

TOWN COUNCIL REGULAR MEETING
Monday, September 17, 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. September 4, 2018 regular meeting
- B. Disbursements
- C. August 2018 Municipal Court Report
- D. Malt Beverage Permit for Animal Adoption Center
- E. Drug and Alcohol Testing Policy Updates

Documents:

[A_MeetingMinutes_090418.pdf](#)
[B_Disbursements09172018.pdf](#)
[C_AugustMuniCourtReport.pdf](#)
[D_MaltBeveragePermit-AnimalAdoptionCenter.pdf](#)
[E_DrugandAlcoholPolicies.pdf](#)

IV. PUBLIC HEARINGS, DISCUSSION AND/OR ACTION ITEMS

IV.A. Administration

- 1. Lease Agreement with Geittmann Larson Swift LLP (Audrey Cohen-Davis, Town Attorney)

Documents:

[A1_GLSLease.pdf](#)

IV.B. Planning

- 1. Snow King Forest Service Scoping Update (Tyler Sinclair, Planning Director)
- 2. Item P18-205, 206: Development Plan and Master Plan Minor Amendment for

- Hidden Hollow at 301 Hidden Hollow Drive (Brendan Conboy, Associate Planner)
3. Item P18-046: Fee Waiver Request for Central Wyoming College for 235 & 255 Veronica Lane (Brendan Conboy, Associate Planner) (requesting continuance)
 4. Item P18-047, 48, 49: Sketch Plan, Zoning Map Amendment, and Conditional Use Permit for Central Wyoming College at 235 & 255 Veronica Lane (Brendan Conboy, Associate Planner) (requesting continuance)
 5. Item P18-163: Conditional Use Permit for a Wireless Antenna at Snow King Lot 59 Grand View Lodges, Third Addition (Brendan Conboy, Associate Planner)
 6. Item P18-164: Conditional Use Permit for a Wireless Antenna at Snow King, 402 E. Snow King Avenue (Brendan Conboy, Associate Planner)
 7. Item P18-248: Encroachment Agreement with Overdyke Revocable Trust at 2128 Hidden Ranch Lane (Brendan Conboy, Associate Planner)

Documents:

[B1_P17-074SnowKingForestServiceScoping.pdf](#)
[B2_P18-205206DevPlanMasterPlanMinorAmendHiddenHollowStaff.pdf](#)
[B2_P18-205206HiddenHollowApplicantSubmittal1.pdf](#)
[B2_P18-205206HiddenHollowApplicantSubmittal2.pdf](#)
[B3_P18-046FeeWaiverCWC.pdf](#)
[B4_P18-047048049SketchZoningCUPCWC.pdf](#)
[B5_P18-163CUPWirelessAntennaSnowKingGrandView.pdf](#)
[B6_P18-164CUPWirelessAntennaSnowKingAve.pdf](#)
[B7_P18-248EncroachmentOverdyke.pdf](#)

IV.C. Public Works

1. Construction Management Plan for 85 South King (Brian Lenz, Town Engineer)
2. First Amendment to the Development Agreement for Hidden Hollow (Brian Lenz, Town Engineer)
3. Irrigation Installation on Stormy Circle Cul-De-Sac (Johnny Ziem, Wastewater Manager)

Documents:

[C1_ConstructionMgmtKing.pdf](#)
[C2_FirstAmendHiddenhollow.pdf](#)
[C2_Revised_FirstAmend-09172018.pdf](#)
[C3_StormyCircle.pdf](#)

V. RESOLUTIONS

VI. ORDINANCES

VII. MATTERS FROM MAYOR AND COUNCIL

- A. Board and Commission Reports

VIII. MATTERS FROM THE TOWN MANAGER

- A. Town Manager's Report

Documents:

[A_TownManagerRpt091718.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

SEPTEMBER 4, 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, Brady Hansen, Darren Bruggmann, Brian Lenz, April Norton, Carl Pelletier, and Sandy Birdyshaw.

Public Comment: Les Jones a resident at 350 West Gill made comment on storm water, the curb and gutter on his street.

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

- A. **Meeting Minutes.** To approve the meeting minutes for the August 20, 2018 workshop and regular meeting as presented.
- B. **Disbursements.** To approve the disbursements as presented. Jackson Curbside \$2645.00, Carquest \$512.37, Safety Supply \$200.10, Advanced Industrial Supply \$538.74, Ace Hardware \$654.12, Delcon \$180.00, Evans Construction \$24145.00, High Country Linen \$5988.76, Interstate Battery \$1155.55, Jackson Lumber \$309.00, Jackson Hole News & Guide \$4767.19, Jorgensen Associates \$14896.29, Dell \$2762.10, LVPL \$10239.96, Red's Auto Glass \$212.50, Smith Power Products \$5400.00, JH20 Water \$314.00, Napa \$2686.45, Prazma \$2702.37, Teton Motors \$709.83, Teton Rental Center \$190.00, Alan Jensen \$1200.00, Post Register \$563.60, Ace Equipment \$2536.00, Animal Care Clinic \$40.00, White Glove Cleaning \$1333.13, Electrical Wholesale \$463.48, Centurylink \$4079.82, Rendezvous Engineering \$97.50, Cummins Rocky Mountain \$2122.39, Macy's Service \$1264.30, RST Sand & Gravel \$162.98, Kmart \$123.28, Galls \$352.77, Sunrise Environmental \$452.53, Jack's Tire & Oil \$4615.92, Energy Laboratories \$611.00, Teton County Transfer Station \$390.00, Wyoming.com \$5.00, AT&T \$1996.80, Verizon Wireless \$12409.33, Liquid Engineering \$5300.00, Xerox Corporation \$1446.17, Kenworth \$4055.36, DPC Industries \$3115.91, Yellow Iron Excavation \$160.00, DLT Solutions \$2169.48, MCI Fleet Support \$311.08, James Bristol \$220.0, Barnhill Landscaping \$2564.10, Intermountain Sweeper \$123.00, ER Office Express \$220.21, Visa \$32227.93, Clark Wireless \$28688.85, Bison Lumber \$59.86, UPS \$40.57, Advanced Glass & Trim \$320.00, Tracey Trefren \$112.70, Joshua Rae \$16700.00, Fish Creek Vet \$15.00, Salt River Auto Body \$2963.50, Todd Fitzgerald \$1062.50, Miller Sanitation \$8190.00, Thomson West \$1093.41, Charter \$3289.28, Timberline Concrete \$176.25, Aquashield \$465.00, Respond First Aid \$969.68, Gillig \$9513.45, Commercial Tire \$3448.76, Warner Truck Center \$133.34, Sherwin Williams \$729.25, Long Building Technology \$220.00, Apple \$100.00, Totalfunds by Hasler \$1000.00, Bliss Cargo \$25.75, Team Laboratory Chemical \$7589.58, C&A Cleaning \$7589.58, MSC Industrial Supply \$505.71, Snake River Roasting \$295.55, Silverstar \$2308.72, Eriks North America \$240.24, Global equipment \$363.27, Big R \$52.37, Control System Technology \$1574.00, Snow King Hotel \$1475.00, HD Fowler \$15.00, Swagit \$3550.00, Sean Scarlett \$8000.00, Carl Pelletier \$785.96, Oldcastle Precast \$1050.00, Cornforth Consultants \$10616.48, Scott Schmillen \$1187.50, Jelly Donut \$360.00, Horizon Landscape \$14495.50, ISC Inc \$12241.42, Routematch \$1875.00, Partsmaster \$426.14, Saltus \$6050.00, Kellerstrass 458606.71, Lincoln County Sheriff \$11440.00, Snake River MEP \$135.00, John Tighe \$867.90, Transit Talent \$110.00, Amazon \$1528.21, Greenway Painting \$300.00, Casper Star Tribune \$697.00, American Filtration \$2342.74, RUI Inc \$139.00, Teton Tools \$426.75, Teton Mountain Ranch \$1350.00, John Singh \$145.00, Pethealth Services \$4.85, Jim Green \$296.55, Civicplus \$5425.00, International Municipal Lawyers \$480.00, Power Engineering Co \$683.10, Buckrail \$375.00, Sam Stephens \$500.00, West Coast Consultants \$1995.00, Thomas Hedges \$4000.00, Brett Simic \$12000.00, Amy Golightly \$1000.00, Ada County Sheriff \$55.00, Wyoming Law Enforcement \$295.00, Day Wireless \$280.00, Blue360 Media \$566.91.
- C. **Special Event: Jackson Hole WILD Festival.** 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.
- D. **Bid 19-03: AWD Wagon Vehicle Purchase for Administration/Fleet.** 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.
- E. **Request to Connect to Wilson Sewer District's System.** To approve the connection of Lot 102, John Dodge Homestead to the Wilson Sewer District as presented.

- F. **Agreement with RPMC for Temporary Storage at Karns Meadow Drive Facility.** 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.

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

Temporary Sign Permit: Shervins Fall Tire Sale. A motion was made by Bob Lenz and seconded by Don Frank to approve the temporary banners in conjunction with Shervins, subject to three (3) conditions of approval for a period of fourteen days of their choosing between the 4th and 22nd. Mayor Muldoon called for the vote. The vote showed 4-1 in favor with Stanford opposed. The motion carried.

Malt Beverage Permit Request by Snake River Brewing Co. Staff comment was made by Sandy Birdyshaw and Todd Smith. Ariel Koeler made comment on behalf of the applicant. A motion was made by Bob Lenz and seconded by Hailey Morton Levinson 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 10:00 P.M., subject to the conditions and restrictions listed in the staff report. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Special Event: September 11th Memorial. Brady Hansen made staff comment. A motion was made by Don Frank and seconded by Hailey Morton Levinson 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. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Item P18-205, 206: Development Plan and Master Plan Minor Amendment for Hidden Hollow at 301 Hidden Hollow Drive. Brendan Conboy, Tyler Sinclair, and April Norton made staff comment. The applicant requested to amend their development phasing plan to combine Phase 1C, Phase 2, and Phase 3 into one final phase called "Phase 2". An amendment to the housing section was also requested to clarify that both ownership and rental would be allowed for the multifamily units. A Development Plan was presented to construct twelve townhomes and two multifamily buildings containing eighty-three total units. Twenty-seven of those units would be workforce housing units and fifty-six would be market units. Zane Powell and Brenda Wylie made comment representing Hansen & Hansen LLP. The owner, Kirk Hansen made comment.

The meeting recessed at 7:45 PM and reconvened at 8:02 PM.

Zane Powell made comment that the owner would add six more affordable units for a total of fourteen affordable units; plus volunteer an additional fourteen workforce units for a total of 28 deed-restricted units. Add those to the 45 units that were required due to the building height, for a total of 73 deed restricted units in the total 138-unit Hidden Hollow project.

A motion was made by Bob Lenz and seconded by Don Frank to continue this item to the next regular Council meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Item P18-208: Snow King Projects Process Review. Tyler Sinclair made staff comment on a proposed process to review the upcoming Snow King Master Plans and lease agreements. Public comment was given by Patty Ewing, Samuel Singer, Skye Schell, and Jeff Golightly.

A motion was made by Jim Stanford and seconded by Bob Lenz to direct staff to send a letter to the U.S. Forest Service asking the public comment / scoping deadline be extended to October 4, as similar to action taken by the cooperating agency Teton County. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

A motion was made by Don Frank and seconded by Hailey Morton Levinson to direct staff to schedule the first meeting of the Council hearing on the proposed Town Master Plan during the week of November 12. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

A motion was made by Hailey Morton Levinson and seconded by Don Frank to direct the Planning Commission to make its recommendation on the proposed Town Master Plan no later than October 17. Hailey Morton Levinson withdrew her motion.

Ordinances. A motion was made by Jim Stanford and seconded by Hailey Morton Levinson 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 Jim Stanford to approve Ordinance N on third reading and designate it Ordinance 1201. Mayor Muldoon called for the vote. The vote showed all in favor and 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 Jim Stanford to approve Ordinance O on third reading and designate it Ordinance 1202. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Matters from Mayor and Council.

Jim Stanford made comment that a need has been recognized to provide an additional downtown restroom and discussion followed. A motion was made by Jim Stanford and seconded by Don Frank to provide staff authorization to spend up to \$5,000 on a high level conceptual investigation for the possibility of building a public restroom on the Town Square. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Jim Stanford made comment on the success of the Redmond Street Rental project.

Don Frank made comment on the previous CAST meeting and a grant award. Larry Pardee made comment on a grant awarded for START electric buses and the BUILD grant the Town applied for.

Town Manager’s Report. A motion was made by Hailey Morton Levinson and seconded by Bob Lenz to accept the Town Manager’s Report. The Town Manager’s Report contained an update that the September WAM Region 5 meeting and the January CAST Meeting will both be in Jackson. 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 Don Frank to adjourn the meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 9:48p.m.

