Powell	Owner Representative	208-419-5886
Brendan Schulte	Jorgensen	307-733-5150
Ron Levy	Jorgensen	307-733-5150
Brendan Conboy	ToJ Planning	307 734 3493

TIMELINES. This table is intended to provide general information regarding the review process and timing of decisions. See Article 8 for a complete explanation of the review process.

For administrative decisions made by the Planning Director, the following timelines are generally applicable:

Application Types:	Sufficiency	Planning Director
PUD Minor Amendments Sec. 8.5.2	Within 14 days of Submittal	Decision within days of Sufficiency

For decisions requiring a public hearing process, the following timelines are generally applicable:

Application Types:	Sufficiency	Planning Commission (PC)	Town Council
PUD Maj Amendment 8.2.13	Within 14 days of Submittal	Hearing within 90 days of Sufficiency	
Development Plan Basic Use Permit	Within 14 days of Submittal	Hearing within 90 days of Sufficiency	Hearing within 60 days of PC Recommendation

GENERAL INFORMATION.

☒ Required, If Checked.

☐ If not checked, review requirement with a Staff member to determine if necessary for your application.

Requirement**Notes**

☒ **Planning Permit Application.** The application should list all pertinent permits (use, physical development, interpretation, relief from the LDRs, Development Option/Subdivisions, Amendments to the LDRs) for which you are applying.

Requirement**Notes**

- ✓ **Notarized Letter of Authorization.** See **Section 8.2.4.A** for requirements. A template is established in the Administrative Manual.

- ✓ **Application Fees.** 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.

- ✓ **Review fees.** The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the Town Surveyor, Town Engineer, Town Associate Engineer, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.

- ✓ **Mailed Notice fee.** See **Section 8.2.14.C.2** for notice requirements. If mailed notices are required, the applicant is responsible for paying for any mailing in excess of 25 notices.

- ✓ **Other information needed.** All applications submitted to the Town of Jackson Planning Department must be submitted in digital format once the application is determined to be sufficient.

- ✓ **Response to Submittal Checklist.** All applications require response to applicable review standards. For applications where a pre-application conference is required, applicable standards are identified below. If a pre-application conference is optional, see the submittal checklist for the relevant application type, established in the Administrative Manual.

- ✓ **Title Report.** A title report, title certificate or record document guarantee prepared within the last six months that includes evidence of ownership and all encumbrances on the subject property. Copies of the documents referenced in the report should not be submitted unless requested by the planner during review.

- ✓ **Narrative description of the proposed development.** Briefly describe the existing condition of the property and the proposed use, physical development, subdivision or development option for which you are seeking approval.

- ✓ **Proposed Development Program.** Please use the attached template established in the Administrative Manual.

- ✓ **Site Plan.** Please see the attached list of minimum standards for a site plan, established in the Administrative Manual.

- ✓ **Floor Plans.** Include floor plans for any existing buildings that will be occupied by a proposed use. If changes to existing buildings are proposed, indicate those on the floor plans.

- _____ **Neighborhood Meeting Summary.** See **Section 8.2.3** for Neighborhood Meeting requirements.

- ✓ **Posted Notice.** See **Section 8.2.14.C.4** for Posted Notice requirements for all public hearings.

Requirements listed under each Article will be checked if required for the application.

✓ *Required, If Checked.*

_____ *If not checked, this requirement is not applicable to your application.*

ARTICLE 1, GENERAL PROVISIONS.

Requirement	Notes
_____ Division 1.9, Nonconformities	
1.9.2 Nonconforming Physical Development	
1.9.3 Nonconforming Uses	
1.9.4 Nonconforming Development Options and Subdivisions	
1.9.5 Nonconforming Signs	

ARTICLE 2, COMPLETE NEIGHBORHOODS, ARTICLE 3, RURAL AREA ZONES, and ARTICLE 4, SPECIAL PURPOSE ZONES – (Public/Semi-Public & Park and Open Space zones only).

Applicable Zone: _____ Applicable LDR Section: _____

SUBSECTION B, PHYSICAL DEVELOPMENT. *Please provide the following information for the applicable zone.*

Requirement	Notes:
✓ _____ Structure Location and Mass (Setbacks, Height, total site FAR)	
✓ _____ Maximum Scale of Development (Individual building size)	
✓ _____ Building Design (Design Review Process)	Applicant may choose to present in front of the Design Review Committee but it is not required; minimum applicant submission requirements will be required if a review is requested
✓ _____ Site Development (Driveway and Access limits)	
✓ _____ Fencing (Height, Setback, Orientation)	

Additional Comments:

SUBSECTION C, ALLOWABLE USES. *Please provide the following information for the applicable zone.*

Requirement	Notes:
_____ Maximum Scale of Use	

Additional Comments:

SUBSECTION D, DEVELOPMENT OPTIONS. *Please provide the following information for the applicable zone.*

Requirement

Notes:

☒ Subdivision and Development
Option Permits

Additional Comments:

SUBSECTION E, ADDITIONAL ZONE-SPECIFIC STANDARDS. *Please provide the following information for the applicable zone.*

Requirement

Notes:

☒ Consistency with Hidden Hollow
PUD Master Plan

☐ Consistency with Conditions of
Approval of Sketch Plan

☐ Consistency with Development
Agreement

Additional Comments:

See standards in Sec. 2.3.6.E Additional Zone-specific Standards

ARTICLE 4, SPECIAL PURPOSE ZONES (Planned Resort Zones and Planned Unit Development Zones only)

Requirement

Notes

☐ **Division 4.3, Planned Resort Zones**

4.3.1 All Planned Resort Zones

4.3.2 Snow King

☒ **Division 4.4, Planned Unit Development**

4.4.1 All Planned Unit Development (PUD) Zones

4.4.2 Planned Unit Development – Town

ARTICLE 5, PHYSICAL DEVELOPMENT STANDARDS APPLICABLE IN ALL ZONES.

Requirement

Notes

☒ **Division 5.1, General Environmental Standards**

5.1.1 Waterbody and Wetland Buffers

5.1.2 Wildlife Friendly Fencing

5.1.5 Water Quality (reserved for future standards)

☐ **Division 5.2, Environmental Standards Applicable in Specific Areas**

5.2.1 Natural Resources Overlay (NRO) Standards

☒ **Division 5.3, Scenic Standards.**

5.3.1 Exterior Lighting Standards

5.3.2 Scenic Resources Overlay (SRO) Standards

✓	Division 5.4, Natural Hazard Protection Standards	FEMA review and approval required
	5.4.1 Steep Slopes	
	5.4.2 Unstable Soils	
	5.4.3 Faults	
	5.4.4 Floodplains	
	5.4.5 Wildland Urban Interface	
✓	Division 5.5, Landscaping Standards	
	5.5.2 Landscape Plan	
	5.5.3 Required Plant Units	
	5.5.4 General Landscaping Standards	
	5.5.5 Installation and Maintenance	
✓	Division 5.6, Sign Standards	
✓	Division 5.7, Grading, Erosion Control and Stormwater Management	
	5.7.2 Grading Standards	
	5.7.3 Erosion control standards	
	5.7.4 Stormwater Management Standards	
Optional	Division 5.8, Design Guidelines	
	5.8.2. Design Guidelines	
	5.8.3. Design Review Committee	

ARTICLE 6, USE STANDARDS APPLICABLE IN ALL ZONES.

Requirement	Notes
✓ Division 6.1, Allowed Uses	Proposed uses and standards will need to be consistent with the Hidden Hollow PUD Master Plan.
✓ Division 6.2, Parking and Loading Standards	
	6.2.2 Required Parking and Loading
	6.2.3 Location of Required Parking
	6.2.4 Maintenance of Off-Street Parking and Loading
	6.2.5 Off-Street Parking and Loading Design Standards
	6.2.6 Parking and Loading Standards in the Downtown Parking District
Division 6.3, Employee Housing Requirements	
✓ Division 6.4, Operational Standards	
	6.4.1 Outside Storage
	6.4.2 Refuse and Recycling
	6.4.3 Noise
	6.4.4 Vibration
	6.4.5 Electrical Disturbances
	6.4.6 Fire and Explosive Hazards

ARTICLE 7, DEVELOPMENT OPTION AND SUBDIVISION STANDARDS APPLICABLE IN ALL ZONES.

Requirement	Notes
Division 7.1, Development Option Standards	
7.1.3 Urban Cluster Development	
7.1.4 Mobile Home Park	
Division 7.2, Subdivision Standards	
7.2.2 Standards Applicable to all Subdivision	
7.2.3 Land Division Standards	
7.2.4 Condominium and Townhouse Subdivisions	
Division 7.3, Open Space Standards	
7.3.3 Configuration and Location of Required Open Space	
7.3.4 Use of Open Space	
7.3.5 Physical Development Permitted in Open Space	
7.3.6 Record of Restriction	
7.3.7 Ownership of Open Space	
✓ Division 7.4, Affordable Housing Standards	Proposed standards will need to be consistent with the Hidden Hollow PUD Master Plan.
Division 7.5, Development Exaction Standards	
7.5.2. Park Exactions	
7.5.3. School Exactions	
✓ Division 7.6, Transportation Facility Standards	
7.6.2 Access to Roads, Streets and Highways	
7.6.3 Streets, Alleys, and Easements	
✓ Division 7.7, Required Utilities	Proposed standards will need to be consistent with the Hidden Hollow PUD Master Plan and Development Agreement.
7.7.2 Potable Water Supply	
7.7.3 Sanitary Sewer Systems	
7.7.4 Irrigation Ditch Systems and Design	
7.7.5 Other Utilities	
7.7.6 Fuel Storage Tank	

PLAN REVIEW COMMITTEE. *The Plan Review Committee consists of the following listed agencies. Planning Staff will transmit pertinent portions of the application to each agency. **Other agencies and individuals not checked off on this list may be added to the PRC if necessary.***

✓ Public Works/Town Engineer	✓ Police Department
✓ Building Official	✓ START Bus
✓ Town Attorney	Jackson Hole Fire EMS
Town Clerk	✓ Parks and Recreation Department
✓ Pathways Coordinator	Teton County School District #1
Surveyor	Teton County Sheriff
Title Company	Wyoming Department of Game & Fish
✓ Teton County Housing Authority	✓ Wyoming Department of Transportation
Teton County Weed & Pest	Wyoming Department of Environmental Quality

<input type="checkbox"/>	Teton County Planning	<input checked="" type="checkbox"/>	Army Corp of Engineers
<input type="checkbox"/>	Teton County Engineer	<input type="checkbox"/>	Lower Valley Energy
<input type="checkbox"/>	Teton County Assessor	<input type="checkbox"/>	U.S. National Park Service
<input type="checkbox"/>	Integrated Solid Waste and Recycling	<input type="checkbox"/>	U.S. Forest Service
<input type="checkbox"/>	Teton County Clerk	<input type="checkbox"/>	U.S. Fish and Wildlife
<input type="checkbox"/>	Teton County Public Health	<input type="checkbox"/>	Other
<input type="checkbox"/>	Teton County Scenic Preserve Trust		

Additional Comments:

- Proposed Development Plan will be reviewed for consistency with the Hidden Hollow PUD Master Plan and Development Agreement/SIA



JACKSON HOLE
TITLE & ESCROW

307.733.3153

Released	
Indexed	<input checked="" type="checkbox"/>
Abstracted	<input checked="" type="checkbox"/>
Scanned	

**WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENTS TO:**

Hansen & Hansen, LLP
P.O. Box 50106
Idaho Falls, ID 83405

FSREA Sale, Jackson Admin. Site, B-T NF

APN: 22-41-16-27-3-00-020

GRANTOR: UNITED STATES OF AMERICA

GRANTEE: HANSEN & HANSEN LLP

Doc 0895616 bk 910 pg 186-191 Filed At 14:59 ON 12/04/15

Sherry L. Daigle Teton County Clerk fees: 27.00

By Mary Smith Deputy

X 2

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 27th day of November, 2015, by and between the **UNITED STATES OF AMERICA**, acting by and through the Forest Service, Department of Agriculture, hereinafter called **GRANTOR**; and **HANSEN & HANSEN, LLP, an Idaho limited liability partnership**, P.O. Box 50106, Idaho Falls, ID 83405, hereinafter called **GRANTEE**.