TOWN OF JACKSON

ATTEST:

Pete Muldoon, Mayor

Sandra P. Birdyshaw, Town Clerk

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
13	SAFETY SUPPLY & SIGN CO., I	165367	DRIVE RIVET, FRT	08/09/2018	554.59	554.59	09/13/2018
Total 13:					554.59	554.59	
36	IDAHO STATE TAX COMMISSIO	09062018	AUGUST WITHHOLDINGS	09/06/2018	3,699.00	3,699.00	09/06/2018
Total 36:					3,699.00	3,699.00	
51	ACE HARDWARE	616723	-HEATGUN DUAL TEMP ACE	08/02/2018	26.99	26.99	09/13/2018
51	ACE HARDWARE	620304	BIT DRILL, STAINR +POST	08/29/2018	7.97	7.97	09/13/2018
51	ACE HARDWARE	620405	MARKING PAINT WB GRN & BL	08/30/2018	54.00	54.00	09/13/2018
51	ACE HARDWARE	620405	MARKING PAINT WB GRN & BL	08/30/2018	54.00	54.00	09/13/2018
51	ACE HARDWARE	620552	SRPY MARKING PNK ACE	08/31/2018	24.30	24.30	09/13/2018
51	ACE HARDWARE	620552	SAFETY GLASSES ORG	08/31/2018	11.49	11.49	09/13/2018
51	ACE HARDWARE	620882	TRAP FLY DISP STERLING	09/04/2018	7.99	7.99	09/13/2018
51	ACE HARDWARE	620933	LARGE STORAGE BOX, KNIFE	09/04/2018	53.43	53.43	09/13/2018
51	ACE HARDWARE	621231	CEMENT PVC 16OZ	09/06/2018	23.98	23.98	09/13/2018
51	ACE HARDWARE	621344	GORILLA TAPE BLK	09/07/2018	23.98	23.98	09/13/2018
51	ACE HARDWARE	621419	GORILLA TAPE SILVER 35YD, R	09/07/2018	31.98	31.98	09/13/2018
51	ACE HARDWARE	621584	KEY RACK 8 TAG 5/BG, PENPAI	09/09/2018	27.97	27.97	09/13/2018
51	ACE HARDWARE	621829	CLAMP 3-7/16" TO 4-1/2"SS	09/11/2018	11.96	11.96	09/13/2018
Total 51:					360.04	360.04	
55	TETON COUNTY SHERIFF'S-JAI	517	AUGUST INMATES	08/31/2018	1,800.00	1,800.00	09/13/2018
Total 55:					1,800.00	1,800.00	
58	CURRAN-SEELEY FOUNDATIO	02052244	1ST QUARTER	08/20/2018	12,062.50	12,062.50	09/13/2018
Total 58:					12,062.50	12,062.50	
69	COMMUNITY ENTRY SERVICES	071018	1ST QUARTER PAYMENT	07/10/2018	12,500.00	12,500.00	09/13/2018
Total 69:					12,500.00	12,500.00	
70	THYSSEN KRUPP ELEVATOR C	3004114154	GOLD- FULL MAINTENANCE SE	09/01/2018	288.39	288.39	09/13/2018
Total 70:					288.39	288.39	
78	A-CORE OF IDAHO INC.	288922	8" DEEP FLAT SAWING SLABS,	08/22/2018	775.00	775.00	09/13/2018
78	A-CORE OF IDAHO INC.	288923	4" DEEP FLAT SAWING CONCR	08/23/2018	500.00	500.00	09/13/2018
Total 78:					1,275.00	1,275.00	
81	EVANS CONSTRUCTION INC	19-01 #1	PROJ: 2018 CHIP SEAL PROJE	08/01/2018	123,966.00	123,966.00	09/13/2018
Total 81:					123,966.00	123,966.00	
96	HIGH COUNTRY LINEN	0087252	MATS @ SHELTER	08/29/2018	61.93	61.93	09/13/2018
96	HIGH COUNTRY LINEN	0087465	UNIFORMS- FLEET	08/30/2018	38.80	38.80	09/13/2018
96	HIGH COUNTRY LINEN	0087465	UNIFORMS- WWTP	08/30/2018	24.25	24.25	09/13/2018
96	HIGH COUNTRY LINEN	0087465	BUILDING MAINT @ PUBLIC W	08/30/2018	59.05	59.05	09/13/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
96	HIGH COUNTRY LINEN	0087465	UNIFORMS- ADMIN	08/30/2018	9.70	9.70	09/13/2018
96	HIGH COUNTRY LINEN	0087465	UNIFORMS- SEWER	08/30/2018	19.40	19.40	09/13/2018
96	HIGH COUNTRY LINEN	0087465	UNIFORMS- WATER	08/30/2018	36.37	36.37	09/13/2018
96	HIGH COUNTRY LINEN	0087465	UNIFORMS- STREET	08/30/2018	65.48	65.48	09/13/2018
96	HIGH COUNTRY LINEN	0088105	BUILDING MAINT @ TOJ HOME	09/03/2018	7.50	7.50	09/13/2018
96	HIGH COUNTRY LINEN	0088742	BUILDING MAINT @ PUBLIC W	09/06/2018	26.00	26.00	09/13/2018
96	HIGH COUNTRY LINEN	0088742	UNIFORMS- ADMIN	09/06/2018	9.70	9.70	09/13/2018
96	HIGH COUNTRY LINEN	0088742	UNIFORMS- SEWER	09/06/2018	19.40	19.40	09/13/2018
96	HIGH COUNTRY LINEN	0088742	UNIFORMS- WATER	09/06/2018	36.37	36.37	09/13/2018
96	HIGH COUNTRY LINEN	0088742	UNIFORMS- STREET	09/06/2018	65.48	65.48	09/13/2018
96	HIGH COUNTRY LINEN	0088742	UNIFORMS- FLEET	09/06/2018	38.80	38.80	09/13/2018
96	HIGH COUNTRY LINEN	0088742	UNIFORMS- WWTP	09/06/2018	24.25	24.25	09/13/2018
96	HIGH COUNTRY LINEN	0089447	BUILDING MAINT @ TOJ HOME	09/10/2018	25.31	25.31	09/13/2018
96	HIGH COUNTRY LINEN	0089626	MATS @ TOWN HALL	09/11/2018	215.50	215.50	09/13/2018
96	HIGH COUNTRY LINEN	S0083768	BUILDING MAINT @ TC REC DE	08/10/2018	424.00	424.00	09/13/2018
96	HIGH COUNTRY LINEN	S0083772	BUILDING MAINT @ TC REC DE	08/10/2018	253.70	253.70	09/13/2018
96	HIGH COUNTRY LINEN	S0086296	BUILDING MAINT @ TOJ RESTR	08/23/2018	175.50	175.50	09/13/2018
96	HIGH COUNTRY LINEN	S0086342	BUILDING MAINT @ TC REC DE	08/23/2018	405.92	405.92	09/13/2018
96	HIGH COUNTRY LINEN	S0086628	GARBAGE CAN LINERS	08/29/2018	107.26	107.26	09/13/2018
96	HIGH COUNTRY LINEN	S0086877	BUILDING MAINT @ TOJ RESTR	08/27/2018	292.50	292.50	09/13/2018
96	HIGH COUNTRY LINEN	S0088653	KICHEN TOWELS & LINERS @	09/05/2018	116.41	116.41	09/13/2018
96	HIGH COUNTRY LINEN	S0088893	BUILDING MAINT @ TOJ RESTR	09/06/2018	672.50	672.50	09/13/2018
Total 96:					3,231.08	3,231.08	
106	INTERSTATE BATTERY	22239768	(2) GC2-ECL-UT, (1) SRM-24	05/29/2018	332.85	332.85	09/13/2018
106	INTERSTATE BATTERY	22239768	(4) GC2-ECL-UT	05/29/2018	662.80	662.80	09/13/2018
106	INTERSTATE BATTERY	22240954	(1) MTP-94R/H7	09/04/2018	143.95	143.95	09/13/2018
106	INTERSTATE BATTERY	22241026	(1) MCR-PBT200	09/10/2018	229.95	229.95	09/13/2018
106	INTERSTATE BATTERY	22241026	(2) MTP-65HD	09/10/2018	245.90	245.90	09/13/2018
106	INTERSTATE BATTERY	2241026	(1) MCR-PBT200	09/10/2018	229.95	.00	
106	INTERSTATE BATTERY	2241026	(1) MCR-PBT200	09/10/2018	229.95-	.00	
Total 106:					1,615.45	1,615.45	
114	JACKSON LUMBER INC	00369032-001	CTX CONST LAG SCREW, WOL	07/30/2018	1,591.35	1,591.35	09/13/2018
114	JACKSON LUMBER INC	00369054-001	CREDIT: RETURN BTR KF S4S	07/30/2018	139.10-	139.10-	09/13/2018
114	JACKSON LUMBER INC	00369209-001	SELECT KID FUR, PRE-MIX CO	07/31/2018	368.72	368.72	09/13/2018
114	JACKSON LUMBER INC	00369330-001	PRE-MIX CONCRETE	07/31/2018	8.20	8.20	09/13/2018
114	JACKSON LUMBER INC	00369626-001	SE,ECT STRUCTURE KID FIR, S	07/31/2018	220.96	220.96	09/13/2018
114	JACKSON LUMBER INC	00369853-001	PL400 CONSTRUCTION ADHESI	08/01/2018	6.03	6.03	09/13/2018
114	JACKSON LUMBER INC	00370050-001	SELECT KD FIR	08/01/2018	280.18	280.18	09/13/2018
114	JACKSON LUMBER INC	00370190-001	S4S WOLMANIZED, SELECT KD	08/01/2018	165.32	165.32	09/13/2018
114	JACKSON LUMBER INC	00370412-001	TORX, MARATHON 24T SAW BL	08/02/2018	783.82	783.82	09/13/2018
114	JACKSON LUMBER INC	00370415-001	CREDI- RETURN TORX	08/02/2018	101.70-	101.70-	09/13/2018
114	JACKSON LUMBER INC	00370526-001	COMMON CINDER BLK	08/02/2018	73.40	73.40	09/13/2018
114	JACKSON LUMBER INC	00370529-001	COMMON CINDER BLK	08/02/2018	24.00	24.00	09/13/2018
114	JACKSON LUMBER INC	00370534-001	CREDIT: RETURN COMMON CI	08/02/2018	38.40-	38.40-	09/13/2018
114	JACKSON LUMBER INC	00370703-001	S4S WOLMANIZED, SELECT KD	08/02/2018	376.07	376.07	09/13/2018
114	JACKSON LUMBER INC	00370765-001	SELECT KD FIR	08/03/2018	245.16	245.16	09/13/2018
114	JACKSON LUMBER INC	00371071-001	TORCH SAWZALL BLD, MARAT	08/03/2018	60.34	60.34	09/13/2018
114	JACKSON LUMBER INC	00371182-001	WOLMANIZED, FOCH, SOLID CI	08/06/2018	1,219.82	1,219.82	09/13/2018
114	JACKSON LUMBER INC	00371605-001	BTR DOGEARRED CEDAR FEN	08/07/2018	166.80	166.80	09/13/2018
114	JACKSON LUMBER INC	00371854-001	BLK OXIDE BIT	08/07/2018	5.22	5.22	09/13/2018
114	JACKSON LUMBER INC	00371951-001	CLOCK TOWER- COUNTERSIN	08/07/2018	78.73	78.73	09/13/2018
114	JACKSON LUMBER INC	00372168-001	COUNTERSINK BIT, WOLMANIZ	08/08/2018	960.08	960.08	09/13/2018
114	JACKSON LUMBER INC	00372399-001	GRAY PATIO BLOCK	08/08/2018	36.00	36.00	09/13/2018
114	JACKSON LUMBER INC	00372634-001	BLK OXIDE BIT, 100 GRIT ALUM	08/09/2018	6.47	6.47	09/13/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
114	JACKSON LUMBER INC	00372706-001	GAL THOMPSON'S WATERSEA	08/09/2018	47.04	47.04	09/13/2018
114	JACKSON LUMBER INC	00372742-001	12OZ RUST STOP LTHR BRN G	08/09/2018	6.94	6.94	09/13/2018
114	JACKSON LUMBER INC	00373263-001	RSS STRUCT SCREWS,	08/10/2018	211.98	211.98	09/13/2018
114	JACKSON LUMBER INC	00377800-001	20 GRIT SILICAN SAND,	08/24/2018	132.15	132.15	09/13/2018
114	JACKSON LUMBER INC	00377857-001	20 GRIT SILICAN SAND,	08/24/2018	132.15	132.15	09/13/2018
114	JACKSON LUMBER INC	00378203-001	REBAR, SELECT STRUCTURAL	08/27/2018	67.45	67.45	09/13/2018
114	JACKSON LUMBER INC	00381005-001	TITEN THREADED ANCHOR BO	09/05/2018	75.21	75.21	09/13/2018
Total 114:					7,070.39	7,070.39	
131	JACKSON HOLE NEWS & GUID	283581	AD#351709	08/15/2018	32.60	32.60	09/13/2018
131	JACKSON HOLE NEWS & GUID	283582	AD#351710	08/15/2018	32.60	32.60	09/13/2018
131	JACKSON HOLE NEWS & GUID	283858	AD#351261- FPN: 2018 SIDEWA	08/22/2018	29.34	29.34	09/13/2018
131	JACKSON HOLE NEWS & GUID	283858	AD#351260- BID:19-03 AWD WA	08/22/2018	134.49	134.49	09/13/2018
131	JACKSON HOLE NEWS & GUID	283858	AD#351261- FPN: 2018 SIDEWA	08/22/2018	14.67	14.67	09/13/2018
131	JACKSON HOLE NEWS & GUID	283858	AD#351261- FPN: 2018 SIDEWA	08/22/2018	14.67	14.67	09/13/2018
131	JACKSON HOLE NEWS & GUID	283858	AD#351261- FPN: 2018 SIDEWA	08/22/2018	14.67	14.67	09/13/2018
131	JACKSON HOLE NEWS & GUID	284051	AD#351934	08/29/2018	148.24	148.24	09/13/2018
131	JACKSON HOLE NEWS & GUID	284132	AD#351794	08/29/2018	120.00	120.00	09/13/2018
131	JACKSON HOLE NEWS & GUID	284140	AD#352330	08/29/2018	32.60	32.60	09/13/2018
131	JACKSON HOLE NEWS & GUID	284141	AD#352329	08/29/2018	32.60	32.60	09/13/2018
131	JACKSON HOLE NEWS & GUID	284142	AD#352328	08/29/2018	28.53	28.53	09/13/2018
131	JACKSON HOLE NEWS & GUID	284298	AD#351932	08/31/2018	1,073.16	1,073.16	09/13/2018
131	JACKSON HOLE NEWS & GUID	284607	AD#352552	09/05/2018	537.60	537.60	09/13/2018
131	JACKSON HOLE NEWS & GUID	284694	AD#352679	09/05/2018	114.10	114.10	09/13/2018
131	JACKSON HOLE NEWS & GUID	284695	AD#352680	09/05/2018	122.25	122.25	09/13/2018
131	JACKSON HOLE NEWS & GUID	284820	AD#351793	09/05/2018	120.00	120.00	09/13/2018
131	JACKSON HOLE NEWS & GUID	284821	AD#352327- BID: 19-04 HALF TO	09/05/2018	65.20	65.20	09/13/2018
131	JACKSON HOLE NEWS & GUID	285014	AD#353009	09/12/2018	537.60	537.60	09/13/2018
131	JACKSON HOLE NEWS & GUID	285015	AD#353091	09/12/2018	537.60	537.60	09/13/2018
Total 131:					3,742.52	3,742.52	
139	JORGENSEN ASSOCIATES, PC	41509	PROJ: 18063- TOJ/CACHE CRE	09/05/2018	35,865.17	35,865.17	09/13/2018
Total 139:					35,865.17	35,865.17	
156	LOWER VALLEY ENERGY INC	920050 0918	930 simon	08/31/2018	60.85	60.85	09/13/2018
156	LOWER VALLEY ENERGY INC	920050 0918	145 west hansen	08/31/2018	50.53	50.53	09/13/2018