WITNESSETH: The Grantor, as authorized by the Forest Service Realignment and Enhancement Act of 2005 (16 U.S.C. 580d note; P.L. 109-54, Title V; 119 Stat. 559-563, as amended) (FSREA), the provisions of which have been met, has determined that this conveyance is in the public interest.

NOW THEREFORE, the Grantor, for and in consideration of the amount set forth in the *Contract to Buy and Sell Commercial Real Estate*, a binding document signed and sealed by both the Grantee and Grantor, the receipt of which is hereby duly acknowledged, does hereby remise, release, and quitclaim unto the **GRANTEE**, its successors and assigns, all its right, title, interest, and claim in and to the real property situated in the County of Teton, State of Wyoming, more particularly described as follows:

Sixth Principal Meridian

T. 41 N., R. 116 W.,

Sec. 27, a portion of the NW $\frac{1}{4}$ SW $\frac{1}{4}$, more particularly described as follows:

JP 11-30-2015
Checked as to price, acreage, description, and
condition of sale, and found to be correct.

Commencing at the southwest corner of said NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence S. 89°54' E., 40.0 feet to a point on the east right-of-way line of State Highway 26-89-191 which is the **True Point of Beginning**; thence N. 00°08' W., 40.0 feet along said right-of-way line; thence S. 89°54' E., 550.4 feet; thence N. 00°08' W., 537.5 feet; thence S. 89°52' W., 241.3 feet; thence N. 00°08' W., 203.2 feet; thence S. 89°24' E., 582.0 feet; thence S. 18°37' E., 818.3 feet; thence N. 89°52' W., 600.1 feet; thence N. 89°54' W., 550.4 feet to said right of way line, the **Point of Beginning**.

Containing 10.00 acres, more or less.

TOGETHER WITH:

1. All improvements thereon, other appurtenances, and all fixtures of a permanent nature currently on the premises, in their present condition, ordinary wear and tear excepted, and including all personal property described herein, and specifically including a horse corral and the following eleven (11) buildings:

UNIT	BUILDING INFRA ID#	BUILDING NAME	CATEGORIES	GROSS SQ FEET	YEAR BUILT
SO	TN806014	Jackson Car Barn	Utility	3,840	1933
SO	TN809013	Fire Storage Shed	Storage/Shed	572	1933
SO	TN810010	Jackson Gas House	Storage/Gas/Oil	630	1933
D4	TN805016	Fire Crew Building	Office	1,000	1954
SO	TN809023	45 Rosencrans	Shed	96	1985
SO	TN809024	55 Rosencrans	Shed	96	1985
SO	TN809025	65 Rosencrans	Shed	96	1985
SO	TN809026	70 Rosencrans	Shed	96	1985
SO	TN809028	75 Rosencrans	Shed	96	1985
SO	TN809029	80 Rosencrans	Shed	96	1985
SO	TN809030	90 Rosencrans	Shed	96	1985

2. An easement to maintain that portion of the Jackson Car Barn (TN806014) that encroaches approximately two (2) feet by ninety-six (96) feet onto property retained by the Grantor for a period not to exceed five (5) years from the date of closing. On or before expiration of said easement at the end of the five-year term, Grantee, or its successors in interest, shall remove that portion of the structure that encroaches upon the property retained by Grantor.

EXCEPTING AND RESERVING TO THE UNITED STATES: A 40-foot easement for access and utilities, more particularly described as follows:

Sixth Principal Meridian

T. 41 N., R. 116 W.,

Sec. 27, NW1/4SW1/4, that portion described as follows:

Beginning at the southwest corner of the parcel, which is on the east right-of-way line of State Highway 26-89-191 and North Cache Street and bears S. 89°54' E., 40.0 feet from the south one-sixteenth corner between said Sec. 27 and Sec. 28; thence S. 89°54' E., 590.4 feet along the south one-sixteenth line; thence N. 00°08' W., 40.0 feet; thence N. 89°54' W., 590.4 feet to and then along the south property boundary of the Bridger-Teton National Forest Supervisor's Office Parcel to the east right-of-way line for State Highway 26-89-191 and North Cache Street; thence S. 00°08' E., 40.0 feet to the Point of Beginning.

Said reservation contains 0.54 acre, more or less, is 590.5 feet long and 40.0 feet wide, and includes the right, but not the obligation, to remove Building Nos. TN806014, TN809013, and TN810010 (the Jackson Car Barn, Fire Storage Shed, and Jackson Gas House, respectively), located within the above-reserved easement, if they are not removed by Grantee.

If the Regional Forester determines that all or any portion of the easement herein reserved is no longer needed, the easement or such portion(s) thereof shall terminate. The termination shall be evidenced by a statement in recordable form furnished by the Regional Forester to Grantee or its successors or assigns in interest.

NOTICE REGARDING HAZARDOUS SUBSTANCE ACTIVITY

Pursuant to Section 120(h)(3)(A)(i) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 42 U.S.C. § 9620(h)(3)(A)(i), and based upon a complete search of agency files, the **UNITED STATES** gives notice of no hazardous substance activity at the subject property by providing the **GRANTEE** with the following documents:

GRANTEE acknowledges receipt of the following document provided by **GRANTOR**: *Forest Service Land Transaction Screening Process Worksheets*, Forms 1-5 inclusive.

CERCLA COVENANT

Pursuant to Section 120(h)(3)(A)(ii) of the CERCLA, 42 U.S.C. § 9620(h)(3)(A)(ii), the **UNITED STATES** hereby warrants and covenants that:

- (1) All response action necessary to protect human health and the environment with respect to any hazardous substance remaining on the property prior to this conveyance has been taken before the date of this conveyance; and
- (2) It shall take any additional response action found to be necessary after this conveyance with respect to hazardous substances that were located on the property prior to this conveyance. This covenant shall not apply:
 - (a) In any case in which the **GRANTEE**, its successors, or assigns, is a Potentially Responsible Party (PRP) with respect to the subject property prior to this conveyance; OR
 - (b) To the extent, but only to the extent, that such additional response action or part thereof found to be necessary is the result of a failure to act of the **GRANTEE**, its successors or assigns, or any party in possession after the date of this conveyance that either:
 - (i) Results in a release or threatened release of a hazardous substance that was not located on the property on the date of this conveyance; OR

- (ii) Causes or exacerbates the release or threatened release of a hazardous substance, the existence and location of which was known and identified to the applicable regulatory authority as of the date of this conveyance.

These warranties and covenants do not apply with respect to lead-based paint (LBP) or asbestos-containing building materials (ACBM) associated with structures related to the subject property, as those matters are addressed elsewhere in this Deed, in accordance with the FSREA.

CERCLA ACCESS

Pursuant to Section 120(h)(3)(A)(iii) of CERCLA, 42 U.S.C. § 9620(h)(3)(A)(iii), the **UNITED STATES** reserves a right of access to all portions of the property for environmental investigation, remediation, or response, as needed to take action in accordance with the covenant, set forth above and made under Section 120(h)(3)(A)(ii) of CERCLA. If, after the date of transfer, the **UNITED STATES** finds that such additional response action is necessary with respect to hazardous substances released on the property prior to the date of transfer, the **UNITED STATES**, and its respective officers, agents, employees, contractors and subcontractors shall have the right (upon reasonable advance written notice to the record title owner) to enter upon the property and conduct investigations and surveys, and to conduct any additional response action or corrective action that is necessary. For the purposes of this paragraph, "access" includes, but is not limited to, the authority to enter the property; the authority to remove, to relocate, or to dispose of hazardous substances which are located on the property; the authority to remove, to relocate, or to dispose of solid and liquid materials including chemicals, wastes, soil, water and contaminated portions of equipment, facilities, and structures on the property for the purposes of performing necessary response measures; and the authority to take all other actions which are reasonably incidental or necessary to conduct any of the foregoing activities. Any such entry shall be coordinated with the record title owner and shall be performed in a manner that minimizes interruption with activities of authorized occupants.

FSREA DISCLOSURES AND WRITTEN ASSURANCES

Pursuant to Section 504(d)(3)(A) of the FSREA, the **UNITED STATES** hereby provides notice that no LBP or risk assessments, or ACBM inspections have been conducted on the property to be conveyed. FSREA exempts the agency from abatement of LBP and ACBM.

Due to their age, four of the buildings that will remain on the parcel may contain ACBM. Section 504(d)(3) of the FSREA exempts the agency from abatement of LBP and ACBM. No disclosure prior to sale, other than provisions of the afore-mentioned *Forest Service Land Transaction Screening Process Worksheets*, Forms 1-5 inclusive, with attachments, is required.

The **GRANTEE** hereby agrees to comply with any and all applicable Federal, State, and local laws relating to the management of LBP and ACBM associated with the property, including but not limited to, any such laws relating to the mitigation, abatement, remediation, cleanup, or disposal of LBP or ACBM associated with structures on the property, or the renovation or demolition of existing structures with LBP or ACBM.

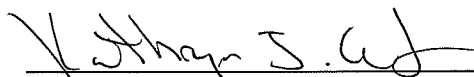
Notwithstanding the covenants provided by the **UNITED STATES** in the previous paragraphs, the **GRANTEE** hereby agrees to hold harmless, defend, and indemnify the **UNITED STATES** from and against any liability, judgment, claim, penalty, fine, or other adverse action (whether legal or equitable in nature, and including without limitation, court costs and attorneys' fees) brought against the **UNITED STATES** after the date of this instrument by any person or entity under any Federal, State, or local law, including but not limited to environmental and tort laws, with respect to any LBP and/or ACBM associated with the property. This covenant to comply with applicable laws and to indemnify, release, defend, and hold harmless the **UNITED STATES** shall survive the subsequent conveyance of all or any portion of the property to any person and shall be construed as running with the real property, and may be enforced by the **UNITED STATES** in a court of competent jurisdiction.