156	LOWER VALLEY ENERGY INC	920050 0918	145 west hansen	08/31/2018	21.66	21.66	09/13/2018
156	LOWER VALLEY ENERGY INC	920050 0918	145 west hansen	08/31/2018	29.75	29.75	09/13/2018
156	LOWER VALLEY ENERGY INC	920050 0918	145 west hansen	08/31/2018	55.26	55.26	09/13/2018
156	LOWER VALLEY ENERGY INC	920050 0918	55 virginian 65G	08/31/2018	25.72	25.72	09/13/2018
156	LOWER VALLEY ENERGY INC	920050 0918	145 west hansen	08/31/2018	4.44	4.44	09/13/2018
156	LOWER VALLEY ENERGY INC	920050 0918	145 west hansen	08/31/2018	1.90	1.90	09/13/2018
156	LOWER VALLEY ENERGY INC	920050 0918	940 simon lane	08/31/2018	79.13	79.13	09/13/2018
156	LOWER VALLEY ENERGY INC	920050 0918	174 north king	08/31/2018	197.21	197.21	09/13/2018
156	LOWER VALLEY ENERGY INC	920050 0918	455 vine street utility	08/31/2018	28.91	28.91	09/13/2018
156	LOWER VALLEY ENERGY INC	920050 0918	55 virginian 65E	08/31/2018	36.68	36.68	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-017- 08/	92050-017: INTERMED TREATM	08/31/2018	16.00	16.00	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-021- 08/	92050-021: 150 E PEARL AVE	08/31/2018	1,286.01	1,286.01	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-025: 08/	92050-025: SK W NEW SHOP	08/31/2018	533.32	533.32	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-047- 08/	92050-047: UV BUILDING	08/31/2018	16.00	16.00	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-049: 08/	92050-049: WASTE WATER PLA	08/31/2018	11,056.50	11,056.50	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-051: 08/	92050-051: WELL #5	08/31/2018	3,496.68	3,496.68	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-114- 08/	92050-114: HOME RANCH RSTR	08/31/2018	96.38	96.38	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-357- 08/	92050-357: KARNS MEADOWS	08/31/2018	180.47	180.47	09/13/2018
156	LOWER VALLEY ENERGY INC	92050373 0831	475 WEST ASPEN #2	08/31/2018	56.93	56.93	09/13/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	92050-GRP:71	92050-074: CRABTREE LANE T	08/31/2018	16.24	16.24	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:71	92050-081: PEARL ST IRR CON	08/31/2018	20.32	20.32	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:71	92050-045: TOWN SQUARE LIG	08/31/2018	60.19	60.19	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-GRP:71	92050-050: WATER TANK JXN	08/31/2018	20.71	20.71	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-134: PARKING GARAGE	08/20/2018	6.34	6.34	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-334: JOSEPHINE LOOP L	08/20/2018	71.89	71.89	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-010: ELY SPRINGS RD FI	08/20/2018	5,955.61	5,955.61	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-016: HOME RANCH LIGH	08/20/2018	28.26	28.26	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-020: PATHWAY TUNNEL	08/20/2018	53.67	53.67	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-127: LIFT STATION A MAI	08/20/2018	117.63	117.63	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-130: 3 CRK STREETS LIG	08/20/2018	22.19	22.19	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-132: PARKING GARAGE	08/20/2018	500.70	500.70	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-336: HIDDEN RANCH PAT	08/20/2018	29.17	29.17	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-341: HOME RANCH REST	08/20/2018	21.59	21.59	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-126: LIFT STATION B SP	08/20/2018	21.60	21.60	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-005: CACEH KUDAR LIGH	08/20/2018	43.39	43.39	09/13/2018
156	LOWER VALLEY ENERGY INC	92050-GRP177	92050-006: CACHE ST N LIGHTI	08/20/2018	27.75	27.75	09/13/2018
Total 156:					24,347.58	24,347.58	
166	TETON COUNTY-FUND 19	082818PC	AUGUST 2018 PARKS & REC C	08/28/2018	9,384.51	9,384.51	09/13/2018
166	TETON COUNTY-FUND 19	082818PR	AUGUST 2018 PARKS & REC	08/28/2018	9,384.51	9,384.51	09/13/2018
Total 166:					18,769.02	18,769.02	
187	NELSON ENGINEERING	47777	PROJ: 14-175-03 WEST BROAD	08/29/2018	20,434.50	20,434.50	09/13/2018
187	NELSON ENGINEERING	47778	PROJ: 14-175-04 WATERLINE E	08/29/2018	2,826.75	2,826.75	09/13/2018
Total 187:					23,261.25	23,261.25	
201	SENIOR CENTER OF JACKSON	090718	1ST QUARTER PAYMENT	09/07/2018	21,750.00	21,750.00	09/13/2018
Total 201:					21,750.00	21,750.00	
215	RED'S AUTO GLASS, INC.	1035186	LABOR: INSTALL GLASS DOOR	08/10/2018	95.00	95.00	09/13/2018
Total 215:					95.00	95.00	
226	O'RYAN CLEANERS	090218	DRY CLEANING	09/02/2018	286.06	286.06	09/13/2018
Total 226:					286.06	286.06	
236	SMITH POWER PRODUCTS,INC	3055679	FRT OUT GOING AND HANDLIN	08/21/2018	16,741.80	16,741.80	09/13/2018
Total 236:					16,741.80	16,741.80	
241	ST JOHN'S HOSPITAL	073118	CHEM & LAB FOR 7	07/31/2018	520.00	520.00	09/13/2018
Total 241:					520.00	520.00	
257	NAPA AUTO PARTS INC.	770430	ADAPTER	04/13/2018	4.14	4.14	09/13/2018
257	NAPA AUTO PARTS INC.	798445	CREDIT: GAUGE	08/21/2018	68.44	68.44	09/13/2018
257	NAPA AUTO PARTS INC.	800380	TIRE VAL	08/30/2018	3.98	3.98	09/13/2018
257	NAPA AUTO PARTS INC.	800428	RELAY	08/30/2018	23.96	23.96	09/13/2018
257	NAPA AUTO PARTS INC.	800465	DIST CAP, DIST ROTOR, THER	08/30/2018	52.34	52.34	09/13/2018
257	NAPA AUTO PARTS INC.	800488	FUEL PUMP ASSEMBLY	08/30/2018	289.86	289.86	09/13/2018
257	NAPA AUTO PARTS INC.	801075	ENR ELECT BATTERY	09/04/2018	18.33	18.33	09/13/2018
257	NAPA AUTO PARTS INC.	801482	NAPAGOLD OIL FILTER	09/05/2018	27.28	27.28	09/13/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
257	NAPA AUTO PARTS INC.	801502	CREDIT: CORE AND HR METER	09/05/2018	58.79-	58.79-	09/13/2018
257	NAPA AUTO PARTS INC.	801518	NAPAGOLD FILTERS & BLADES	09/05/2018	673.83	673.83	09/13/2018
257	NAPA AUTO PARTS INC.	802356	COUPLER	09/10/2018	12.32	12.32	09/13/2018
257	NAPA AUTO PARTS INC.	802635	NAPA HYD JACK OIL	09/11/2018	5.49	5.49	09/13/2018
Total 257:					984.30	984.30	
258	JACKSON HOLE COMMUNITY C	072618	1ST QUARTER	07/26/2018	25,000.00	25,000.00	09/13/2018
Total 258:					25,000.00	25,000.00	
260	COMMUNITY SAFETY NETWORK	071218	1ST QUARTER	07/12/2018	10,000.00	10,000.00	09/13/2018
Total 260:					10,000.00	10,000.00	
262	PAZMA PAINT & AUTO BODY	17204	REPAIR- #4050- 2013 FORD TA	09/04/2018	1,553.27	1,553.27	09/13/2018
Total 262:					1,553.27	1,553.27	
268	TETON MOTORS INC	5084340	SENSOR	01/10/2018	51.68	51.68	09/13/2018
268	TETON MOTORS INC	5085925	SWITCH CONNECTOR	05/24/2018	94.91	94.91	09/13/2018
268	TETON MOTORS INC	5086729	GENERATOR	07/30/2018	398.43	398.43	09/13/2018
268	TETON MOTORS INC	5086990	HITCH KIT, KIT, CAP	08/20/2018	444.40	444.40	09/13/2018
268	TETON MOTORS INC	5087059	ACTUATOR	08/24/2018	416.37	416.37	09/13/2018
268	TETON MOTORS INC	5087168	CREDIT: RETURN ACTUATOR	08/31/2018	25.00	25.00	09/13/2018
Total 268:					1,430.79	1,430.79	
305	KNOBE'S ELECTRONICS	10363880	WIFI MAGNETIC MOUNT, RP-S	09/06/2018	53.91	53.91	09/13/2018
Total 305:					53.91	53.91	
329	WYOMING RETIREMENT SYST	162942	AUGUST CONTRIBUTIONS	09/06/2018	42,577.33	42,577.33	09/06/2018
329	WYOMING RETIREMENT SYST	162943	AUGUST CONTRIBUTIONS	09/06/2018	48,532.35	48,532.35	09/06/2018
329	WYOMING RETIREMENT SYST	162944	AUGUST CONTRIBUTIONS	09/06/2018	50,689.82	50,689.82	09/06/2018
Total 329:					141,799.50	141,799.50	
342	TETON COUNTY WEED & PEST	090118	LEASE FOR HOUSING UNITS	09/01/2018	23,175.00	23,175.00	09/13/2018
Total 342:					23,175.00	23,175.00	
401	POST REGISTER	114083	TRANSIT SUPERVISOR AD	09/13/2018	488.00	488.00	09/13/2018
Total 401:					488.00	488.00	
406	WYOMING LAW ENFORCEMEN	A-0437	DORM ROOM KEY	07/31/2018	20.00	20.00	09/13/2018
406	WYOMING LAW ENFORCEMEN	S-10699	CERTIFICATION PEERY	08/03/2018	610.00	610.00	09/13/2018
406	WYOMING LAW ENFORCEMEN	S-10726	RUSCHILL CERTIFICATION	08/31/2018	135.00	135.00	09/13/2018
Total 406:					765.00	765.00	
415	HAYSE M.D., BRUCE	199820	DOT PHYSICALS	08/03/2018	90.00	90.00	09/13/2018
Total 415:					90.00	90.00	
425	ACE EQUIPMENT & SUPPLY	167060	ANNUAL LIFT INSPECTION- LA	08/23/2018	1,292.50	1,292.50	09/13/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 425:					1,292.50	1,292.50	
463	ANIMAL CARE CLINIC OF JACK	625924460	PILL POCKETS	08/08/2018	11.48	11.48	09/13/2018
463	ANIMAL CARE CLINIC OF JACK	625924932	ANIMAL CARE	08/24/2018	529.00	529.00	09/13/2018
463	ANIMAL CARE CLINIC OF JACK	625925192	CANINE NEUTER	08/30/2018	126.20	126.20	09/13/2018
Total 463:					666.68	666.68	
473	GREENWOOD MAPPING INC.	090418	JULY & AUGUST GIS SERVICES	09/04/2018	2,520.00	2,520.00	09/13/2018
Total 473:					2,520.00	2,520.00	
502	ELECTRICAL WHSLE SUPPLY C	S4526905.001	PVC PINT QUICK-SET CLEAR C	08/31/2018	52.62	52.62	09/13/2018
Total 502:					52.62	52.62	
503	HUNT CONSTRUCTION INC	7776	CRACK REPAIR @ FLAT CREEK	05/22/2018	2,838.00	2,838.00	09/13/2018
503	HUNT CONSTRUCTION INC	7797	DUSTGARD & APPLICATION @	06/04/2018	405.00	405.00	09/13/2018
503	HUNT CONSTRUCTION INC	7851	ASPHALT PATCH @ SNOW KIN	06/21/2018	975.00	975.00	09/13/2018
503	HUNT CONSTRUCTION INC	7894	CRACK REPAIR @ ASPEN DR	06/30/2018	2,293.00	2,293.00	09/13/2018
503	HUNT CONSTRUCTION INC	7917	CRACK REPAIR @ CRABTREE	07/12/2018	7,201.70	7,201.70	09/13/2018
503	HUNT CONSTRUCTION INC	7918	CRACK REPAIR @ MEADOWLA	07/13/2018	4,909.70	4,909.70	09/13/2018
503	HUNT CONSTRUCTION INC	7919	CRACK REPAIR @ POWDERHO	07/13/2018	1,957.00	1,957.00	09/13/2018
Total 503:					20,579.40	20,579.40	
504	WYDOT	0000103130	P6 CITATION	08/08/2018	118.10	118.10	09/13/2018
Total 504:					118.10	118.10	
563	WESTBANK SANITATION	2932222	940 Simon Lane	09/01/2018	49.75	49.75	09/13/2018
563	WESTBANK SANITATION	2932684	WWTP- TRASH SERVICE FOR A	09/01/2018	629.80	629.80	09/13/2018
Total 563:					679.55	679.55	
611	CUMMINS ROCKY MOUNTAIN L	024-65860	PRESSURE SENSOR	08/24/2018	237.48	237.48	09/13/2018
Total 611:					237.48	237.48	
708	DELTA DENTAL PLAN OF WYO	083118	AUGUST CLAIMS	08/31/2018	9,350.10	9,350.10	09/06/2018
Total 708:					9,350.10	9,350.10	
858	JACKSON HOLE COMMUNITY H	090918	1ST QUARTER PAYMENT	09/09/2018	3,750.00	3,750.00	09/13/2018
Total 858:					3,750.00	3,750.00	
861	ROTARY CLUB OF JACKSON H	083118	4th of JULY FIREWORKS	08/31/2018	5,000.00	5,000.00	09/13/2018
Total 861:					5,000.00	5,000.00	
996	TETON COUNTY SPECIAL FIRE	082418F	AUGUST 2018	08/24/2018	9,924.39	9,924.39	09/13/2018
Total 996:					9,924.39	9,924.39	
1134	ENERGY LABORATORIES INC.	180636	ANALYSIS PARAMETER	08/31/2018	453.00	453.00	09/13/2018
1134	ENERGY LABORATORIES INC.	181593	INFLUENT, EFFLUENT, CELL 1,	09/06/2018	247.00	247.00	09/13/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 1134:					700.00	700.00	
1165	GRAFIX SHOPPE INC.	122762	PARKING ENFORCEMENT GRA	08/17/2018	499.18	499.18	09/13/2018
Total 1165:					499.18	499.18	
1355	TETON COUNTY TRANSFER ST	380544	DIM/LUMBER	08/02/2018	80.00	80.00	09/13/2018
1355	TETON COUNTY TRANSFER ST	380830	DIM/LUMBER	08/03/2018	56.00	56.00	09/13/2018
1355	TETON COUNTY TRANSFER ST	380831	CONST/DEMO	08/03/2018	93.00	93.00	09/13/2018
1355	TETON COUNTY TRANSFER ST	384716	TRASH	08/31/2018	7.00	7.00	09/13/2018
Total 1355:					236.00	236.00	
1443	TETON COUNTY CLERK	091318 PR	SEPTEMBER 2018 PARKS & RE	09/13/2018	100,180.84	100,180.84	09/13/2018
1443	TETON COUNTY CLERK	091318 PR	SEPTEMBER 2018 PARKS & RE	09/13/2018	33,206.16	33,206.16	09/13/2018
1443	TETON COUNTY CLERK	091318 PR	SEPTEMBER 2018 PARKS & RE	09/13/2018	2.00-	2.00-	09/13/2018
1443	TETON COUNTY CLERK	091318F	SEPTEMBER 2018 FIRE/EMS	09/13/2018	124,045.50	124,045.50	09/13/2018
1443	TETON COUNTY CLERK	091318HA	SEPTEMBER 2018 HOUSING A	09/13/2018	22,141.75	22,141.75	09/13/2018
1443	TETON COUNTY CLERK	131	CALARION ASSOC PROJECT 17	08/21/2018	3,840.00	3,840.00	09/13/2018
Total 1443:					283,412.25	283,412.25	
1504	ONE CALL OF WYOMING	49498	TICKETS FOR AUGUST 2018 C	09/08/2018	118.50	118.50	09/13/2018
1504	ONE CALL OF WYOMING	49498	TICKETS FOR AUGUST 2018 C	09/08/2018	118.50	118.50	09/13/2018
Total 1504:					237.00	237.00	
1505	SPRING CREEK ANIMAL HOSPI	624927386	MEDS	08/02/2018	22.46	22.46	09/13/2018
1505	SPRING CREEK ANIMAL HOSPI	624928154	FOOD FOR SULLY	08/14/2018	37.59	37.59	09/13/2018
1505	SPRING CREEK ANIMAL HOSPI	624928321	MEDS	08/15/2018	56.78	56.78	09/13/2018
1505	SPRING CREEK ANIMAL HOSPI	624928628	MEDS	08/21/2018	113.81	113.81	09/13/2018
1505	SPRING CREEK ANIMAL HOSPI	624928812	CIGY CARE	08/23/2018	211.18	211.18	09/13/2018
1505	SPRING CREEK ANIMAL HOSPI	624928813	DOG FOOD	08/23/2018	27.99	27.99	09/13/2018
1505	SPRING CREEK ANIMAL HOSPI	624928813	VACCINE FELV	08/23/2018	18.32	18.32	09/13/2018
1505	SPRING CREEK ANIMAL HOSPI	624929192	FOOD FOR SULLY	08/28/2018	37.59	37.59	09/13/2018
Total 1505:					525.72	525.72	
1551	ROCKY MOUNTAIN INFO NETW	22915	MEMBERSHIP DUES WYPD018	08/30/2018	100.00	100.00	09/13/2018
Total 1551:					100.00	100.00	
1560	BLUE SPRUCE CLEANERS,INC	090118	DRY CLEANING	09/01/2018	328.99	328.99	09/13/2018
Total 1560:					328.99	328.99	
1614	TETON COUNTY-FUND 10	082418K	AUGUST 2018 KOHLHARDT	08/24/2018	2,957.30	2,957.30	09/13/2018
1614	TETON COUNTY-FUND 10	082418N	AUGUST 2018 NORTON	08/24/2018	5,191.92	5,191.92	09/13/2018
1614	TETON COUNTY-FUND 10	082818D	AUGUST 2018 DISPATCH	08/28/2018	16,947.22	16,947.22	09/13/2018
1614	TETON COUNTY-FUND 10	082818DC	AUGUST 2018 DRUG COURT	08/28/2018	6,629.62	6,629.62	09/13/2018
1614	TETON COUNTY-FUND 10	082818P	AUGUST 2018 PATHWAYS	08/28/2018	5,723.90	5,723.90	09/13/2018
Total 1614:					37,449.96	37,449.96	
1691	CORE & MAIN LP	J205094	T10 MTR ECODER, 3" UME R90	08/30/2018	7,928.68	7,928.68	09/13/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 1691:					7,928.68	7,928.68	
2485	KENWORTH SALES COMPANY	IDFIN2999642	NUT-PRO TORQUE	09/10/2018	126.04	126.04	09/13/2018
Total 2485:					126.04	126.04	
2548	WYOMING CONF OF BLDG OFF	082118	MEMBERSHIP FOR PROBST	08/21/2018	50.00	50.00	09/13/2018
Total 2548:					50.00	50.00	
2556	TETON WATER WORKS	090418	RESTITUTION CASE#17-07-000	09/04/2018	100.00	100.00	09/04/2018
Total 2556:					100.00	100.00	
2802	WESTWOOD CURTIS	18-10 #5	PROJ: TOJ SNOW KING ESTAT	09/10/2018	152,145.46	152,145.46	09/13/2018
Total 2802:					152,145.46	152,145.46	
2842	YELLOW IRON EXCAVATION, L	30336	august dumpster	08/31/2018	17.50	17.50	09/13/2018
2842	YELLOW IRON EXCAVATION, L	30336	august dumpster	08/31/2018	17.50	17.50	09/13/2018
2842	YELLOW IRON EXCAVATION, L	30336	august dumpster	08/31/2018	17.50	17.50	09/13/2018
2842	YELLOW IRON EXCAVATION, L	30336	august dumpster	08/31/2018	17.50	17.50	09/13/2018
2842	YELLOW IRON EXCAVATION, L	30437	TRASH REMOVAL AUGUST 201	08/31/2018	200.00	200.00	09/13/2018
2842	YELLOW IRON EXCAVATION, L	30438	TRASH REMOVAL AUGUST 201	08/31/2018	325.00	325.00	09/13/2018
2842	YELLOW IRON EXCAVATION, L	30439	TRASH REMOVAL AT START	08/31/2018	200.00	200.00	09/13/2018
Total 2842:					795.00	795.00	
2850	LDA INC.	8250	SHIPPING- WATER SAMPLES	09/10/2018	59.59	59.59	09/13/2018
2850	LDA INC.	8250	SHIPPING- WATER SAMPLES	09/10/2018	.20	.20	09/13/2018
Total 2850:					59.79	59.79	
2876	CAST	1145	CAST DINNER	09/01/2018	165.00	165.00	09/13/2018
Total 2876:					165.00	165.00	
2877	JACKSON HOLE AIR	4129	2018-2019 CONTRACT	08/01/2018	15,000.00	15,000.00	09/13/2018
Total 2877:					15,000.00	15,000.00	
3162	TETON TRASH REMOVAL, INC.	18 SEP 1025	145 WEST HANSEN 2B	09/01/2018	42.50	42.50	09/13/2018
Total 3162:					42.50	42.50	
3274	DICK MAY WELDING CO	16083	TUBE	08/23/2018	240.00	240.00	09/13/2018
Total 3274:					240.00	240.00	
3323	IDAHO TRAFFIC SAFETY, INC.	189858	GLASS HIGHWAY BEADS	08/30/2018	660.00	660.00	09/13/2018
Total 3323:					660.00	660.00	
3408	E.R. OFFICE EXPRESS	10189	CD'S AND ENVELOPES	08/27/2018	115.80	115.80	09/13/2018
3408	E.R. OFFICE EXPRESS	10226	MODERATE USE STUDDED CH	08/30/2018	76.51	76.51	09/13/2018
3408	E.R. OFFICE EXPRESS	10253	PAPER& PENS	09/04/2018	111.72	111.72	09/13/2018
3408	E.R. OFFICE EXPRESS	10287	PAPER	09/05/2018	227.97	227.97	09/13/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3408	E.R. OFFICE EXPRESS	10333	FOLDERS	09/11/2018	176.40	176.40	09/13/2018
Total 3408:					708.40	708.40	
3420	VISA	5215 0918	ANTLER MOTEL	08/24/2018	37.29	37.29	09/13/2018
Total 3420:					37.29	37.29	
3487	ARCHITECTURAL BUILDING SU	5527338	HOUDINI	08/28/2018	17.00	17.00	09/13/2018
Total 3487:					17.00	17.00	
3521	FRIENDS OF PATHWAYS	1132	REIMBURSE FOR OPERATIONS	04/26/2018	3,710.23	3,710.23	09/13/2018
3521	FRIENDS OF PATHWAYS	1144	MOU START BIKE OPERATION	09/07/2018	18,490.00	18,490.00	09/13/2018
Total 3521:					22,200.23	22,200.23	
3527	UPS	0000129VW43	SHIPPING CHARGE-POLICE	08/25/2018	34.30	34.30	09/13/2018
3527	UPS	0000129VW43	SHIPPING CHARGE-POLICE	09/01/2018	158.93	158.93	09/13/2018
Total 3527:					193.23	193.23	
3596	ADVANCED GLASS TRIM, LLC	25621	WINDSHIELD #3109- 2014 FOR	09/11/2018	300.00	300.00	09/13/2018
Total 3596:					300.00	300.00	
3619	WY CHILD SUPPORT ENFORCE	091218	case #209790 GALLEGHER	09/12/2018	146.76	146.76	09/12/2018
Total 3619:					146.76	146.76	
3661	JOHNSON, ROBERTS & ASSOC	136880	PHQ REPORT	08/29/2018	15.00	15.00	09/13/2018
Total 3661:					15.00	15.00	
3876	FITZGERALD, TODD	1224	CONDUCT BASIC TREE RISK L	09/01/2018	420.00	420.00	09/13/2018
Total 3876:					420.00	420.00	
4046	TIMBERLINE CONCRETE	082818	4000PSI, SHORT LOAD	08/28/2018	341.00	341.00	09/13/2018
Total 4046:					341.00	341.00	
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	534.92	534.92	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	30.63	30.63	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	335.82	335.82	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	78.90	78.90	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	80.39	80.39	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	722.42	722.42	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	91.38	91.38	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	17.48	17.48	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	.01	.01	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	538.30	538.30	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	554.75	554.75	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	236.31	236.31	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	2,777.85	2,777.85	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	424.01	424.01	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	91.38	91.38	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	351.10	351.10	09/06/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	291.96	291.96	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	517.67	517.67	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	804.36	804.36	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	110.66	110.66	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	1,054.51	1,054.51	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	805.22	805.22	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	346.50	346.50	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	569.84	569.84	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	631.75	631.75	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	322.01	322.01	09/06/2018
4139	WY WORKERS' SAFETY & COM	090618	SEPTEMBER PREMIUM	09/06/2018	3,713.16	3,713.16	09/06/2018
Total 4139:					16,033.29	16,033.29	
4212	GILLIG LLC	40492496	HUB & DRUM ASM	08/29/2018	674.14	674.14	09/13/2018
4212	GILLIG LLC	40492919	SLIDERS	08/30/2018	298.10	298.10	09/13/2018
4212	GILLIG LLC	40493634	FLUID LEVEL SENSOR, ELECT	08/04/2018	533.97	533.97	09/13/2018
4212	GILLIG LLC	40493635	BRAKE FRT RH CAMSHAFT, FR	09/04/2018	270.82	270.82	09/13/2018
4212	GILLIG LLC	40494116	BRAKE FRT RH CAMSHAFT, FR	09/05/2018	89.88	89.88	09/13/2018
4212	GILLIG LLC	40494117	VOLTAGE REGULATOR	09/05/2018	645.84	645.84	09/13/2018
4212	GILLIG LLC	40494118	REGULATOR HARNESS	09/05/2018	158.71	158.71	09/13/2018
Total 4212:					2,671.46	2,671.46	
4292	Commercial Tire-ID Falls	112509	LT265/70R17 DISC AT3, SIPING	08/22/2018	1,822.64	1,822.64	09/13/2018
4292	Commercial Tire-ID Falls	112510	235/75R15 DISC AT3, SIPING LA	08/22/2018	636.96	636.96	09/13/2018
4292	Commercial Tire-ID Falls	112605	195/70R14 FS W-FORCE	08/27/2018	347.48	347.48	09/13/2018
4292	Commercial Tire-ID Falls	112670	LT225/75R16 BLIZZAK	08/29/2018	1,084.32	1,084.32	09/13/2018
Total 4292:					3,891.40	3,891.40	
4294	FIRE SERVICES OF IDAHO	40454P	REPAIRED BROKEN DRUM DRI	08/28/2018	2,022.86	2,022.86	09/13/2018
4294	FIRE SERVICES OF IDAHO	40468P	ANNUAL SYSTEM INSPECTION-	08/31/2018	500.00	500.00	09/13/2018
4294	FIRE SERVICES OF IDAHO	40470P	ANNUAL SYSTEM INSPECTION-	08/31/2018	325.00	325.00	09/13/2018