These covenants by the **UNITED STATES OF AMERICA** and the **GRANTEE** shall be construed as running with the land, and may be enforced by the **UNITED STATES OF AMERICA** or the **GRANTEE** in a court of competent jurisdiction.

TO HAVE AND TO HOLD the property described herein unto the **GRANTEE** and its assigns, together with all hereditaments and appurtenances thereunto belonging.

IN WITNESS WHEREOF, the Grantor, by its duly authorized representative, has executed this Quitclaim Deed on the day and year first above written pursuant to the delegation of authority promulgated in Title 7 CFR 2.60 and 49 F.R. 34283, August 29, 1984.

UNITED STATES OF AMERICA

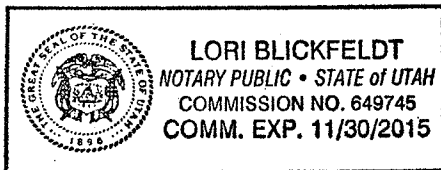


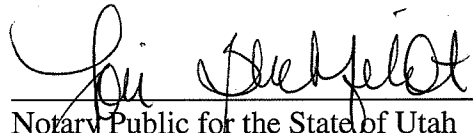
KATHRYN J. CONANT
Director of Lands & Minerals
Intermountain Region
USDA Forest Service

ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF WEBER } ss

On this 27th day of November, 2015, before me, Lori Blickfeldt, a Notary Public in and for Weber County, personally appeared **KATHRYN J. CONANT, Director of Lands & Minerals, Intermountain Region, Forest Service, U.S. Department of Agriculture**, the signer of the within instrument, who acknowledged to me that she executed the foregoing instrument, by duly delegated authority.





Notary Public for the State of Utah
Residing in Perry, UT
My Commission Expires 11/30/2015

LETTER OF AUTHORIZATION

Hansen and Hansen, LLP, "Owner" whose address is: _____

P.O. Box 50106, Idaho Falls

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Hansen and Hansen, LLP, as the owner of property

more specifically legally described as: _____

PT. NW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 PARCEL 1 (MOS T-20F)

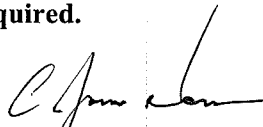
(If too lengthy, attach description)

HEREBY AUTHORIZES Zane Powell as

agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:



(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Partner

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

STATE OF Idaho)

)SS.

COUNTY OF Bonneville)

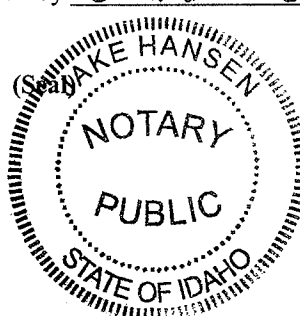
The foregoing instrument was acknowledged before me by C James Hansen this 15 day of

June, 2001.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: April 30, 2018



LETTER OF AUTHORIZATION

Hansen and Hansen, LLP, "Owner" whose address is: _____

P.O. Box 50106, Idaho Falls

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Hansen and Hansen, LLP, as the owner of property

more specifically legally described as: _____

PT. NW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 PARCEL 1 (MOS T-20F)

(If too lengthy, attach description)

HEREBY AUTHORIZES Jorgensen Associates, P.C. as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

C James Hansen

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: *Partner*

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

STATE OF *Idaho*

COUNTY OF *Bonneville*

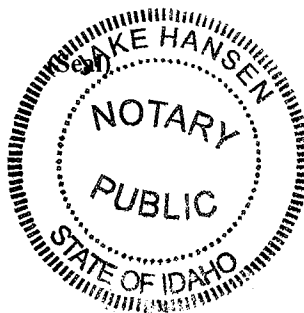
)
)SS.
)

The foregoing instrument was acknowledged before me by *C James Hansen* this *15* day of *June*, 200*6*.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: *April 30, 2015*



LETTER OF AUTHORIZATION

Hansen and Hansen, LLP, "Owner" whose address is: _____

P.O. Box 50106, Idaho Falls

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Hansen and Hansen, LLP, as the owner of property

more specifically legally described as: _____

PT. NW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 PARCEL 1 (MOS T-20F)

(If too lengthy, attach description)

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agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

C James Hansen

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: *Partner*

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

STATE OF *Idaho*

COUNTY OF *Bonneville*

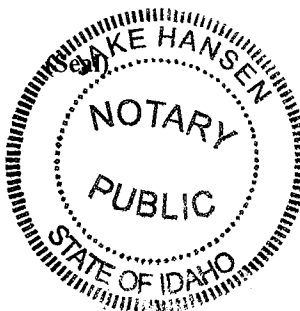
)
)SS.
)

The foregoing instrument was acknowledged before me by *C James Hansen* this *15* day of *June*, 200*6*.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: *April 30, 2015*



LETTER OF AUTHORIZATION

Hansen and Hansen, LLP, "Owner" whose address is: _____

P.O. Box 50106, Idaho Falls

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Hansen and Hansen, LLP, as the owner of property

more specifically legally described as: _____

PT. NW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 PARCEL 1 (MOS T-20F)

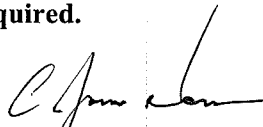
(If too lengthy, attach description)

HEREBY AUTHORIZES Zane Powell as

agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:



(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Partner

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

STATE OF Idaho)

)SS.

COUNTY OF Bonneville)

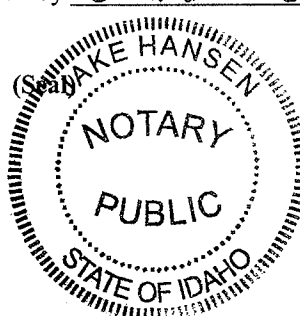
The foregoing instrument was acknowledged before me by C James Hansen this 15 day of

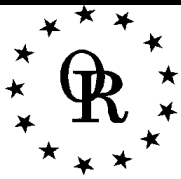
June, 2001.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: April 30, 2018





Guarantee

SG 08010181

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE LIMITS OF LIABILITY AND OTHER PROVISIONS OF THE CONDITIONS AND STIPULATIONS HERETO ANNEXED AND MADE A PART OF THIS GUARANTEE, AND SUBJECT TO THE FURTHER EXCLUSION AND LIMITATION THAT NO GUARANTEE IS GIVEN NOR LIABILITY ASSUMED WITH RESPECT TO THE IDENTITY OF ANY PARTY NAMED OR REFERRED TO IN SCHEDULE A OR WITH RESPECT TO THE VALIDITY, LEGAL EFFECT OR PRIORITY OF ANY MATTER SHOWN THEREIN. Old Republic National Title Insurance Company, a Minnesota corporation, herein called the Company GUARANTEES the Assured named in Schedule A, against actual monetary loss or damage not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

In witness whereof, Old Republic National Title Insurance Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers, the Guarantee to become valid when countersigned on Schedule A by an authorized officer or agent of the Company.

Issued through the Office of:

Jackson Hole Title & Escrow

Authorized Signature

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A Stock Company

400 Second Avenue South, Minneapolis, Minnesota 55401

(612) 371-1111

By

President

Attest

Secretary

GUARANTEE CONDITIONS AND STIPULATIONS

1. Definition of Terms.

The following terms when used in the Guarantee mean:

- (a) the "Assured": the party or parties named as the Assured in this Guarantee, or on a supplemental writing executed by the Company.
- (b) "land": the land described or referred to in Schedule (A)(C) or in Part 2, and improvements affixed thereto which by law constitute real property. The term "land" does not include any property beyond the lines of the area described or referred to in Schedule (A)(C) or in Part 2, nor any right, title, interest, estate or easement in abutting streets, roads, avenues, alleys, lanes, ways or waterways.
- (c) "mortgage": mortgage, deed of trust, trust deed, or other security instrument.
- (d) "public records": records established under state statutes at Date of Guarantee for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge.
- (e) "date": the effective date.

2. Exclusions from Coverage of this Guarantee.

The Company assumes no liability for loss or damage by reason of the following:

- (a) Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
- (b) (1) Unpatented mining claims; (2) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (3) water rights, claims or title to water: whether or not the matters excluded by (1), (2) or (3) are shown by the public records.
- (c) Assurances to title to any property beyond the lines of the land expressly described in the description set forth in Schedule (A)(C) or in Part 2 of this Guarantee, or title to streets, roads, avenues, alleys, lanes, ways or waterways in which such land abuts, or the right to maintain therein vaults, tunnels, ramps or any other structure or improvement; or any rights or easements therein unless such property, rights or easements are expressly and specifically set forth in said description.
- (d) (1) Defects, liens, encumbrances, or adverse claims against the title, if assurances are provided as to such title, and as limited by such assurances.

(2) Defects, liens, encumbrances, adverse claims or other matters (a) whether or not shown by the public records, and which are created, suffered, assumed or agreed to by one or more of the Assureds; (b) which result in no loss to the Assured; or (c) which do not result in the invalidity or potential invalidity of any judicial or non-judicial proceeding which is within the scope and purpose of assurances provided.

3. Notice of Claim to be Given by Assured Claimant.

An Assured shall notify the Company promptly in writing in case any knowledge shall come to an Assured hereunder of any claim of title or interest which is adverse to the title to the estate or interest, as stated herein, and which might cause loss or damage for which the Company may be liable by virtue of this Guarantee. If prompt notice shall not be given to the Company, then all liability of the Company shall terminate with regard to the matter or matters for which such prompt notice is required; provided, however, that failure to notify the Company shall in no case prejudice the rights of any Assured under this Guarantee unless the Company shall be prejudiced by such failure and then only to the extent of the prejudice.

4. No Duty to Defend or Prosecute.

The Company shall have no duty to defend or prosecute any action or proceeding to which the Assured is a party, notwithstanding the nature of any allegation in such action or proceeding.

5. Company's Option to Defend or Prosecute Actions; Duty of Assured Claimant to Cooperate.

Even though the Company has no duty to defend or prosecute as set forth in Paragraph 4 above:

- (a) The Company shall have the right, at its sole option and cost, to institute and prosecute any action or proceeding, interpose a defense, as limited in (b), or to do any other act which in its opinion may be necessary or desirable to establish the title

to the estate or interest as stated herein, or to establish the lien rights of the Assured, or to prevent or reduce loss or damage to the Assured. The Company may take any appropriate action under the terms of this Guarantee, whether or not it shall be liable hereunder, and shall not thereby concede liability or waive any provision of this Guarantee. If the Company shall exercise its rights under this paragraph, it shall do so diligently.

- (b) If the Company elects to exercise its options as stated in Paragraph 5(a) the Company shall have the rights to select counsel of its choice (subject to the right of such Assured to object for reasonable cause) to represent the Assured and shall not be liable for and will not pay the fees of any other counsel, nor will the Company pay any fees, costs or expenses incurred by an Assured in the defense of those causes of action which allege matters not covered by this Guarantee.
- (c) Whenever the Company shall have brought an action or interposed a defense as permitted by the provisions of this Guarantee, the Company may pursue any litigation to final determination by a court of competent jurisdiction and expressly reserves the right, in its sole discretion, to appeal from an adverse judgment or order.
- (d) In all cases where this Guarantee permits the Company to prosecute or provide for the defense of any action or proceeding, the Assured hereunder shall secure to the Company the right to prosecute or provide defense of any action or proceeding, and all appeals therein, and permit the Company to use, at its option, the name of such Assured for this purpose. Whenever requested by the Company, an Assured, at the Company's expense, shall give the Company all reasonable aid in any action or proceeding, securing evidence, obtaining witnesses, prosecuting or defending the action or lawful act which in the opinion of the Company may be necessary or desirable to establish the title to the estate or interest as stated herein, or to establish the lien rights of the Assured. If the Company is prejudiced by the failure of the Assured to furnish the required cooperation, the Company's obligations to the Assured under the Guarantee shall terminate.

6. Proof of Loss or Damage.

In addition to and after the notices required under Section 3 of these Conditions and Stipulations have been provided to the Company, a proof of loss or damage signed and sworn to by the Assured shall be furnished to the Company within 90 days after the Assured shall ascertain the facts giving rise to the loss or damage. The proof of loss or damage shall describe the matters covered by this Guarantee which constitute the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage. If the Company is prejudiced by the failure of the Assured to provide the required proof of loss or damage, the Company's obligation to such assured under the Guarantee shall terminate. In addition, the Assured may reasonably be required to submit to examination under oath by any authorized representative of the Company and shall produce for examination, inspection and copying, at such reasonable times and places as may be designated by any authorized representative of the company, all records, books, ledgers, checks, correspondence and memoranda, whether bearing a date before or after Date of Guarantee, which reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Assured shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect and copy all records, books, ledgers, checks, correspondence and memoranda in the custody or control of a third party, which reasonably pertain to the loss or damage. All information designated as confidential by the Assured provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Assured to submit for examination under oath, produce other reasonably requested information or grant permission to secure reasonably necessary information from third parties as required in the above paragraph, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this Guarantee to the Assured for that claim.

7. Options to Pay or Otherwise Settle Claims: Termination of Liability.

In case of a claim under this Guarantee, the Company shall have the following additional options:

- (a) To Pay or Tender Payment of the Amount of Liability or to Purchase the Indebtedness.
The Company shall have the option to pay or settle or compromise for or in the name of the Assured any claim which could result in loss to the Assured within the coverage of this Guarantee, or to pay the full amount of this Guarantee or, if this Guarantee is issued for the benefit of a holder of a mortgage or a lienholder, the Company shall have the option to purchase the indebtedness secured by said mortgage or said lien for the amount owing thereon, together with any costs, reasonable attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of purchase. Such purchase, payment or tender of payment of the full amount of the Guarantee shall terminate all liability of the Company hereunder. In the event after notice of claim has been given to the Company by the Assured the Company offers to purchase the indebtedness,

the owner of such indebtedness shall transfer and assign said indebtedness, together with any collateral security, to the Company upon payment of the purchase price.

Upon the exercise by the Company of the option provided for in Paragraph (a) the Company's obligation to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5, and the Guarantee shall be surrendered to the Company for cancellation.

(b) To Pay or Otherwise Settle With Parties Other Than the Assured or With the Assured Claimant.

To pay or otherwise settle with other parties for or in the name of an Assured claimant any claim assured against under this Guarantee, together with any costs, attorneys' fees and expenses incurred by the Assured claimant which were authorized by the Company up to the time of payment and which the Company is obligated to pay.

Upon the exercise by the Company of the option provided for in Paragraph (b) the Company's obligations to the Assured under this Guarantee for the claimed loss or damage, other than to make the payment required in that paragraph, shall terminate, including any obligation to continue the defense or prosecution of any litigation for which the Company has exercised its options under Paragraph 5.

8. Determination and Extent of Liability.

This Guarantee is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Assured claimant who has suffered loss or damage by reason of reliance upon the assurances set forth in this Guarantee and only to the extent herein described, and subject to the exclusions stated in Paragraph 2.

The liability of the Company under this Guarantee to the Assured shall not exceed the least of:

- (a) the amount of liability stated in Schedule A;
- (b) the amount of the unpaid principal indebtedness secured by the mortgage of an Assured mortgagee, as limited or provided under Section 7 of these Conditions and Stipulations or as reduced under Section 10 of these Conditions and Stipulations, at the time the loss or damage assured against by this Guarantee occurs, together with interest thereon; or
- (c) the difference between the value of the estate or interest covered hereby as stated herein and the value of the estate or interest subject to the defect, lien or encumbrance assured against by this Guarantee.

9. Limitation of Liability.

- (a) If the Company establishes the title, or removes the alleged defect, lien or encumbrance, or cures the any other matter assured against by this Guarantee in a reasonably diligent manner by any method, including litigation and the completion of any appeals therefrom, it shall have fully performed its obligations with respect to that matter and shall not be liable for any loss or damage caused thereby.
- (b) In the event of any litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals therefrom, adverse to the title, as stated herein.
- (c) The Company shall not be liable for loss or damage to any Assured for liability voluntarily assumed by the Assured in settling any claim or suit without the prior written consent of the Company.

10. Reduction of Liability or Termination of Liability.

All payments under this Guarantee, except payments made for costs, attorneys' fees and expenses pursuant to Paragraph 5 shall reduce the amount of liability pro tanto.

11. Payment of Loss.

- (a) No payment shall be made without producing this Guarantee for endorsement of the payment unless the Guarantee has been lost or destroyed, in which case proof of loss or destruction shall be furnished to the satisfaction of the Company.
- (b) When liability and the extent of loss or damage has been definitely fixed in accordance with these Conditions and Stipulations, the loss or damage shall be payable within 30 days thereafter.

12. Subrogation Upon Payment or Settlement.

Whenever the Company shall have settled and paid a claim under this Guarantee, all right of subrogation shall vest in the Company unaffected by any act of the Assured claimant.

The Company shall be subrogated to and be entitled to all rights and remedies which the Assured would have had against any person or property in respect to the claim had this Guarantee not been issued. If requested by the Company, the insured claimant shall transfer to the Company all rights and remedies against any person or property necessary in order to perfect this right of subrogation. The Assured shall permit the Company to sue, compromise or settle in the name of the Assured and to use the name of the Assured in any transaction or litigation involving these rights or remedies.

If a payment on account of a claim does not fully cover the loss of the Assured the Company shall be subrogated to all rights and remedies of the Assured after the Assured shall have recovered its principal, interest, and costs of collection.

13. Arbitration.

Unless prohibited by applicable law, either the Company or the Assured may demand arbitration pursuant to the Title Insurance Arbitration Rules of the American Arbitration Association. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Assured arising out of or relating to this Guarantee, any service of the Company in connection with its issuance or the breach of a Guarantee provision or other obligation. All arbitrable matters when the Amount of Liability is \$1,000,000 or less shall be arbitrated at the option of either the Company or the Assured. All arbitrable matters when the Amount of Liability is in excess of \$1,000,000 shall be arbitrated only when agreed to by both the Company and the Assured. The Rules in effect at Date of Guarantee shall be binding upon the parties. The award may include attorneys' fees only if the laws of the state in which the land is located permits a court to award attorneys' fees to a prevailing party. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.

The law of the situs of the land shall apply to an arbitration under the Title Insurance Arbitration Rules.

A copy of the Rules may be obtained from the Company upon request.

14. Liability Limited to this Guarantee; Guarantee Entire Contract.

- (a) This Guarantee together with all endorsements, if any, attached hereto by the Company is the entire Guarantee and contract between the Assured and the Company. In interpreting any provision of this Guarantee, this Guarantee shall be construed as a whole.
- (b) Any claim of loss or damage, whether or not based on negligence, or any action asserting such claim, shall be restricted to this Guarantee.
- (c) No amendment of or endorsement to this Guarantee can be made except by a writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.

15. Notices, Where Sent.

All notices required to be given the Company and any statement in writing required to be furnished the Company shall include the number of this Guarantee and shall be addressed to: Old Republic National Title Insurance Company, 400 Second Avenue South, Minneapolis, Minnesota 55401, (612) 371-1111.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Full Recorded Owner Guarantee - Wyoming

Schedule A

File No.	Liability	Fee	Reference	Guarantee No.
673060JAC	\$1,000.00	\$250.00	Hansen & Hansen, LLP	SG 08010181

1. Name of Assured: Jorgensen Associates
2. Date of Guarantee: 03/06/2018 at 8:00 A.M.
3. The estate or interest in the land hereinafter described is: Fee Simple.
4. Title to said or estate or interest at the Date hereof is vested in:

Hansen & Hansen, LLP, an Idaho limited liability partnership
5. The land referred to in this Guarantee is situated in the County of Teton, State of Wyoming and is described as follows:

The land referred to herein is described in the Legal Description attached hereto as Exhibit A.

Exhibit "A"

Real property in the County of Teton, State of Wyoming, described as follows:

A portion of land lying within NW¹/₄ SW¹/₄ Section 27, Township 41 North, Range 116 West, 6th P.M., Teton County, Wyoming, being more particularly described as follows:

Commencing at the southwest corner of said aliquot part;

Thence S 89° 54' E, 40.0 feet to the True Point of Beginning;

Thence N 00° 08' W, 40.0 feet;

Thence S 89° 54' E, 550.4 feet;

Thence N 00° 08' W, 537.5 feet;

Thence S 89° 52' W, 241.3 feet;

Thence N 00° 08' W, 203.2 feet;

Thence S 89° 24' E, 582.0 feet;

Thence S 18° 37' E, 818.3 feet;

Thence N 89° 52' W, 600.1 feet;

Thence N 89° 54' W, 550.4 feet to the Point of Beginning.