4294	FIRE SERVICES OF IDAHO	41268P	ANNUAL SYSTEM INSPECTION-	08/31/2018	775.00	775.00	09/13/2018
4294	FIRE SERVICES OF IDAHO	41269P	ANNUAL FIRE SUPPRESSION I	08/31/2018	325.00	325.00	09/13/2018
4294	FIRE SERVICES OF IDAHO	41270P	ANNUAL SYSTEM INSPECTION-	08/31/2018	225.00	225.00	09/13/2018
4294	FIRE SERVICES OF IDAHO	41273P	ANNUAL SYSTEM INSPECTION-	08/31/2018	275.00	275.00	09/13/2018
Total 4294:					4,447.86	4,447.86	
4320	WARNER TRUCK CENTER	X101208825:0	NUT, GASKETM STUD, KIT TUR	09/06/2018	4,781.17	4,781.17	09/13/2018
4320	WARNER TRUCK CENTER	X101208986:0	AIRBAG, CAM SPRIONG, LUBE	09/06/2018	654.07	654.07	09/13/2018
Total 4320:					5,435.24	5,435.24	
4359	SHERWIN-WILLIAMS CO.	3997-1	CHL RBR WHT TRAFFIC	08/27/2018	356.60	356.60	09/13/2018
4359	SHERWIN-WILLIAMS CO.	6191-9	5 GAL CHL RBR WHT TRAFFIC,	08/22/2018	98.92	98.92	09/13/2018
Total 4359:					455.52	455.52	
4401	MEYRING & ASSOCIATES, INC	I8836	PROJECT NAME: TOWN HALL-	08/20/2018	664.56	664.56	09/13/2018
Total 4401:					664.56	664.56	
4415	DEPATCO INC.	1000563	MIRAFI 380I GEOTEXTILE FABR	09/07/2018	6,700.00	6,700.00	09/13/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4415:					6,700.00	6,700.00	
4567	ROCKY MOUNTAIN MARKETIN	TOWN-3215	LAPEL PINS	07/10/2018	1,021.52	1,021.52	09/13/2018
Total 4567:					1,021.52	1,021.52	
4614	C & A PROFESSIONAL CLEANI	083118S	CLEAN START OFFICES AUGU	08/31/2018	1,622.34	1,622.34	09/13/2018
Total 4614:					1,622.34	1,622.34	
4635	TETON SIGNS LLC	9095	FLEET MANAGER SIGN, INSTAL	08/29/2018	73.50	73.50	09/13/2018
Total 4635:					73.50	73.50	
4699	SNAKE RIVER ROASTING	602453	COFFEE KIRBY- (5 LB BAG) PW	08/30/2018	48.45	48.45	09/13/2018
4699	SNAKE RIVER ROASTING	602459	COFFEE	08/30/2018	101.75	101.75	09/13/2018
4699	SNAKE RIVER ROASTING	602515	COFFEE	08/30/2018	29.07	29.07	09/13/2018
4699	SNAKE RIVER ROASTING	602604	COFFEE	09/06/2018	48.45	48.45	09/13/2018
4699	SNAKE RIVER ROASTING	602605	COFFEE- (5 LB BAGS) PW SHO	09/06/2018	48.45	48.45	09/13/2018
Total 4699:					276.17	276.17	
4709	FLEETPRIDE	8849201	HUBODOMETER MECHANICAL,	08/22/2018	214.96	214.96	09/13/2018
Total 4709:					214.96	214.96	
4723	RON'S TOWING	10473	TOW FEE	08/29/2018	200.00	200.00	09/13/2018
Total 4723:					200.00	200.00	
4768	GLOBAL EQUIPMENT COMPAN	113110858	36" INDOOR/OUTDOOR POLYC	08/24/2018	142.82	142.82	09/13/2018
Total 4768:					142.82	142.82	
4774	BIG R RANCH & HOME	1302448B	DOUBLE ENTRY	12/21/2017	179.95-	.00	
4774	BIG R RANCH & HOME	1320121	JACKET HEAVY	05/11/2018	134.99	.00	
4774	BIG R RANCH & HOME	1341455	BLUE POLY III TARP	08/27/2018	39.95	.00	
4774	BIG R RANCH & HOME	J205094	BLUE POLY III TRAPS 18X24	08/30/2018	39.95	.00	
4774	BIG R RANCH & HOME	J205094	BLUE POLY III TRAPS	08/30/2018	39.95-	.00	
Total 4774:					5.01-	.00	
4918	DEAN'S PEST CONTROLL LLC	35299	SMALL RODENT CONTROL @ P	08/06/2018	40.00	40.00	09/13/2018
4918	DEAN'S PEST CONTROLL LLC	35355	SMALL RODENT CONTROL @ S	08/06/2018	100.00	100.00	09/13/2018
4918	DEAN'S PEST CONTROLL LLC	35620	1X PEST MGT @ 915 SIMON LA	08/07/2018	100.00	100.00	09/13/2018
Total 4918:					240.00	240.00	
4922	PREMIER VEHICLE INSTALLATI	27425	ACC PCOKET INTERNAL MOUN	07/05/2018	191.25	191.25	09/13/2018
4922	PREMIER VEHICLE INSTALLATI	27591	FEN 2 UNIVERSAL GUN LOCK,	08/01/2018	1,590.03	1,590.03	09/13/2018
Total 4922:					1,781.28	1,781.28	
4988	HD FOWLER COMPANY	I4943275	4" MJ X FLG WEDGE GATE VAL	08/31/2018	633.47	633.47	09/13/2018
Total 4988:					633.47	633.47	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
5009	GM SHEET METAL LLC	2789	GALV METAL, LABOR	07/03/2018	121.80	121.80	09/13/2018
Total 5009:					121.80	121.80	
5108	Marquina, Francisca	090418	restitution Case #06-09-0034	09/04/2018	50.00	50.00	09/04/2018
Total 5108:					50.00	50.00	
5111	SCHMILLEN, SCOTT	01713	FIXTURE CLEANING @ PARKIN	08/27/2018	237.50	237.50	09/13/2018
5111	SCHMILLEN, SCOTT	01714	FIXTURE CLEANED @ DELONE	08/27/2018	237.50	237.50	09/13/2018
5111	SCHMILLEN, SCOTT	01715	FIXTURES CLEANED @ MILLER	08/27/2018	190.00	190.00	09/13/2018
5111	SCHMILLEN, SCOTT	01716	FIXTURES CLEANED @ HOMER	08/20/2018	522.50	522.50	09/13/2018
5111	SCHMILLEN, SCOTT	01717	FIXTURE CLEANED @ ICE RAN	08/29/2018	1,045.00	1,045.00	09/13/2018
Total 5111:					2,232.50	2,232.50	
5259	FRANK, DON	091018	TRAVEL EXPENSES	09/10/2018	435.10	435.10	09/13/2018
Total 5259:					435.10	435.10	
5280	ROUTEMATCH SOFTWARE, INC	36686	FIXED ROUTE SERVICES	08/24/2018	5,000.00	5,000.00	09/13/2018
5280	ROUTEMATCH SOFTWARE, INC	36916	FIXED ROUTE PROFESSIONAL	08/31/2018	4,375.00	4,375.00	09/13/2018
Total 5280:					9,375.00	9,375.00	
5348	OVERHEAD DOOR COMPANY	090518	WO#: WO-00341396- RYWI BAT	09/05/2018	374.73	374.73	09/13/2018
Total 5348:					374.73	374.73	
5473	KELLERSTRASS ENTERPRISES	976127	DEFENDAL GLOBAL AEL 50/50/	08/29/2018	147.00	147.00	09/13/2018
5473	KELLERSTRASS ENTERPRISES	9762426	DF#2 DYED ULTRA LOW SULFU	09/05/2018	14,631.53	14,631.53	09/13/2018
5473	KELLERSTRASS ENTERPRISES	976426-1	MIDGRADE 87-E	09/05/2018	11,053.94	11,053.94	09/13/2018
Total 5473:					25,832.47	25,832.47	
5539	Y2 CONSULTANTS, LLC	8724	NORTH CACHE- CHANGE ORD	08/29/2018	2,391.38	2,391.38	09/13/2018
Total 5539:					2,391.38	2,391.38	
5637	TIGHE, JOHN	16165	BANDIT , S/N	08/30/2018	241.75	241.75	09/13/2018
Total 5637:					241.75	241.75	
5666	TRANSIT TALENT LLC	2431808	RECRUITMENT AD	09/04/2018	220.00	220.00	09/13/2018
Total 5666:					220.00	220.00	
5691	LEPCO	29414	WO#: 20749- SERVICE REQUES	08/29/2018	1,485.00	1,485.00	09/13/2018
Total 5691:					1,485.00	1,485.00	
5707	PERFORM PRINTING INC	P 966	BUSINESS CARDS	08/30/2018	63.85	63.85	09/13/2018
Total 5707:					63.85	63.85	
5734	GREENWAY PAINTING LLC	000360	INTERIOR PAINTING- LABOR A	09/11/2018	929.00	929.00	09/13/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 5734:					929.00	929.00	
5778	PREMIER POWDER COATING &	CANS	RECYCLE RECEPTACLES	08/08/2018	628.08	628.08	09/13/2018
Total 5778:					628.08	628.08	
5808	AMERICAN FILTRATION	7400437	CUSTOM MADE PERFECT PLE	09/05/2018	277.20	277.20	09/13/2018
Total 5808:					277.20	277.20	
5810	RICH BROADCASTING (SV/JX)	MC-118081382	RADIO ADS	08/31/2018	896.00	896.00	09/13/2018
Total 5810:					896.00	896.00	
5818	Burkes, Jody R. and Linda S.	091318	EASEMENT	09/13/2018	10,000.00	.00	
5818	Burkes, Jody R. and Linda S.	091318	EASEMENT	09/13/2018	10,000.00	.00	
5818	Burkes, Jody R. and Linda S.	091318	EASEMENT	09/13/2018	10,000.00-	.00	
Total 5818:					10,000.00	.00	
5870	ONE 22, INC.	082818	ANNUAL CONTRACT 2018-2019	08/28/2018	47,500.00	47,500.00	09/13/2018
Total 5870:					47,500.00	47,500.00	
5874	GABLE, MICHAEL	091118	DOT PHYSICAL REIMBURSE	09/11/2018	130.00	130.00	09/13/2018
Total 5874:					130.00	130.00	
5941	PETHEALTH SERVICES INC	SIUN12251708	REGISTRATION ADOPTION	08/31/2018	4.85	4.85	09/13/2018
Total 5941:					4.85	4.85	
5965	KIMLEY HORN	11746996	PHASE 2 PARKING	07/31/2018	4,475.00	4,475.00	09/13/2018
Total 5965:					4,475.00	4,475.00	
5967	CITY OF DRIGGS	BBSTART2018	BUS BARN RENTAL	08/31/2018	828.00	828.00	09/13/2018
5967	CITY OF DRIGGS	BBSTART2018	CLEANING	08/31/2018	169.05	169.05	09/13/2018
5967	CITY OF DRIGGS	BBSTART2018	WATER/SEWER	08/31/2018	113.16	113.16	09/13/2018
5967	CITY OF DRIGGS	BBSTART2018	ELECTRIC	08/31/2018	70.96	70.96	09/13/2018
Total 5967:					1,181.17	1,181.17	
6136	SOLV BUSINESS SOLUTIONS-S	384952	TREPASS NOTICES	08/28/2018	215.78	215.78	09/13/2018
Total 6136:					215.78	215.78	
6163	GREGCO LLC	18-07 #3- RET	PROJ: 2018 SIDEWALK IMPROV	08/01/2018	6,593.18	6,593.18	09/13/2018
6163	GREGCO LLC	18-07 #3- RET	PROJ: 2018 SIDEWALK IMPROV	08/01/2018	6,593.18	6,593.18	09/13/2018
6163	GREGCO LLC	18-07 #3- RET	PROJ: 2018 SIDEWALK IMPROV	08/01/2018	6,593.18	6,593.18	09/13/2018
6163	GREGCO LLC	18-07 #3- RET	PROJ: 2018 SIDEWALK IMPROV	08/01/2018	13,186.38	13,186.38	09/13/2018
Total 6163:					32,965.92	32,965.92	
6189	SPRINGHILL SUITES;JOE MADE	090418	restitution Case #18-02-0231	09/04/2018	308.42	308.42	09/04/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6189:					308.42	308.42	
6242	WYOMING LAW ENFORCEMEN	083118	OET COLLECTIONS AUG18	08/31/2018	260.00	260.00	09/13/2018
Total 6242:					260.00	260.00	
6243	DAY WIRELESS SYSTEMS	2631	TECH SERVICE- UPDATE PRO	07/31/2018	90.00	90.00	09/13/2018
Total 6243:					90.00	90.00	
6245	TILLEMANS ARCHITECT BUILD	090418	RETURN BOND B17-0118 741 R	09/04/2018	2,000.00	2,000.00	09/04/2018
Total 6245:					2,000.00	2,000.00	
6246	Teton Hi	090418	return business license fee	09/04/2018	100.00	100.00	09/04/2018
Total 6246:					100.00	100.00	
6247	TOBEY, JOHN	090518	RETURN DEPOSIT	09/05/2018	2,000.00	2,000.00	09/13/2018
6247	TOBEY, JOHN	090518	RETURN OVERPAYMENT ON U	09/05/2018	308.46	308.46	09/13/2018
6247	TOBEY, JOHN	090518	AUGUST RENT 1/2 MONTH	09/05/2018	500.00-	500.00-	09/13/2018
Total 6247:					1,808.46	1,808.46	
6248	JOSE SUSANO CARILLO	090518	BAIL REFUND CASE 18-08-0576	09/05/2018	740.00	740.00	09/13/2018
Total 6248:					740.00	740.00	
6249	Dumitriu, Lucian	091218	Bail Refund Case #18-9-0218	09/12/2018	250.00	250.00	09/12/2018
Total 6249:					250.00	250.00	
6250	ARBOR WORKS TREE SERVICE	1715	PRUNE 2 CHOKE CHERRY AND	08/31/2018	500.00	500.00	09/13/2018
Total 6250:					500.00	500.00	
6251	FLITNER STRATEGIES	09.18.18-REWI	REWIRING LEADERSHIP FOR P	09/13/2018	213.43	213.43	09/13/2018
6251	FLITNER STRATEGIES	09.18.18-REWI	REWIRING LEADERSHIP FOR P	09/13/2018	213.43	213.43	09/13/2018
6251	FLITNER STRATEGIES	09.18.18-REWI	REWIRING LEADERSHIP PW G	09/13/2018	213.43	213.43	09/13/2018
6251	FLITNER STRATEGIES	09.18.18-REWI	REWIRING LEADERSHIP PW G	09/13/2018	640.28	640.28	09/13/2018
6251	FLITNER STRATEGIES	09.18.18-REWI	REWIRING LEADERSHIP PW G	09/13/2018	213.43	213.43	09/13/2018
Total 6251:					1,494.00	1,494.00	
6252	JAMAR TECHNOLOGIES, INC	0042219	4RT CLASSIFIER W/GPS & BIKE	08/31/2018	1,165.67	1,165.67	09/13/2018
6252	JAMAR TECHNOLOGIES, INC	0042219	4RT CLASSIFIER W/GPS & BIKE	08/31/2018	1,165.67	1,165.67	09/13/2018
6252	JAMAR TECHNOLOGIES, INC	0042219	4RT CLASSIFIER W/GPS & BIKE	08/31/2018	1,165.66	1,165.66	09/13/2018
Total 6252:					3,497.00	3,497.00	
6253	KLOS, TYLER	091018	TRAVEL REIMBURSEMENT	09/10/2018	500.00	500.00	09/13/2018
Total 6253:					500.00	500.00	
6254	HOGAN, CALEB	090718	TRAVEL REIMBURSEMENT	09/07/2018	500.00	500.00	09/13/2018