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Full Recorded Owner Guarantee - Wyoming

Schedule B-I Exceptions/Recorded Documents

File No.	Liability	Fee	Reference	Guarantee No.
673060JAC	\$1,000.00	\$250.00	Hansen & Hansen, LLP	SG 08010181

As of the Date of this Guarantee, the following exceptions reference all recorded documents which may affect title to the herein described land:

1. Covenants, conditions, restrictions, reservations, easements, encroachments, ditches, roadways, rights-of-way, common areas and building set back requirements as delineated on the recorded Map Number(s) T-20F and Map T-20I, records of Teton County, Wyoming.
2. Terms, conditions, easements and reservations as contained in that deed:
Granted By: United States of America
Granted To: Hansen & Hansen, LLP, an Idaho limited liability partnership
Recording Information: Book 910 of Photo, Pages 186-191
3. Easement, including terms and conditions contained therein;
Granted By: Hansen & Hansen, LLP, an Idaho limited liability partnership
Granted To: Lower Valley Energy
For: Construction, operation and maintenance of electric distribution circuits
Recording Information: Book 910 of Photo, Pages 192-196
4. An easement, including terms and conditions contained therein;
Between: Lower Valley Power and Light, Inc.
And: Hansen & Hansen, LLP, an Idaho limited liability partnership
For: Natural Gas Pipeline
Recording Information: Book 910 of Photo, Pages 197-200
5. Easement:
Granted By: Hansen & Hansen, LLP, an Idaho limited liability partnership
Granted To: Qwest Corporation d/b/a Century Link QC
Recording Information: Book 910 of Photo, Pages 201-205
6. Easement:
Granted By: Hansen & Hansen, LLP, an Idaho limited liability partnership
Granted To: Silver Star Telephone Company, Inc.
Recording Information: Book 910 of Photo, Pages 206-208



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Full Recorded Owner Guarantee - Wyoming

Schedule B-I Exceptions/Recorded Documents

File No.	Liability	Fee	Reference	Guarantee No.
673060JAC	\$1,000.00	\$250.00	Hansen & Hansen, LLP	SG 08010181

7. Drainage Easement:
Granted By: Hansen & Hansen, LLP, an Idaho limited liability partnership
Granted To: Town of Jackson, a municipal corporation
Recording Information: Book 910 of Photo, Pages 938-941
8. Sanitary Sewer Easement:
Granted By: Hansen & Hansen, LLP, an Idaho limited liability partnership
Granted To: Town of Jackson, a municipal corporation
Recording Information: Book 910 of Photo, Pages 942-945
9. Development Agreement:
Between: Hansen & Hansen, LLP, an Idaho limited liability partnership
And: Town of Jackson
Recording Information: as Doc 0931258



OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

Full Recorded Owner Guarantee - Wyoming

Schedule B-II Informational Notes

File No.	Liability	Fee	Reference	Guarantee No.
673060JAC	\$1,000.00	\$250.00	Hansen & Hansen, LLP	SG 08010181

The following is provided for informational purposes and is not part of the Assurances given under this Guarantee:

The Status of real property taxes is as follows:

Tax ID#	2017 Tax Status	2018 Tax Status
OJ-008210	1st Half in the Amount of \$15,377.43 is PAID	Accruing lien not yet due or payable
	2nd Half in the Amount of \$15,377.42 is PAYABLE	

We recommend that the person responsible for closing this verify this tax information prior to closing.

*Real Estate Taxes are payable as follows

*If making one payment: Due on or before December 31.

*If making two payments: First half payable September 1 and delinquent November 10;
second half due March 1 and delinquent May 10.

The PIDN for this property appears to be: 22-41-16-27-3-00-032

FACTS
**WHAT DOES OLD REPUBLIC TITLE
DO WITH YOUR PERSONAL INFORMATION?**

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.		
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none">• Social Security number and employment information• Mortgage rates and payments and account balances• Checking account information and wire transfer instructions <p>When you are <i>no longer</i> our customer, we continue to share your information as described in this notice.</p>		
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.		
Reasons we can share your personal information		Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus		Yes	No
For our marketing purposes — to offer our products and services to you		No	We don't share
For joint marketing with other financial companies		No	We don't share
For our affiliates' everyday business purposes — information about your transactions and experiences		Yes	No
For our affiliates' everyday business purposes — information about your creditworthiness		No	We don't share
For our affiliates to market to you		No	We don't share
For non-affiliates to market to you		No	We don't share

Questions

Go to www.oldrepublictitle.com (Contact Us)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.
What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit http://www.OldRepublicTitle.com/newnational/Contact/privacy .
How does Old Republic Title collect my personal information?	<p>We collect your personal information, for example, when you:</p> <ul style="list-style-type: none"> • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer <p>We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.</p>
Why can't I limit all sharing?	<p>Federal law gives you the right to limit only:</p> <ul style="list-style-type: none"> • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you <p>State laws and individual companies may give you additional rights to limit sharing. See the "Other important information" section below for your rights under state law.</p>
Definitions	
Affiliates	<p>Companies related by common ownership or control. They can be financial and nonfinancial companies.</p> <ul style="list-style-type: none"> • <i>Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company, and The Title Company of North Carolina.</i>
Non-affiliates	<p>Companies not related by common ownership or control. They can be financial and non-financial companies.</p> <ul style="list-style-type: none"> • <i>Old Republic Title does not share with non-affiliates so they can market to you</i>
Joint marketing	<p>A formal agreement between non-affiliated financial companies that together market financial products or services to you.</p> <ul style="list-style-type: none"> • <i>Old Republic Title doesn't jointly market.</i>

Other Important Information

Oregon residents only: We are providing you this notice under state law. We may share your personal information (described on page one) obtained from you or others with non-affiliate service providers with whom we contract, such as notaries and delivery services, in order to process your transactions. You may see what personal information we have collected about you in connection with your transaction (other than personal information related to a claim or legal proceeding). To see your information, please click on "Contact Us" at www.oldrepublictitle.com and submit your written request to the Legal Department. You may see and copy the information at our office or ask us to mail you a copy for a reasonable fee. If you think any information is wrong, you may submit a written request online to correct or delete it. We will let you know what actions we take. If you do not agree with our actions, you may send us a statement.

Affiliates Who May be Delivering This Notice

American First Abstract, LLC	American First Title & Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.
eRecording Partners Network, LLC	Genesis Abstract, LLC	Kansas City Management Group, LLC	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mara Escrow Company	Mississippi Valley Title Services Company	National Title Agent's Services Company
Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.	Old Republic Exchange Company	Old Republic National Title Insurance Company	Old Republic Title and Escrow of Hawaii, Ltd.
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Old Republic Title, Ltd.	Republic Abstract & Settlement, LLC	Sentry Abstract Company	The Title Company of North Carolina	Title Services, LLC
Trident Land Transfer Company, LLC				



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: August 31, 2018
MEETING DATE: September 4, 2018

SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Tyler Sinclair
PRESENTER: Tyler Sinclair

SUBJECT: Snow King Projects - Process Next Steps

STATEMENT/PURPOSE

The purpose of this item is to take public comment and receive Council direction on the process only for the upcoming Snow King Master Plans and lease agreement(s) reviews. There will be no comment or discussion of the content of the Master Plans or leases at this time.

Consideration will also be given to whether Council would like to provide comment to the Forest Service to extend their current public comment period on Scoping and Issue Identification.

BACKGROUND/ALTERNATIVES

At the August 20, 2018, Town Council Workshop staff presented information on the next steps in the Snow King Projects review process. Council direction from the Workshop to staff was to develop some specific alternative schedules for consideration at the September 4 meeting, with proposed dates utilizing Special Town Council meetings and larger venues for public comment when necessary. Please see the attached staff report from August 20, 2018, for more information

Staff has provided below alternatives for each review body as it relates to the Town Master Plan, Town Lease Agreements and Forest Service Master reviews for consideration.

Planning Commission

The Town Planning Commission is responsible for conducting a Public Hearing and providing Town Council review/discussion and a formal recommendation of the submitted Town Master Plan. Review by the Teton County Planning Commission and Board of County Commissioners will be completed prior to the first Town Planning Commission public hearing. The first Public Hearing must be scheduled within 90 days of the application being deemed sufficient. Staff has proposed some general dates for consideration but suggests allowing the Planning Commission to set their own specific dates at their regular meeting on September 5 based upon Council direction.

Planning Commission Meeting #1

- Could be held at the September 19 regular meeting or scheduled for a special meeting with a larger venue on September 20 or the week of September 24.
 - The purpose of the meeting would be to allow Staff and the Applicant to make presentations, allow the Commission to ask questions and allow public comment on the item.

Planning Commission Meeting #2 (and #3+ if needed)

- The Commission would begin its discussion of the item by going through the proposed Town Master Plan topically and providing direction on desired modifications. Staff had previously recommended reviewing the Town Master Plan by chapter, but is now recommending review of the Town Master Plan based on the topics identified by the Snow King Vision Stakeholder Group.
- Staff anticipates that this may take more than one meeting, the Commission could choose to hold multiple Special meetings in the same week or over the course of two weeks.

Staff draft conditions of approval

- Based on the topical direction provided by the Commission in Meetings #2 and #3, staff will review the proposed Town Master Plan and identify the conditions of approval required to bring the Town Master Plan into conformance with the Commissions direction.

Planning Commission recommendation (Meeting #4)

- The conclusion of the Planning Commission hearing will be review of the conditions drafted by staff and a formal recommendation that may include any additions, subtractions, or modifications to the conditions drafted by staff.
- The earliest the Planning Commission could complete the recommended process is October 4. More realistic is completion the week of October 8 or at their regular meeting on October 17.

Upon conclusion of the Planning Commission process there is typically 30 days but no more than 60 days before Town Council takes up the item. Council may want to consider whether to provide a date to the Planning Commission that they must be completed with their review.

A general timeline of the above is as follows:

	Week of Sep. 17	Week of Sep. 24	Week of Oct. 1	Week of Oct. 8	Week of Oct. 15
PC Meeting #1					
PC Meeting #2-#3					
Draft Conditions					
PC Meeting #4					

Town Council

The Town Council is responsible for conducting a Public Hearing and completing review/discussion and taking final action on the submitted Town Master Plan. The first Public Hearing must be scheduled within 60 days of completion of the Planning Commission recommendation (it typically occurs within 30 days). This time allows staff time to complete reports and meeting summaries for Council review, allows the applicant time to revise any portion of their application or provide additional material based upon the PC review, and allows the public to review new reports and materials prior to making public comment to Town Council. Although staff has provided tentative dates for consideration, the Town Council schedule will depend upon when the Planning Commission hearings are complete.

Town Council Meeting #1

- Could be held the Week of November 5 or 12 scheduled for a special meeting with a larger venue.
 - The purpose of the meeting would be to allow Staff and the Applicant to make presentations, allow the Council to ask questions and allow public comment on the item.

Town Council Meeting #2 (and #3+ if needed)

- Council would begin its discussion of the item by going through the proposed Town Master Plan and related aspects of the Forest Service Master Plan topically and providing direction on desired modifications. Staff had previously recommended reviewing the Town Master Plan by chapter, but is

now recommending review of the Town Master Plan and related aspects of the Forest Service Master Plan based on the topics identified by the Snow King Vision Stakeholder Group.

- Staff anticipates that this may take more than one meeting, Council could choose to hold multiple Special meetings in the same week or over the course of two weeks, staff notes that Thanksgiving is during this period.

Staff draft conditions of approval

- Based on the topical direction provided by Council in Meetings #2 and #3, staff will review the proposed Town Master Plan and Forest Service Master Plan and identify the conditions of approval of the Town Master Plan, recommendations to the Forest Service on the Forest Service Master Plan, and needed Lease Agreements between the Town and Snow King that are required to bring the Town Master Plan into conformance with Council direction.

Town Council action (Meeting #4)

- The conclusion of the Council hearing will be review of the conditions of approval of the Town Master Plan, recommendations to the Forest Service on the Forest Service Master Plan, and needed Lease Agreements between the Town and Snow King drafted by staff and final action on the Town Master Plan that may include any additions, subtractions, or modifications to the conditions drafted by staff.