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6254:					500.00	500.00	
Grand Totals:					1,299,066.75	1,289,071.76	

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

**TOWN OF JACKSON
MUNICIPAL COURT
MONTHLY REPORT TO THE MAYOR AND THE TOWN COUNCIL
FOR THE MONTH OF AUGUST, 2018**

During the month of August, the court received \$53,122 in fines, fees, and forfeitures.
808 new cases were docketed: 594 parking citations, 214 summons
58 cases were dismissed: 19 parking violations

The abbreviations used below are: BF=forfeiture, GP=pled guilty, NC= nolo contendere, G=found guilty at trial, NG=found not guilty at Trial,
R=restitution, CS=community service, DP=deferred prosecution, D=dismissed, D-TS=dismissed for traffic school,
DA=deferred adjudication

CLOSED CASES

<u>NAME</u>	<u>CITATION</u>	<u>OFFENSE</u>	<u>DISPOSITION</u>	<u>\$</u>
AGRIPINA, ISCARA	186002185AA	No Driver's license	BF	410
ALICEA-VARGAS, LUIS A	07462L	Public intoxication-MUST APPEAR	BF	110
APPLE, MEGAN BEATRICE	186005854AA	Starting Parked Vehicle	BF	85
ARTHUR, ALLISON F	03022L	Uncontrolled animals: molests passerby, chase attacks	BF	100
ASHTON, RHONDA JANE	186005457AA	Speeding 47/40	BF	91
BADILLO, OSCAR HUERTA	186005537AA	No Driver's license	BF	420
BARRETT, ELIZABETH A	03726L	Use of cell phone while driving prohibited	BF	65
BATAILLE, ZSA ANN	186004533AA	Failure to stop at a red light	BF	125
BEAVERS, MARG M	03467L	Failure to maintain liability coverage	D-Valid Info Provided	0
BECKER, HILARY SHEA	186005856AA	Use of cell phone while driving prohibited	BF	75
BELLEVILLE, NICKOLAS JAMES	186005366AA	Speeding urban - 30 mph zone 41/30	BF	152
BI, SHENG	03446L	Speeding urban - 30 mph zone 48/30	BF	201
BIGHAM, ADAM J	20477D	Breach of peace: MUST APPEAR	BF	150
BIGHAM, ADAM J	20478D	Criminal trespass-MUST APPEAR	BF	150
BIGHAM, ADAM J	20479D	Public intoxication-MUST APPEAR	BF	150
BIGHAM, ADAM J	20480D	Unlawful Contact or Touching-MUST APPEAR	BF	150
BLANTHORN, CAROL ANN	186004691AA	Speeding 30 mph Zone 47/30	BF	138
BOLEN, MARK STUART	186003825AA	Use of cell phone while driving prohibited	BF	65
BOONE, DEBORAH R	03719L	Use of hand-held electronic device while driving	BF	65
BOYCE, RACHEL ELISABETH	186002297AA	Use of cell phone while driving prohibited	BF	75
BRADSHAW, JAKE EDWIN	186001550AA	Use of cell phone while driving prohibited-3RD OFFENS	GP	150
BUDGE, MICHAEL DEVERE	186003025AA	Speeding urban - 30 mph zone 47/30	BF	194
BUFORD, BRITTON ZADIK	186004527AA	Stop Sign Violation	BF	125
BUHLER JR, JOHN S	186005458AA	UNSAFE TURNING MOVEMENT-MUST APPEAR	BF	75
CALLAHAN, ZACHARY T	186003823AA	Use of cell phone while driving prohibited	BF	65
CALVO, FAITH SUSANNA	186005374AA	Speeding 40/25	D-Per Town's Motion	0
CAMERON, VICTORIA MARIE	186005453AA	Stop Sign Violation	BF	125
CAMPBELL, SAMUEL S	186004367AA	Stop Sign Violation	BF	135
CARPENTER, ROBERT DALE	186005716AA	Vehicle load violation	BF	85
CARR, KERRY B	19492K	Speed Limits Generally 32/20	BF	265
CARSON, RANDY C	03440L	Use of hand-held electronic device while driving	BF	65
CHANDRAN, SHAUN	186003027AA	Speeding urban - 30 mph zone 46/30	BF	187
COLGATE DDAF, AMANDA L	186006009AA	Speeding 36/25	BF	127
CONWELL, ERIC D	03722L	Unsafe backing	BF	75
DALTON, MITCHELL JAMES	186005530AA	Marijuana: use and/or possession (MUST APPEAR)	BF	250
DELAFUENTE JR, SANJUAN LUNA	186005465AA	Public intoxication	BF	110
DEWALL, WAYNE C	03702L	Speed Limits Generally 44/30	D-TS	0
DORE, ADALINE GRIFFIN	186002298AA	Failure to maintain liability coverage	BF	270
EMERY, TYLER J	95898J	Marijuana: use and/or possession-MUST APPEAR	BF	250
ESGUERRA, MIGUEL ERNESTO	186004299AA	Use of cell phone while driving prohibited	BF	65
Espejel, Danny	95937J	Driving/Control of vehicle while intox	DA-Per W.S.S. 7-13-301	0
EVANS, JUSTIN	186002295AA	Stop Sign Violation	D-Per Town's Motion	0
EVANS, LEAH E.	95939J	Driving/Control of vehicle while intox	DA-Per W.S.S. 7-13-301	0
FEDERMAN, JAY L	186005451AA	Turning left at intersection (MUST APPEAR)	BF	75
FEDRIGO, MONICA CARVALHO	186005372AA	Failure to maintain liability coverage	D-Valid Info Provided	0
FILION, JODI	186005551AA	Speeding 45/30	BF	115
FINDLEY, O'NEIL ANTHONY	95895J	Marijuana: use and/or possession-MUST APPEAR	BF	250
FINLEY, ERIK J	186005712AA	Public intoxication	D-Per Town's Motion	0

FLORY, VANESSA MCQUAID	186005504AA	Use of cell phone while driving prohibited	BF	75
FRIES, JULIANNE M	03445L	Use of hand-held electronic device while driving	BF	65
FULLER, KENDALL JORDAN-LOVE	186005371AA	Public intoxication-MUST APPEAR	BF	110
FUNKA, DAYLE S	00501M	Failure to maintain liability coverage	D-Valid Info Provided	0
GARRETT, ROBERT MARTIN	186006054AA	Following too Close (MUST APPEAR)	BF	85
GATH, DREW E	18-08-0252 CRIMIN	Defacing or destroying property	GP	100
GILL, PATRICK PORTER	186003393AA	Failure to maintain liability coverage	BF	550
GILLESPIE, CHRISTIANA MAY	186004021AA	Use of cell phone while driving prohibited	BF	75
GILLINS, GARY L	03604L	Failure to maintain liability coverage	D-Valid Info Provided	0
GUILSDORF, ANDREW E	19490K	Speed Limits Generally 30/20	BF	195
GUTWEIN, SHANNON PAULINE	186004015AA	Use of cell phone while driving prohibited	BF	65
HARTLEY, ROSS	03728L	Speed Limits Generally 44/30	BF	123
HEDGES, THOMAS P	19500K	UNSAFE TURNING MOVEMENT	BF	75
HERNANDEZ HERNANDEZ, RAYMUN	186005859AA	Use of cell phone while driving prohibited	BF	65
HERNANDEZ MENDOZA, EDITH	186005861AA	Speeding urban - 30 mph zone 46/30	BF	128
HERON, CASEY	03011L	Failure to file accident report with police-MUST APPEAR	GP, R	908
HOYOS, MARIO E	03686L	Failure to maintain liability coverage	D-Valid Info Provided	0
HOYT, GREGORY ALLEN	186006058AA	Use of cell phone while driving prohibited	BF	65
HUERTA-BAEZ, FRANCISCO	03681L	No Driver's license	BF	410
HUERTA-BAEZ, FRANCISCO	03680L	Use of hand-held electronic device while driving	BF	65
HURLEY, JOHN K	186005541AA	Speeding urban - 61/30 mph zone- MUST APPEAR	BF	255
HWANG, MELISSA IRENE	186005368AA	Speeding urban - 30 mph zone 47/30	BF	194
IAPARA, ION	186005813AA	Provide alcohol to person <21 (MUST APPEAR)	NCP	500
JACOBSON, ERIK W	03594L	Public intoxication	BF	110
JILLSON, FORREST	186004298AA	Speeding 48/40	BF	94
JOHNSON, LADEE C	186005884AA	Yield to pedestrian within crosswalk	D-Per Town's Motion	0
JOLLEY, DAVID MICHAEL	186005360AA	Speeding 30 mph Zone 40/30	BF	125
JUDGE LENNOX, ESTHER HAZEL	186005952AA	No display of current registration	BF	68
KAISER, HEIDE MARIE	186004295AA	Stop Sign Violation	BF	125
KARRIKER, ROBERT GLENN	186003826AA	Failure to stop at a red light	BF	125
KAYE, RONALD JULIAN	186005229AA	Use of cell phone while driving prohibited	D-TS	0
KEARNS, HEATHER LYNN	186005157AA	Failure to maintain liability coverage	D-Valid Info Provided	0
KEENAN, ANDREW MORGAN	186001545AA	Failure to maintain liability coverage	BF	540
KEIM, CAROL MCFARLAND	186003030AA	Failure to maintain liability coverage	D-Valid Info Provided	0
KELLER, ANDREW MALCOLM	186004777AA	Speeding 30 mph Zone 43/30	BF	122
KEMMERER, SAREN L	95892J	Speed Limits Generally 49/30	BF	208
KIRK, HEATH LAYNE	186005809AA	Provide alcohol to person <21 (MUST APPEAR)	BF	500
KOHUT, CARL T	03448L	Stop Sign Violation	BF	135
KOSEOGLU, SIYAR	186005529AA	Use of cell phone while driving prohibited	BF	75
KOSHMRL, MICHAEL PAUL	186004366AA	Use of cell phone while driving prohibited	BF	65
LAJZA, CALLIE S	186004363AA	Shoplifting (MUST APPEAR)	BF	500
LANDON, ELIZABETH	186006051AA	Required position & method of turning at intersections(M	BF	85
LAVSOVSKI, GAL	20498D	UNSAFE TURNING MOVEMENT	BF	75
LEINWEBER, ASHLEYHELENE	186004019AA	Speeding urban - 30 mph zone 42/30	BF	159
LEUNG, ALBERT C	186003827AA	Use of cell phone while driving prohibited	BF	65
LEWIS, RODNEY COLEMAN	186003381AA	Use of cell phone while driving prohibited (2ND OFFENSE	BF	90
LUCE, JACKSON KONLEY	186005352AA	Speeding 30 mph Zone 45/30	D-TS	0
MA, RUILI	186003824AA	Failure to yield ROW	D-Per Town's Motion	0
MALIK, NICHOLAS K.	95889J	Use of hand-held electronic device while driving	BF	65
MCINTOSH, ELENA	186005455AA	Following too Close (MUST APPEAR)	BF	75
MCMILLIAN, JEFFREY DEAN	186004294AA	Failure to yield ROW	BF	75
MCVEY, KATHLEEN E	186005454AA	Following too Close-MUST APPEAR	BF	85
MEEHAN, ROBERT SEAN	186005013AA	Failure to maintain liability coverage	D-Valid Info Provided	0
MERINO MARROQUIN, SARA MARIBE	186004291AA	Failure to maintain liability coverage (MUST APPEAR)	D-Valid Info Provided	0
MINOVA, ANGJELA	11422J	Breach of peace: MUST APPEAR	D-Per Town's Motion	0
MOXAM, ERIC CODY ANDREW	186005462AA	Public intoxication	BF	110
MURRAY, OMAR E	186005373AA	Speeding urban - 30 mph zone 45/30	BF	180
PETERSEN, GRACIE LYNN	186005877AA	Failure to maintain liability coverage (MUST APPEAR)	D-Valid Info Provided	0
PHILLIPS, MICHAEL ALAN	186006003AA	Minor in bar/use fake ID to obtain alcohol-MUST APPEAR	GP	250
PHILLIPS, TERESA G	03442L	Turning left at intersection-MUST APPEAR	BF	85
PIERCE, MICHAEL DAVID	186005810AA	Provide alcohol to person <21 (MUST APPEAR)	SENTENCED - Provide alc	500
POINDEXTER, HANNAH M	186005808AA	Use of cell phone while driving prohibited-3rd offense m	GP	150
PRYOR, WILLIAM TUCKER	186005138AA	Open Container	D-Per Town's Motion	0
RECTOR, JOEL I	186005367AA	Speeding urban - 30 mph zone 44/30	BF	173
ROBERTS, SHANNON CHRISTINE	186004292AA	Stop Sign Violation	D-TS	0
ROCHE, HAROLD CHRISTIAN	186005365AA	Breach of peace: non-violent	BF	100
RODRIGUEZ-ALBIZU, BRIAN	186004262AA	No Driver's license	BF	410
ROHRBACH, ELISABETH MEEKER	186004020AA	Use of cell phone while driving prohibited	BF	75
ROSS, ROBERT SAMUEL	186003400AA	Unsafe backing (MUST APPEAR)	NCP	35

SANCHEZ NIETO, BENJAMIN	186005010AA	Speeding 40/30	BF	110
SANCHEZ, JOSE LUIS	186003828AA	Speeding urban - 30 mph zone 45/30	BF	180
SCHULLER, CHRISTINE PATRICIA	186005145AA	Speeding 44/30	BF	112
SCHULZ, KATHERINE LYNN	186006004AA	Failure to Maintain Lane (MUST APPEAR)	BF	75
SCHULZ, KATHERINE LYNN	186006005AA	Duty upon colliding with unattended vehicle or property	D-Per Town's Motion	0
SCHWAB, TYLER J	03441L	Speeding 50/40	BF	90
SELEDON BAUTISTA, LIDIO	186006008AA	Failure to yield ROW	BF	75
SELEDON BAUTISTA, LIDIO	186006007AA	No Driver's license	D-Per Town's Motion	0
SHAFER, BENJAMIN K	186005811AA	Provide alcohol to person <21 (MUST APPEAR)	BF	500
SHEUE, THOMAS EUGENE	186003397AA	Following too Close-MUST APPEAR	BF	85
SORENSEN, JARED LEE	186005401AA	Failure to stop at a red light	BF	135
SOSA PEREZ, NICHOLAS	186005866AA	Use of cell phone while driving prohibited	BF	75
SPENCE, JULIA CLAIRE	186006010AA	Speeding 34/25	BF	75
STANCIU, VLADIMIR IONEL	186005009AA	Use of cell phone while driving prohibited	BF	65
STANDISH, TAYLOR DANIEL	186005872AA	Failure to maintain liability coverage	D-Valid Info Provided	0
STERN, PERRI A	03717L	Stop Sign Violation	D-Per Town's Motion	0
STROUT, REBECCA TEMPLETON	186005158AA	Use of cell phone while driving prohibited- 2nd offense	BF	90
SUHAREANU, FLORIN	186005532AA	No display of current registration	BF	135
TICKNER, JEREMIAH	20494D	Failure to stop at a red light	BF	125
TICKNER, JEREMIAH	20495D	Failure to maintain liability coverage	D-Valid Info Provided	0
TOUSLEY, TONY J	03444L	Following too Close-MUST APPEAR	BF	85
TRAIL, NICHOLE ALEXANDREA	186003026AA	Failure to maintain liability coverage	D-Valid Info Provided	0
TREFREN, BRADLEY NEIL	186004529AA	Speeding urban - 30 mph zone 43/30	BF	166
TROTТА, JONATHAN T	186003009AA	Speeding 30 mph Zone 48/30	BF	142
TZOMPA, ELIZABETH H	186005369AA	No Driver's license	BF	410
TZOMPA, ELIZABETH H	186005370AA	Required to stop on flashing red signal	BF	75
VALENSTEIN, ETHAN WISHNEW	186005536AA	Stop Sign Violation	BF	135
VELKOVSKI, VIKTOR	95894J	Marijuana: use and/or possession-MUST APPEAR	BF	250
VELKOVSKI, VIKTOR	11421J	Breach of peace- MUST APPEAR	D-Per Town's Motion	0
WALLIS, ELEANOR BRAXTON	186006052AA	Failure to yield ROW-MUST APPEAR	BF	85
WALSH, MIRIAM JILL	186005459AA	Use of cell phone while driving prohibited	BF	65
WILMSTED, WILLIAM JORDAN	186005456AA	Use of cell phone while driving prohibited	BF	65
WUERDEMAN, KIRSTEN SHEA	186004365AA	Speed Limits Generally 50/40	BF	100
WUERDEMAN, KIRSTEN SHEA	186004463AA	Following too Close-MUST APPEAR	D-TS	0
YUNG, MEREDITH	03718L	Yield to pedestrian within crosswalk	BF	85
ZIMMER, GRACE KELLY	186005219AA	Speeding in a school zone 36/20	BF	290
ZIMMERMAN, SCOTT ARTHUR	186005513AA	Use of cell phone while driving prohibited	BF	75
ZWERLIN, ILENE B	19498K	Stop Light Fail	D-TS	0



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: September 7, 2018
MEETING DATE: September 17, 2018

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

SUBJECT: Malt Beverage Permit Request – Animal Adoption Center

PURPOSE STATEMENT

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

BACKGROUND/ALTERNATIVES

The Animal Adoption Center applied for a malt beverage permit to allow the service of malt beverages on the lawn of Snake River Brewing at 265 S. Millward Street. The Animal Adoption Center will be holding a Fundraiser. If approved, the malt beverage permit would be for 1:00 P.M. to 7:00 P.M. on Saturday, October 6, 2018.

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.

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 Application.

FISCAL IMPACT

A malt beverage permit fee of \$100.00 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 on the lawn will cease at the end of the event, or at 7:00 p.m., whichever occurs first.

SUGGESTED MOTION

I move to approve the issuance of a malt beverage permit to the Animal Adoption Center for their fundraising event on October 6 from 1:00 P.M. to 7:00 P.M., subject to the conditions and restrictions listed in the staff report.



MALT BEVERAGE PERMIT APPLICATION

Fee \$ _____

Date Paid _____

The fee is \$100 per day (for each 24-hour period). If malt beverage service runs past 12-Midnight, then it will be counted as two days with a \$200 fee.

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.

JMC 6.50.020. Malt Beverage Permits.

- B. It shall be the duty and obligation of the permit holder to ensure that no sales are made to any person under the age of twenty-one (21) years.
- C. The permits authorized by this section shall be issued for one, twenty-four hour period, subject to the schedule of operating hours provided in Section 6.40.030 of this Code. No person or organization shall receive more than a total of twelve malt beverage permits for sales at the same premises in any one year, except that this limitation shall not be applicable to malt beverage permits issued for sales at any fair, rodeo, pari-mutuel event or other similar public event conducted by a public entity upon public premises.
- D. The permit shall be issued without notice on application to the Town Council on forms prepared by the Town of Jackson. The fee for a malt beverage permit, shall be one hundred dollars (\$100.00) per twenty-four hour period.

All Malt Beverage Permits 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: Animal Adoption Center

Event Contact Person and Phone Number: Carrie Baynton - 307-739-1881

Date(s) of Permit: 10/6/18

Hours of Permitted Service and Consumption: 1-7 pm

Description of Premises where malt beverages are to be served (physical address):
Snake River Brewing. 265 S. Milward

Purpose of Event: Fundraiser for the AAC - Paws for Love

I have read, understand, and will comply with the above laws governing a Malt Beverage Permit.

(Sign Here) _____

Malt Beverage Permit will be processed and issued upon payment to the Town of Jackson.
Submit application to Town Hall or fax to 739-0919.



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: September 13, 2018

MEETING DATE: September 17, 2018

SUBMITTING DEPARTMENT: Personnel

DEPARTMENT DIRECTOR: Roxanne Robinson

PRESENTER: Roxanne Robinson, Assistant Town Manager

SUBJECT: Updated Drug and Alcohol Testing Policies for FTA, FMCSA, and Drug Free Workplace

STATEMENT/PURPOSE

The Town Council approves amendments to the Policy Manual for the Town of Jackson and also approves the policies for Town employees subject to the Federal Transit Administration (FTA) and the Federal Motor Carrier Safety Administration (FMCSA).

BACKGROUND/ALTERNATIVES

The federal government mandates that the Town of Jackson conduct pre-employment, reasonable suspicion, post-accident and random drug and alcohol testing on all employees required to maintain a Commercial Driver's License (CDL) for their position as well as all positions deemed safety sensitive. This includes all START Bus Drivers and safety sensitive positions subject to the FTA regulations and all Public Works employees and safety sensitive positions subject to the FMCSA regulations. Additionally, since 2009, the Town of Jackson has also conducted pre-employment, reasonable suspicion and post-accident testing on all Town employees covered by Wyoming Worker's Compensation and in exchange for that testing we receive a 10% base rate discount on our Worker's Comp expenses. The provisions in each of these policies have been in need of update for several years.

The updated policies simplify and streamline the policy and requirements. The notable changes include:

- No longer required to conduct a post-accident drug test for the sole reason being that the employee filed a workers compensation claim. Example: We are not required to drug test Animal Shelter worker's for filing a workers compensation claim for a cat bite.
- An appropriate supervisor can completely discount an employee for being at fault for a non-fatal accident and should this occur, a drug test would not be required. Example: The supervisor can waive the need for a drug and alcohol test when a non-Town vehicle collides with a legally parked START Bus.
- Removal of the list of drugs and drug metabolites tested so that the policy does not require an update for each instance when the US DOT updates the testing requirements. For example in January, the US DOT updated the list to include four semi-synthetic opioids (i.e. hydrocodone, oxycodone, hydromorphone, oxymorphone).
- Worker's Comp requires 20% of our staff to also be randomly tested and this is easily accomplished and met by randomly testing all of our full time CDL holders in the organization (they are federally required to be randomly tested anyway).
- Provides the ability for the Town to enter into a second chance agreement with an employee who has tested positive, is evaluated and determined to not pose a serious risk, who also completes all of the required follow up testing, and whose job performance and behavior warrant a second chance agreement.

Staff recommends the Town Council adopt the FTA, FMCSA, and Drug Free Workplace policies as proposed and direct staff to inform and educate staff, and implement these policies.

The Town Council has many options, several are listed below:

1. Adopt the FTA, FMCSA, and Drug Free Workplace policies as proposed and direct staff to inform and educate staff, and implement these policies.
2. Discuss and review the proposed policies and continue discussion to a future workshop prior to adoption.
3. Take no action at this time, thereby leaving the current policies in place.
4. Other.

STAKEHOLDER ANALYSIS

The stakeholders involved in issue include the citizens and guests of the Jackson Hole Community that rely on the Town to ensure and protect the health, safety, and welfare of the citizens that are served through appropriate drug and alcohol testing policies, the federal government that relies on businesses to accurately follow and implement required drug and alcohol testing policies, and the employees of the Town of Jackson wanting to feel secure that their fellow employees are not performing duties while impaired that may jeopardize their own health, safety, and welfare while working alongside fellow employees. Stakeholders also include Town of Jackson employees that are subject to the testing regulations.

ATTACHMENTS

FTA, FMCSA, and Drug Free Workplace Policies.

FISCAL IMPACT

The fiscal impact of adoption of these policies may result in a slight decrease in the costs associated with drug and alcohol testing in the organization in that, through clarification of when tests are needed, it may result in fewer tests being conducted in unnecessary and non-required situations.

We pay our outside consultant approximately \$7500 annually to calculate and conduct our random testing and conduct all of our pre employment, post accident, and reasonable suspicion testing. Because our Drug Free Workplace Policy was out of date, the Town's discount with Workers Compensation had lapsed. This updated policy will bring the Town back into compliance for this discount. Last year, we paid \$170,103.34 for workers compensation and this year we have paid \$92,787.33 to date. Adoption of the Drug Free Workplace policy would result in a 10% base rate discount which in 2017 would have resulted in a savings of \$8,032.95. Additionally, with this policy in place, the Town is also eligible for further safety discounts through Worker's Comp and staff will be working in the future on any policy and practice updates to come into compliance for those additional discounts.

STAFF IMPACT

The staff impact of adoption of these updated policies may result in slightly less time spent administering the policies as they have been clarified and simplified. Additionally, we will be utilizing the services of the certified trainer in the Police Department to assist with conducting our annual training requirements in this area. As noted, the Town of Jackson is federally mandated to test all CDL holders in START and Public Works and we have been conducting drug free workplace testing on the entire organization since 2009.

LEGAL REVIEW

Complete.

RECOMMENDATION

Staff recommends the Town Council adopt the FTA, FMCSA, and Drug Free Workplace policies as proposed and direct staff to inform and educate staff, and implement these policies.

SUGGESTED MOTION

Should the Council be ready to make a motion, one possible motion would be

I move to adopt the FTA, FMCSA, and Drug Free Workplace policies as proposed and direct staff to inform and educate staff, and implement these policies.

Synopsis for PowerPoint (120 words max):

Background:

The federal government mandates that the Town of Jackson conduct pre-employment, reasonable suspicion, post-accident and random drug and alcohol testing on all employees required to maintain a Commercial Driver's License (CDL) for their position. This includes all START Bus Drivers subject to the FTA regulations and all Public Works employees subject to the FMCSA regulations. Additionally, since 2009, the Town of Jackson has also conducted pre-employment, reasonable suspicion and post-accident testing on all Town employees covered by Wyoming Worker's Compensation and in exchange for that testing we receive a 10% base rate discount on our Worker's Comp expenses. The provisions in each of these policies have been in need of update for several years.