Town Council Ordinance Readings

Upon conclusion of the review process the applicant may need to revise the Master Plan to incorporate any required modifications and staff will prepare required Ordinances for Council and Public review. There must be at least 10 days between first and third reading. The required Ordinance readings could take a regular, special or a combination of both based upon Council direction.

A general timeline of the above is as follows:

	Week of Nov. 5	Week of Nov. 12	Week of Nov. 19 (T-Giving)	Week of Nov. 26	Week of Dec. 3	Week of Dec. 10	Week of Dec. 17
TC Meeting #1							
TC Meeting #2-#3							
Draft Conditions							
TC Meeting #4							
TC Ordinance Readings							

Town of Jackson and Snow King Mountain Lease Agreements

Staff anticipates that items that would be most appropriately addressed in new or revised lease agreements will be identified during the Council review process. Staff recommends that based upon direction from Council during the review of the Town Master Plan, staff and the applicant would draft any required lease agreements for review and consideration by Council during Ordinance Readings on the Master Plan with a final vote on any leases taking place concurrently with Third and Final Ordinance Reading.

	Week of Nov. 5	Week of Nov. 12	Week of Nov. 19 (T-Giving)	Week of Nov. 26	Week of Dec. 3	Week of Dec. 10	Week of Dec. 17
TC Meeting #1							
TC Meeting #2-#3							
Draft Conditions							
TC Meeting #4							
TC Ordinance Readings							
TC Review Lease Agreements							

Snow King Mountain Resort On-Mountain Improvements Project Proposal - United States Forest Service

Staff recommends the Council consider concurrent review and consideration of the Forest Service Master Plan with the Town Master Plan as the two documents must work together and inform each other to produce a successful plan for the public (Town), public (Federal) and private property associated with Snow King. The role of the Town and County as a Cooperating Agencies in the Forest Service process is as follows:

- Identifying significant environmental issues [including aspects of the human environment such as natural, social, economic, energy, urban quality, historic and cultural issues];
- Identifying the proposed actions' relationship to the objectives of regional, State and local land use plans, policies and controls;
- Developing the proposed action and alternatives; and
- Describing the affected environment and environmental effects.

The first step in this cooperative process is a requested workshop between the Town, County and Forest Service at the September 10 Joint Information Meeting. The purpose of the workshop would be to better understand the Forest Service Review process in order to determine when the ideal time for Town and County input should occur and to coordinate the timelines for the Town and Forest Service Master Plan review.

The second step staff has proposed is presentation of the Forest Service Master Plan at the Town Council workshop on October 15. The purpose of the workshop would be to allow the applicant to present their proposed Forest Service Master Plan to Council and allow Council to ask any questions they have prior to Council beginning review of the Town Master Plan in early November. The October 15 meeting will not include an opportunity for the public to provide comment on the Forest Service Master Plan. Staff recommends Council take comment on both the Forest Service Master Plan and Town Master Plan at TC Meeting #1, however Council may consider scheduling a separate public comment opportunities for the two Master Plans.

Staff acknowledges that one review process will need to go first and that the timeline associated with the Town Master Plan and Forest Service Master Plan are not required to be coordinated. Currently the deadline for Scoping and Issue Identification is September 13. A number of groups are requesting extension of that deadline. Council may direct staff to make that request on behalf of the Town.

The Forest Service review process is generally described as follows:

Critical Milestone	Target Dates
Scoping & Issue Identification (NOI and 30-day scoping period, scoping report, Forest Supervisor's approval of issues and alternatives).	Late September 2018
Review Draft EIS Chapters 1 and 2 (purpose & need; description of the proposed action and alternatives)	Mid-to-late September 2018
Review Draft EIS Chapter 3	October to late December 2018
Review Draft EIS Chapters 4 and 5, front and back material	January 2019
Review complete Draft EIS	Early February 2019
Review complete Final EIS, including response to comments	Late June
Draft Record of Decision (ROD).	Mid-July
Final EIS and draft ROD released for public review (Legal notice published, documents posted to website, and 45-day objection period).	Late July to mid-September.

Staff recommends that Council review the Forest Service Master Plan and develop a Town preferred alternative. If the Town preferred alternative is developed in time, the Forest Service may consider using it as one of the

alternatives reviewed in the EIS. Regardless of timing, staff will draft the Town's comments on the EIS to reflect the Town preferred alternative.

Below staff has provided an overview of the Town review of the Forest Service Master Plan process. Staff anticipates that further clarification of the Forest Service process at the September 10 JIM will assist in providing more details to this schedule.

	Sep. 10 JIM	Oct. 15 TC Workshop	Oct.	Nov.	Dec.	Jan.	Feb.	Mar.
Town, County and Forest Service Workshop								
TC Workshop								
TC Forest Service Master Plan Review								

Comprehensive Schedule

Below staff has put together the various review steps discussed above into one comprehensive schedule. Again the purpose of this schedule is not to finalize dates but to see the overlap and general timeline associated with this effort going forward.

	Sept.	Oct.	Nov.	Dec.	Jan.	Feb.
PC - Town Master Plan						
TC - Town Master Plan						
Lease Agreements						
TC - FS Plan						

STAKEHOLDER ANALYSIS

The stakeholders involved in this issue include Snow King Mountain Recreation, the Town of Jackson organization, all patrons and users of Snow King Mountain, and the community at large.

ATTACHMENTS

Town Council Workshop staff report, August 20, 2018
Public Comment

FISCAL IMPACT

No additional fiscal impacts are anticipated related to review process. To date, the Town has spent \$37,800 on the Snow King Master Plan update process for a Facilitator and other logistical support of the Snow King Vision Stakeholder Group.

STAFF IMPACT

The staff impact will be significant by many Town/County Departments reviewing and making recommendations on the proposed plans. To date, Town staff has invested about 250 hours on the Snow King Master Plan update process to coordinate and support the Snow King Vision Stakeholder Group. Most of that time is from the Town Planning Director.

LEGAL REVIEW

This item has not been provided to the Town Attorney for review.

RECOMMENDATION

Staff recommends that Council:

- Select a week for the first Council meeting (Nov. 5 or Nov. 12) and set a corresponding deadline for PC Recommendation.
- Advertise Council Meeting #1 as an opportunity to comment on the Town Master Plan and/or Forest Service Master Plan.
- Provide the Snow King Vision Stakeholder Group work to the Forest Service within the current Scoping and Issue Identification comment period.

SUGGESTED MOTION

I move to direct staff to schedule the first meeting of the Council hearing on the proposed Town Master Plan for the week of (Nov. 5/Nov. 12), and advertise the first meeting as an opportunity to comment on the Town Master Plan and/or Forest Service Master Plan; and direct the Planning Commission to make its recommendation on the proposed Town Master Plan no later than (Oct. 10/Oct. 17); and direct staff to provide the Snow King Vision Stakeholder Group work to the Forest Service within the current Scoping and Issue Identification comment period.

Synopsis for PowerPoint (120 words max):

Purpose:

Background:

Fiscal Impact:



TOWN COUNCIL

WORKSHOP AGENDA DOCUMENTATION

PREPARATION DATE: August 16, 2018
MEETING DATE: August 20, 2018

SUBMITTING DEPARTMENT: Planning
DEPARTMENT DIRECTOR: Tyler Sinclair
PRESENTER: Tyler Sinclair

SUBJECT: Snow King Projects - Process Next Steps

PURPOSE OF WORKSHOP ITEM

The purpose of this item is to take public comment and receive Council direction on the process only for the upcoming Snow King Master Plans and lease agreement(s) reviews. There will be no comment or discussion of the content of the Master Plans or leases at this time.

DESIRED OUTCOME

The desired outcome is for Council to provide direction on the three separate yet interrelated upcoming Snow King review processes generally related to scheduling dates and times, locations and coordination.

BACKGROUND/ALTERNATIVES

The purpose of this item is to provide Council an overview and receive direction on the three separate yet interrelated upcoming Snow King review processes generally described as follows:

1. Snow King Planned Resort District Master Plan

- Review and Final Approval by the Town of Jackson
- Subject to the process, procedures and findings of the Town Land Development Regulations
- Contains private property at the base of Snow King Mountain currently zoned Planned Resort and subject to the current Snow King Planned Resort District Master Plan approved by the Town in 2000

As a starting point staff has provided public notification of the following public hearing dates as required by the Land Development Regulations:

- Town/County Parks and Recreation Board: August 9, September 13
- Town Council Workshop: August 20
- Teton County Planning Commission: September 10
- Teton County Board of County Commissioners: September 18
- Town Planning Commission: September 19
- Town Council: October 15, three ordinance readings required

Due to the extent and complexity of the proposed amendment staff is recommending that the Planning Commission and Town Council and staff review and provide comment on the Master Plan, chapter by chapter. Each chapter addresses a separate topic required by the Land Development Regulations. Staff

plans to structure the staff report in this manner indicating the current approval, the proposed amendments and staff analysis and recommendation for each chapter.

Due to the public interest in these projects to date, staff is seeking Council direction on whether to schedule Special Meetings and locations to best accommodate the public and allow for a thorough and consistent review process by Council. Staff provides the following options for consideration.

- A. **Regular Meetings** - Schedule the required hearings on regularly scheduled Council and Planning Commission meeting dates and set aside a specific time and duration for consideration of the item out of respect for other items on the agenda. These meeting could be held at Town Hall or Council could consider scheduling the meeting at on off-site location for at least the first meeting, when public comment would be received.
- B. **Special Meetings** - Schedule special hearings not on regularly scheduled Council and Planning Commission meeting dates with this item being the only item on the agenda. This option utilizes the lessons learned through large LDR updates and replicates the approach taken for Engage 2017. This would allow for a focused review of the application by Council, the Planning Commission, and the public. In addition, as utilized in Engage 2017 this allows for scheduling meetings in an efficient time period to allow continuous discussion and progress from meeting to meeting without need for backtracking to review and familiarize. Potential dates should Council want to consider this option would include the following:
 - Week of October 22 (no regular meetings)
 - Week of October 29 (no regular meetings)

These meetings could be held at Town Hall or Council could consider scheduling the meeting at on off-site location at least for the first 1-2 meetings when Council would be receiving public comment.

Under this option, the Planning Commission would be directed to complete its review by a certain date and would then set its own schedule of meetings.

2. Snow King Mountain Resort On-Mountain Improvements Project Proposal - United States Forest Service

- Review and Final approval by the United States Forest Service
- Subject to the process, procedures and requirements of the United States Forest Service
- Town of Jackson provides comment on the proposal as a Cooperating Agency
- Contains public property within the existing and proposed expanded lease area on the Bridger Teton National Forest

This project proposal has been submitted to the Forest Service and is currently in the required public review period. Public comment is due by September 13. Staff has provided a copy of the project proposal to Council previously and has asked the applicant to include the portions related to the Master Plan discussed in Item 1 as part of that application, which they have done to allow Council to consider improvements within both plans at once as they are interrelated to each other. The Town has requested and been granted Cooperating Agency status as it relates to this project. Cooperating Agency status is defined as:

National Environmental Policy Act 40 CFR 1500-1508

§1508.5 Cooperating agency.

“Cooperating agency” means any federal agency other than a lead agency which has jurisdiction by law or special expertise with respect to any environmental impact involved in a proposal (or a reasonable alternative) for legislation or other major federal action significantly affecting the quality of the human environment.

The selection and responsibilities of a cooperating agency are described in §1501.6. A state or local agency of similar qualifications or, when the effects are on a reservation, an Indian tribe, may by agreement with the lead agency become a cooperating agency.

§1501.6 Cooperating agencies.

The purpose of this section is to emphasize agency cooperation early in the NEPA process.

Upon request of the lead agency, any other federal agency which has jurisdiction by law shall be a cooperating agency. In addition any other federal agency which has special expertise with respect to any environmental issue, which should be addressed in the statement may be a cooperating agency upon request of the lead agency. An agency may request the lead agency to designate it a cooperating agency.

(a) The lead agency shall:

(1) Request the participation of each cooperating agency in the NEPA process at the earliest possible time.

(2) Use the environmental analysis and proposals of cooperating agencies with jurisdiction by law or special expertise, to the maximum extent possible consistent with its responsibility as lead agency.

(3) Meet with a cooperating agency at the latter's request.

(b) Each cooperating agency shall:

(1) Participate in the NEPA process at the earliest possible time.

(2) Participate in the scoping process (described below in §1501.7).

(3) Assume on request of the lead agency responsibility for developing information and preparing environmental analyses including portions of the environmental impact statement concerning which the cooperating agency has special expertise.

(4) Make available staff support at the lead agency's request to enhance the latter's interdisciplinary capability.

(5) Normally use its own funds. The lead agency shall, to the extent available funds permit, fund those major activities or analyses it requests from cooperating agencies.

Potential lead agencies shall include such funding requirements in their budget requests.

(c) A cooperating agency may in response to a lead agency's request for assistance in preparing the environmental impact statement (described in paragraph (b) (3), (4), or (5) of this section) reply that other program commitments preclude any involvement or the degree of involvement requested in the action that is the subject of the environmental impact statement. A copy of this reply shall be submitted to the Council.

Staff from the Forest Service will be available at the workshop to better explain the role of the Town in the Forest Service process and the timing for when Council will need to provide comment to the Forest in order to be considered. The deadline for cooperating agency comment is a significant milestone for the combined review of Items 1 and 2. It is staff's understanding at this time that cooperating agency comment is not due until 2019, but has not been provided an exact date by the Forest Service. It will be important that the Item 1 process accommodate the deadline if the deadline is in the fall of 2018.

Staff recommends that Council place this item on an agenda to receive a presentation of the project by the applicant, and allow for a question/answer period. At that meeting or a subsequent meeting Council could direct staff to provide formal comment to the Forest Service on the project. Staff anticipates that Council comment on this proposal will be focused on impacts to the Town as a result of the project including but not limited to parking, transportation, housing, impact on Town facilities and property and coordination with the Master Plan discussed in Item 1 above.

Staff is seeking direction on whether Council wants to receive public comment on this project separate from the Forest Service process. Staff provides the following options for consideration.

- A. **Utilize Forest Service Comment** – The public comment deadline to the Forest Service is September 13. In this option public comment submitted to the Forest Service would be provided to Council and Council would ask that public comment be limited to Item 1. The benefit of this option is that it does not create a public comment opportunity outside of the process established by the reviewing agency.
- B. **Take Additional Public Comment** – If Council would like to receive additional oral public comment on the Forest Service Master Plan, staff recommends that the comment be coordinated with Item 1 above to allow the public a one stop shop approach similar to the Snow King Public engagement process recently completed. In this option Council would allow public comment on Item 1 or Item 2. Staff will have to coordinate with the Forest Service on whether this has any impact on its public process.

Similar to Item 1 Staff is also seeking direction at this time whether to schedule review of this project during regular Council meetings or Special Meetings. Staff recommends that this item be considered concurrently with Item 1, but it could be considered separately. Based upon Council direction appropriate dates/times and locations will be selected.

3. **Town of Jackson and Snow King Mountain Lease Agreements**

- Review and Final Approval by the Town of Jackson and Snow King Mountain
- Subject to review and approval of the two entities
- Contains public property at the base of Snow King Mountain including portions of Phil Baux Park that is currently subject to a lease agreement or is proposed to be leased between the two entities

Staff finds that the need for and content of amended or new lease agreements between the Town and Snow King will largely be based upon the outcome of direction provided by Council during review of the two Master Plans (Items 1 and 2 above) including but not limited to use of public Town property by Snow King Mountain for placing a gondola, zip line, park improvements, shared parking, public improvements, etc. In addition to items being discussed in the Master Plans, items that staff suggests be included in future lease agreements may include but not be limited to the following:

- Agreement on future improvements to the public land/park
- Agreement on ownership of improvements
- Agreement on who is responsible to pay for agreed to improvements, who is responsible to maintain, does this change by season
- Agreement on public access to public land by season
- Ground lease or other mechanism to allow improvements on public land i.e. gondola, expanded ski club and lodge facilities, second ice sheet, etc.

Below staff has provided a high level process chart outlining the approximate blocks of time and steps required to complete each project for consideration. The purpose of the meeting will be further define the dates, locations and coordination of the projects to be able to communicate this information to the applicant and public prior to moving forward.

	Aug. 18	Sep. 18	Oct. 18	Nov. 18	Dec. 18	Jan. 19	Feb. 19
Town Master Plan	Staff Review	PC Rec.	TC Review + Approval	Applicant Revisions	3 Readings		
FS Master Plan		Staff Review	TC Review	Staff Draft of Comment to FS	Approval of Comment to FS		
Lease Agreements					Drafting of Agreements	Signing of Agreements	

ALIGNMENT WITH COUNCIL'S STRATEGIC INTENT

Economic Sustainability

This item provides the opportunity to enhance the ski area and grow skier visits. Improvements to the top of the mountain may provide the opportunity for increased summer visitation for guests and for small meetings and conferences.

Maintain the Unique Character of Jackson Hole

Snow King is an important component of Jackson's Unique Character. It serves as the visual backdrop for our community and provides recreation for many community members. Whether skiing on the chairlift or skinning or hiking to the top, this area provides a venue for community concerts, farmers markets and other public events.

STAKEHOLDER ANALYSIS

The stakeholders involved in this issue include Snow King Mountain Recreation, the Town of Jackson organization, all patrons and users of Snow King Mountain, and the community at large.

FISCAL IMPACT

No additional fiscal impacts are anticipated related to review process. To date, the Town has spent \$37,800 on the Snow King Master Plan update process for a Facilitator and other logistical support of the Snow King Vision Stakeholder Group.

STAFF IMPACT

The staff impact will be significant by many Town/County Departments reviewing and making recommendations on the proposed plans. To date, Town staff has invested about 250 hours on the Snow King Master Plan update process to coordinate and support the Snow King Vision Stakeholder Group. Most of that time is from the Town Planning Director.

LEGAL ISSUES

Not applicable at this time.

August 29, 2018



Town Council & Mayor
Jackson, WY

Dear Mayor Muldoon and Councilors:

Thank you for the opportunity to comment regarding your upcoming Snow King process. We believe Jackson Hole can be a national model of a strong community living in balance with nature, and Snow King can be the greatest example of this balance: a ski hill built on our community values of protecting wildlife and providing access to nature on our public lands.

Following up on your August 20 discussion, we would like to propose a process / timeline alternative that we believe will result in a better process and outcome for our whole community.

We believe that it is critical that our community be able to make decisions about the future of Snow King in a holistic and comprehensive manner. Decisions about the base area private lands ("Town Master Plan"), base and ski area Town lands ("Lease agreements") and Forest Service lands ("FS Master Plan") should all proceed in tandem. *Please do not make weighty decisions regarding Snow King development on Town and private land until you and our whole community can see how those decisions fit in with negotiations regarding development on Forest Service lands.*

Town and Forest Service decisions are inextricably intertwined

In 2000, our Town made a deal with Snow King to allow dramatically more commercial and lodging development at the base in exchange for that development serving as the "financial and operational platform" for the ski area. That latent development equates to 550 new condos or 1100 new hotel rooms. Nearby condos are currently selling for \$1.5-2 million, so 550 condos means \$800 million to a billion dollars of condo revenue. A small portion of that revenue is supposed to – and easily could – support the winter skiing operations.

Unfortunately, the new investor group wants to remove their responsibilities from that deal with the Town, and instead set up a new deal with the Forest Service where on-mountain amusements like a zipline service as the financial platform for skiing. However, they want to keep the 500,000 sf of commercial development they received from the Town in 2000. We believe that the investors need to decide whether to have their cake or eat it... but not both. Either they follow through with the 2000 master plan deal and use development revenue to support the ski hill, or we should undo the deal (and remove the massive future commercial development potential) and they can use new zipline revenues to support the ski hill.

	Town: Base master plan	USFS: On-mountain
Option 1: stick with deal	Follow through with 2000 deal: use revenues from the base to support ski area, keep 500,000 sf of latent development	Don't need to build new amusements to generate revenue, since revenue comes from base
Option 2: new deal	Undo 2000 deal: don't use base revenues to support ski area – and remove 500,000 sf of latent hotel/condo/commercial development	Build new amusements to generate on-mountain revenue to support ski area, since no revenue from base

This is a weighty discussion that deserves your full attention. Most important for now: please don't pre-determine the outcome by making a unilateral Town decision on the left-hand column without being able to negotiate the right-hand (Forest Service) column too.

Similarly, re-negotiating Town lease agreements for Phil Baux Park, the almost 30 acres of ski area the Town owns, the ice rink, etc, should be done in tandem with decisions about allowing ziplines, new lifts, etc – not prematurely in advance of those decisions.

Either way, the only way we can fairly and holistically have this conversation is to hold off on making Town decisions about the base master plan until we are able to negotiate a full package with Snow King's investors (development on private *and* Town *and* Forest land). And we can't do that until the Forest Service reaches the next step of their process.

The Forest Service will release their full Draft Environmental Impact Statement in February 2019. Even if they release portions ahead of time, we won't have full certainty about its contents until February. **Therefore, we suggest that you start public hearings in October, but wait to hold actual Town decision-making meetings until the Draft EIS comes out in February 2019.**

Here is a proposed alternative calendar to create a comprehensive process:

	Aug 18	Sep 18	Oct 18	Nov 18	Dec 18	Jan 19	Feb 19	Mar 19	Apr 19	May 19	Jun 19
Town Master Plan	Staff review	PC Rec	TC public hearings				Joint hearings, TC review	Applicant revisions	3 readings		
FS Master Plan (EIS)							* Draft EIS *				* Final EIS *
Lease Agreements							Drafting of agreements		Signing of agreements		

Please schedule your decisions so that these three processes can truly move holistically and comprehensively, so that our community can best negotiate a great outcome for our Town Hill.

Please let me know if we can be of assistance.

Sincerely,



Skye Schell
Executive Director
Jackson Hole Conservation Alliance

ⁱ *Snow King Planned Resort District Master Plan [2000]*, page 172-173. Referenced in <https://jhalliance.org/2018/04/17/whats-deal-skrma/>



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: August 1, 2018

MEETING DATE: August 6, 2018

SUBMITTING DEPARTMENT: Engineering

DEPARTMENT DIRECTOR: Johnny Ziem, Interim

PRESENTER: Brian Lenz

SUBJECT: Water Meter and Appurtenances Fees; ToJ Code 13.12.020 Procurement of Water Meters

STATEMENT/PURPOSE

The purpose of this item is to present Ordinance N for first reading to revise the Town of Jackson Municipal Code ("JMC") § 13.12.020 pertaining to the Procurement of Water Meters. The intent of the changes is to provide a means for the Town to recover the full costs of water meters and appurtenances in perpetuity.

BACKGROUND/ALTERNATIVES

JMC § 13.12.020 states that, "[a]ll water meters that are installed or used in connection with the Town water and sewer systems shall be procured from the Town" and was last updated in 2011. The table in this section documenting the Water Meter Provision Fees associated with meter and accessory procurement are the fees that the Town is able to collect for meters that it issues. There are two problems associated with having a static table for the cost of meters and accessories in the Code:

1. The first issue is that due to the date of the last update the cost to the Town for the meters and accessories is significantly higher than the amount of revenue it receives from the fee set forth in the table.
2. The second issue is that the cost of the meters and accessories changes regularly, but the Town is unable to adjust the table timely to reflect the increased cost because it requires an ordinance to update the fees.

Staff therefore recommends amending the Code with the proposed Ordinance N, which keys the fees for meters and accessories to the price actually paid for them by the Town. This change will remove the need to update the Code with every cost increase.

For example, the Town's current cost for a 1-inch meter and accessories, the most common meter the Town issues, is \$691.53 and the Town's fee is \$351.50, a difference of \$340.03. The Town does not issue larger meters that often, but if it was to issue one today the cost for a 4-inch compound meter would be \$3,550.77 and the fee is \$2925.75, a difference of \$625.02. This net difference needs to be adjusted so that the actual cost of the meters and accessories is recovered.

ALIGNMENT WITH COUNCIL'S STRATEGIC INTENT

The proposed ordinance is in line with the Town's fiduciary responsibility to recover its costs of the meters and accessories from the consumer.

ATTACHMENTS

Ordinance N is attached.

FISCAL IMPACT

The fiscal impact is positive as the Town will be able to recover its full costs for meters and appurtenances.

STAFF IMPACT

Staff impact is minimal and will require updated pricing as meters are purchased, without having to revise the pricing through an Ordinance or Resolution.

LEGAL REVIEW

Legal has helped prepare this ordinance and their review is complete.

RECOMMENDATION

The staff recommends that the Town Council approve Ordinance N to revise § 13.12.020 of the Town Municipal Code allowing for the Town to recover the full cost of meters and appurtenances distributed to customers of the Town.

SUGGESTED MOTION

I move to approve Ordinance N at first reading.

Synopsis for PowerPoint (120 words max):

An ordinance revising Town of Jackson Municipal Code § 13.12.020 pertaining to the Procurement of Water Meters to provide a means for the Town to recover the full costs of water meters and appurtenances in perpetuity.

Purpose:

The purpose of this item is to provide a means for the Town to recover its full costs of water meters and appurtenances in perpetuity.

Background:

The existing ordinance has not been updated since 2011 and does not reflect the current prices of meters and appurtenances.

Fiscal Impact:

The fiscal impact is positive as the Town will be able to recover its full costs for meters and appurtenances.

ORDINANCE N

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 993, 937 AND 868, SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 754 AND 746, SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 685, SECTION 2 (PART) OF TOWN OF JACKSON ORDINANCE NO. 374 AND SECTION 13.12.020 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING PROCUREMENT OF WATER METERS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 993, 937, and 868, Section 2 of Town of Jackson Ordinance Nos. 754 and 746, Section 1 of Town of Jackson Ordinance No. 685, Section 2 (part) of Town of Jackson Ordinance No. 374, and Section 13.12.020 Procurement of Water Meters of the Municipal Code of the Town of Jackson are hereby amended and reenacted to read as follows:

13.12.020 Procurement of Water Meters

- A. All water meters and necessary appurtenances thereto installed or used in connection with the Town water and sewer systems shall be procured from the Town.
- B. The charge for water meters and appurtenances procured from the Town is the cost paid by the Town for that meter and its appurtenances.

(Ord. ____; Ord. 993 § 1, 2011; Ord. 937 §1, 2009; Ord. 868 § 1, July 2008; Ord. 754 § 2 ,2004; Ord. 746 §2, 2003; Ord. 685 § 1, 2001; Ord. 374 § 2(part), 1988.)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE ____ DAY OF _____, 2018.

PASSED 2ND READING THE ____ DAY OF _____, 2018.
PASSED AND APPROVED THE ____ DAY OF _____, 2018.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. ____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 2018.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

Sandra P. Birdyshaw
Town Clerk



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: August 1, 2018
MEETING DATE: August 6, 2018

SUBMITTING DEPARTMENT: Legal
DEPARTMENT DIRECTOR: Audrey Cohen-Davis
PRESENTER: Lea Colasuonno

SUBJECT: Amending the Penalty Provision of Jackson Municipal Code, Sec. 1.12.010

STATEMENT/PURPOSE

The purpose of this item is to amend Jackson Municipal Code § 1.12.010.

BACKGROUND/ALTERNATIVES

The Town Council enacted various provisions that carry administrative rather than criminal penalties. In order to clarify which provisions carry these different penalties, the Legal Department amended the General Penalty Provision of the Jackson Municipal Code, specifically § 1.12.010.

ALIGNMENT WITH COUNCIL'S STRATEGIC INTENT

This item aligns with providing effective and efficient service to the community.

ATTACHMENTS

- Ordinance O

FISCAL IMPACT

The fiscal impact of passage of this ordinance after third reading varies between \$250.00 and \$700.00 depending on the length of the ordinance. Whereas shorter ordinances average around \$350.00, a short franchise ordinance can reach \$700.00.

STAFF IMPACT

The staff impact of amending this Municipal Code section was minimal.

LEGAL REVIEW

Complete.

RECOMMENDATION

Staff recommends amending Jackson Municipal Code §1.12.010.

SUGGESTED MOTION

I move to approve Ordinance O at first reading.

ORDINANCE O

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 428, 289 AND 160 AND SECTION 1.12.010 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING PENALTIES FOR MUNICIPAL CODE VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 428, 289 and 160 and Section 1.12.010 penalties for municipal code violations of the Municipal Code of the Town of Jackson is hereby amended and reenacted to read as follows:

1.12.010 Penalty for violations.

A. No person shall violate any of the provisions of the ordinances of the Town. Except in cases where a different punishment is prescribed by any ordinance of the Town, any person who violates any of the provisions of the ordinances of the Town shall be guilty of a misdemeanor and punished by a fine of not more than ~~s~~Seven ~~h~~Hundred ~~and~~ ~~f~~Fifty ~~d~~Dollars (\$750.00).

B. Violations of the following provisions of the Jackson Municipal Code carry a civil penalty of Seven Hundred and Fifty Dollars (\$750.00):

1. Jackson Municipal Code Chapter 5.60 for a first offense.

2. Jackson Municipal Code Chapter 9.26.

A.C. Each person is guilty of a separate offense for each and every day during any portion of which any violation of any provision of the ordinances of the Town is committed, continued or permitted by any such person, or for each separate offense committed, or for parking limitations for each additional limited period of time for which the violation is continued, and s/he shall be punished accordingly.

(Ord. : Ord. 428 § 1, 1991; Ord. 289 § 1, 1982; Ord. 160 § 1, 1973.)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE ____ DAY OF _____, 2018.

PASSED 2ND READING THE ____ DAY OF _____, 2018.

PASSED AND APPROVED THE ____ DAY OF _____, 2018.

TOWN OF JACKSON

BY: _____

Pete Muldoon, Mayor

ATTEST:

BY: _____

Sandy P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. ____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 2018.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

Sandy P. Birdyshaw
Town Clerk

ORDINANCE O

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 428, 289 AND 160 AND SECTION 1.12.010 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING PENALTIES FOR MUNICIPAL CODE VIOLATIONS; AND PROVIDING FOR AN EFFECTIVE DATE.

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1.12.010 Penalty for violations.

- A. No person shall violate any of the provisions of the ordinances of the Town. Except in cases where a different punishment is prescribed by any ordinance of the Town, any person who violates any of the provisions of the ordinances of the Town shall be guilty of a misdemeanor and punished by a fine of not more than Seven Hundred and Fifty Dollars (\$750.00).
 - B. Violations of the following provisions of the Jackson Municipal Code carry a civil penalty of Seven Hundred and Fifty Dollars (\$750.00):
 - 1. Jackson Municipal Code Chapter 5.60 for a first offense.
 - 2. Jackson Municipal Code Chapter 9.26.
 - C. Each person is guilty of a separate offense for each and every day during any portion of which any violation of any provision of the ordinances of the Town is committed, continued or permitted by any such person, or for each separate offense committed, or for parking limitations for each additional limited period of time for which the violation is continued, and s/he shall be punished accordingly.
- (Ord. _____; Ord. 428 § 1, 1991; Ord. 289 § 1, 1982; Ord. 160 § 1, 1973.)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

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TOWN OF JACKSON

BY: _____

Pete Muldoon, Mayor

ATTEST:

BY: _____

Sandy P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

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I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

Sandy P. Birdyshaw
Town Clerk

MEMORANDUM

TO: Mayor and Town Council
FR: Larry Pardee, Town Manager
DT: September 4, 2018
RE: Town Manager's Report

WAM Region 5 Meeting

The WAM Region 5 meeting will be held in Jackson on Thursday September 13 at Snow King Resort. There will be a regional training meeting from 2:30 – 4:30 on emergency preparedness. There will then be a break and the region meeting will begin at 5:30 with dinner for elected and appointed staff from the surrounding municipalities in our region. The regional meetings are usually attended by Hailey Levinson who is a WAM Boardmember, Bob Lenz, representing our community and region and also the Town Manager and Assistant Town Manager. The meeting is open to any other elected or appointed municipal staff wishing to attend. There will also be a Legislative Candidate Exchange scheduled as part of this meeting and more information will be provided as the schedule is further defined.

January CAST Meeting in Jackson

The January Colorado Association of Ski Towns (CAST) meeting will be held locally on January 16 and 17, 2019. The Town of Jackson will be hosting a reception as part of this quarterly CAST meeting at the Wort Hotel on January 16th from 5:00 – 7:00 PM. The meetings on the 17th will be held in Teton Village and staff will be working with Teton County and Teton Village to collaborate on the meeting and the agenda. More information will follow as it is developed.