Town of Jackson



DOT-FTA Drug and Alcohol Policy

Effective Date:

Adopted by Jackson Town Council:

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Purpose of Policy

The Federal Transit Administration (FTA) has specific regulations entitled: Prevention of Prohibited Alcohol Misuse and Prohibited Drug Use in Transit Operations (49 CFR Part 655 and referenced as Part 655 hereinafter), as amended and 49 CFR Part 40 (referenced as Part 40 hereinafter), as amended. It is the purpose of this policy to comply with these regulations. Copies of referenced regulations are available in the drug and alcohol program managers' office at START or Public Works and/or from the Town of Jackson's Personnel Director and can be found online at the FTA Drug and Alcohol Program website. This requirement is to assure fitness for duty and to protect our workplace including the employees, passengers and the public from the risk posed by the misuse of alcohol and use of prohibited and illegal drugs.

All covered employees are required to submit to drug and alcohol tests as a condition of employment in accordance with 49 CFR Part 655.

Portions of this policy are not FTA-mandated, but reflect Town of Jackson's policy. These additional provisions are identified by **bold text**.

In addition, the Dept. of Transportation (DOT) has published 49 CFR Part 32, implementing the Drug-Free Workplace Act of 1988, which requires the establishment of drug-free workplace policies and the reporting of certain drug-related offenses to the FTA.

It is important to understand that ALL Town of Jackson employees are ALSO subject to the provisions of the Drug-Free Workplace Act of 1988 and the Town of Jackson Drug Free Workplace policy. This policy provides ADDITIONAL provisions applicable to those safety-sensitive positions described below in the "Annual Listing of Covered Employees".

The unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited in the covered workplace. An employee who is convicted of any criminal drug statute for a violation occurring in the workplace shall notify the DER **AND the Town of Jackson Personnel Director in writing** NO LATER than five (5) calendar days after such conviction.

Covered Employees

This policy applies to every person, including an applicant or transferee, who performs or will perform a "safety-sensitive function" as defined in Part 655, section 655.4. SEE the attached listing of Town of Jackson/START positions which are covered.

You are a covered employee if you perform any of the following:

- Operating a revenue service vehicle, in or out of revenue service;
- Operating a non-revenue vehicle requiring a commercial driver's license;
- Controlling movement or dispatch of a revenue service vehicle;
- Maintaining (including repairs, overhaul and rebuilding) of a revenue service vehicle or equipment used in revenue service; or
- Carrying a firearm for security purposes.

Prohibited Behavior – Drug & Alcohol Use

Use of ILLEGAL drugs is prohibited at ALL times. ALL covered employees are prohibited from reporting for duty or remaining on duty any time there is a quantifiable presence of a prohibited drug in the body at or above the minimum thresholds defined in Part 40. Prohibited drugs shall include:

- marijuana
- cocaine
- phencyclidine (PCP)
- opioids
- amphetamines

Any modifications to Part 40 regulations which require additional drugs or modifications to this list for testing shall be permitted and effective immediately without further policy amendment to ensure compliance.

ALL covered employees are prohibited from performing or continuing to perform safety-sensitive functions while having **ANY MEASURABLE alcohol concentration in their system.**

ALL covered employees are prohibited from consuming alcohol while performing safety-sensitive job functions or WHILE ON CALL to perform safety-sensitive job functions. If an on-call employee has consumed alcohol, they must acknowledge the use of alcohol at the time that they are called to report for duty. **NO alcohol is permitted in employee's system at the time of reporting for duty.**

ALL covered employees are prohibited from misusing other legal drugs, including prescription medications. In addition, covered employees may not consume alcohol within four (4) hours prior to the performance of safety-sensitive job functions and are prohibited from consuming alcohol for eight (8) hours following involvement in an accident or until he or she submits to the post-accident drug and alcohol test, whichever occurs first.

Consequences for Violations

Following a positive drug and/or alcohol (BAC at or **above 0.02**) test result, the employee will be immediately removed from safety-sensitive duty. Where a positive drug test is reported by the MRO, an employee has

refused to test and/or the BAC level is at or above 0.04, the employee shall be referred to a Substance Abuse Professional (aka SAP as defined under the Part 40 regulations).

In addition, it is a violation of this policy for an employee to fail to report to testing as directed by their supervisor or DER and/or to fail to timely report an accident to their supervisor. These types of violations may result in consequences that may include termination at the sole discretion of the Town of Jackson.

Treatment/Discipline

Discipline will be at the sole discretion of the Town of Jackson but may include conditions for additional follow up testing, treatment and/or immediate termination. Expenses associated with evaluation, treatment and other conditions shall be in accordance with FMLA and other applicable policies, terms of insurance or at the discretion of the Town of Jackson.

Circumstances for Testing

Pre-Employment Testing

A negative pre-employment drug test result is required before an employee can first perform safety-sensitive functions. Employment in covered positions is conditional until the satisfaction of this requirement and the review and written acknowledgement of this drug and alcohol policy. If a pre-employment test is deemed cancelled by the medical review officer (MRO), or reported as dilute, the individual will be required to undergo another test and successfully pass with a verified negative result before performing safety-sensitive functions. When employees have had an employment separation or have been in-active and/or unavailable to perform safety-sensitive duties for ninety (90) days they may also be required to complete a new pre-employment drug test at the direction of the DER.

A covered employee or applicant who has previously failed or refused a DOT pre-employment drug and/or alcohol test must provide satisfactory proof of having successfully completed a referral, evaluation, and/or a treatment plan meeting the SAP and DOT requirements. **Additionally, no applicant shall be eligible for employment within ninety (90) days of receiving a positive pre-employment test.**

Reasonable Suspicion Testing

ALL covered employees shall be subject to a drug and/or alcohol test when the Town of Jackson has reasonable suspicion to believe that the covered employee has used a prohibited drug and/or engaged in alcohol misuse. A reasonable suspicion referral for testing must be made by a trained supervisor or other trained Town of Jackson official on the basis of specific, contemporaneous, articulable observations concerning the appearance, behavior, speech, or body odors of the covered employee.

Covered employees may be subject to reasonable suspicion drug testing any time while on duty. Covered employees may be subject to reasonable suspicion alcohol testing while the employee is performing safety-sensitive functions, just before the employee is to perform safety-sensitive functions, or just after the employee has ceased performing such functions.

Time is of the essence toward the evaluation and completion of reasonable suspicion tests. Upon notification to the employee that reasonable suspicion testing is required, transportation to the collection site shall be arranged quickly. Failure to comply or to participate as directed by the collection site personnel will be considered a refusal to test.

Post-Accident Testing

Covered employees shall be subject to post-accident drug and alcohol testing under the following circumstances:

Fatal Accidents

As soon as practicable following an accident involving the loss of a human life, drug and alcohol tests will be conducted on each surviving covered employee operating the public transportation vehicle at the time of the accident. In addition, any other covered employee whose performance could have contributed to the accident, as determined by Town of Jackson using the best information available at the time of the decision, will be tested. Such tests may be required in addition to those tests required of any investigating law enforcement officers to ensure compliance with Part 40 regulations and procedures.

Non-fatal Accidents

As soon as practicable following an accident not involving the loss of a human life, DOT drug and alcohol tests will be conducted on each covered employee operating the public transportation vehicle at the time of the accident if at least one of the following conditions is met:

- (1) The accident results in injuries requiring immediate medical treatment away from the scene, unless the covered employee can be completely discounted as a contributing factor to the accident;
- (2) One or more vehicles incurs disabling damage and must be towed away from the scene, unless the covered employee can be completely discounted as a contributing factor to the accident; or
- (3) The vehicle is a bus, and is removed from operation, unless the covered employee can be completely discounted as a contributing factor to the accident.

The timely determination for necessary testing shall be made by the Dispatcher, Supervisor, the Transit Operations Manager, the Transit Director, Assistant Town Manager, Town Manager, or any other supervisory position that may exist in the Transit Department. In addition, any other covered employee whose performance could have contributed to the accident, as determined by Town of Jackson using the

best information available at the time of the decision, will be tested. Timely documentation of this decision shall occur.

A covered employee subject to post-accident testing must remain readily available, or it is considered a refusal to test. NOTE: nothing in this section shall be construed to require the delay of necessary medical attention for the injured following an accident or to prohibit a covered employee from leaving the scene of an accident for the period necessary to obtain assistance in responding to the accident or to obtain necessary emergency medical care.

Random Testing

Random drug and alcohol tests are unannounced and unpredictable, and the dates for administering random tests are to be spread reasonably throughout the calendar year. Random testing shall be conducted at all times of the day when safety-sensitive functions are performed.

Annual testing rates shall meet or exceed the minimum annual percentage rate set each year by the FTA administrator. Selection of employees for random drug and alcohol testing will be made by a scientifically valid method, such as a random number table or a computer-based random number generator and may be performed at the direction of the Town by a third party administrator. Under the selection process used, each covered employee will have an equal chance of being tested each time selections are made.

A covered employee may only be randomly tested for alcohol misuse while the employee is performing safety-sensitive functions, just before the employee is to perform safety-sensitive functions, or just after the employee has ceased performing such functions. A covered employee may be randomly tested for prohibited drug use anytime while on duty.

Each covered employee who is notified of selection for random drug or random alcohol testing must immediately proceed to the designated testing site. Coordination for notification and testing shall be made with the assistance of the DER to ensure strict compliance and uninformed announcement.

Return to Duty Testing

Any employee who is allowed to return to safety-sensitive duty after failing or refusing to submit to a DOT drug and/or alcohol test must first be evaluated by a substance abuse professional (SAP), complete a SAP-required program of education and/or treatment, and provide a negative return-to-duty drug and/or alcohol test result. ALL tests will be conducted in accordance with 49 CFR Part 40, Subpart O. Such tests would be in addition to all other required tests including random, post-accident, etc. **Additional testing requirements may apply in other instances of positive tests and self-disclosure according to the Town of Jackson's Drug Free Workplace Policy and second chance agreements. These tests will be referred to as "Non-DOT" as they are not required by federal regulations although consistent standards for testing may apply.**

Follow-up Testing

Employees returning to safety-sensitive duty following leave for substance abuse rehabilitation will be required to undergo unannounced follow-up alcohol and/or drug testing for a period of one (1) to five (5) years, as directed by the SAP. The duration of testing will be extended to account for any subsequent leaves of absence, as necessary. The type (drug and/or alcohol), number, and frequency of such follow-up testing shall be directed by the SAP. ALL testing will be conducted in accordance with 49 CFR Part 40, Subpart O.

Testing Procedures

ALL FTA drug and alcohol testing will be conducted in accordance with 49 CFR Part 40, as amended.

Test Refusals

As a covered employee, you have refused to test if you:

- (1) Fail to appear for any test (except a pre-employment test) within a reasonable time, as determined by the Town of Jackson's DER.
- (2) Fail to remain at the testing site until the testing process is complete. An employee who leaves the testing site before the testing process commences for a pre-employment test has NOT refused to test.
- (3) Fail to attempt to provide a breath or urine specimen. An employee who does not provide a urine specimen because he or she has left the testing site before the testing process commenced for a pre-employment test has NOT refused to test.
- (4) In the case of a directly-observed or monitored urine drug collection, fail to permit monitoring or observation of your provision of a specimen.
- (5) Fail to provide a sufficient quantity of urine or breath without a valid medical explanation.
- (6) Fail or decline to take a second test as directed by the collector or Town of Jackson for drug testing.
- (7) Fail to undergo a medical evaluation as required by the MRO or Town of Jackson's Designated Employer Representative (DER).
- (8) Fail to cooperate with any part of the testing process.
- (9) Fail to follow an observer's instructions to raise and lower clothing and turn around during a directly-observed test.
- (10) Possess or wear a prosthetic or other device used to tamper with the collection process.
- (11) Admit to the adulteration or substitution of a specimen to the collector or MRO.
- (12) Refuse to sign the certification at Step 2 of the Alcohol Testing Form (ATF).
- (13) Fail to remain readily available following an accident.

As a covered employee, if the MRO reports that you have a verified adulterated or substituted test result, you have refused to take a drug test.

As a covered employee, if you refuse to take a drug and/or alcohol test, you incur the same consequences as testing positive and will be immediately removed from performing safety-sensitive functions, and referred to an SAP.

Voluntary Self-Referral

ANY employee who has a suspected or known drug and/or alcohol abuse problem may voluntarily self-refer/disclose to the DER, who will then refer the individual to a substance abuse counselor for evaluation and treatment. Self-referral or disclosure may not be made in an attempt to avoid completing a required and noticed test(s). Such referral is permitted when an employee has not otherwise refused a drug or alcohol test which they have been directed to complete.

Employees are encouraged to voluntarily seek professional substance abuse assistance before any substance use or dependence affects job performance. The DER will post and maintain a list of substance abuse contacts and resources for consideration by employees.

Any safety-sensitive employee who admits to a drug and/or alcohol problem will immediately be removed from his/her safety-sensitive function and will not be allowed to perform such function until successful completion of a prescribed rehabilitation program. Additional monitoring and/or a second chance agreement may be required by the Town of Jackson to ensure the safety of the workplace.

NO ADA protections apply to employees who use illegal drugs or misuse prescriptions and alcohol resulting in impairment in the workplace.

Fitness for Duty & Prescription Drug Use

Fitness for duty is the responsibility of the employee. The appropriate use of legally prescribed medications and non-prescription medications is not prohibited. However, the use of any substance which carries a warning label that indicates that mental functioning, motor skills, or judgment may be adversely affected must be carefully evaluated. Medical advice should be sought, as appropriate, while taking such medication and before performing safety-sensitive duties. In addition, those employees whose duties require them to hold a current medical card and CDL must comply with those applicable regulations and the prescribing physician's instructions for appropriate use of medications. Changes in an employee's health conditions may also require updated evaluation by a qualified medical examiner and/or documentation as deemed necessary for the Town of Jackson to ensure safety of operations and in the workplace.

ALL medications brought into the workplace should be adequately secured for use only by the employee. In addition, it is recommended that they be brought in their original bottles with the employee's name, description and use information should they become misplaced and/or for safety in the event of an accident and/or subsequent investigation.

Contact Person

For questions about Town of Jackson's anti-drug and alcohol misuse program, contact the DER at START, the Alternate DER at Public Works, or the Personnel Director. Please refer to the annual addendum for specific staff names holding these positions and other applicable contact and testing information. Copies of applicable regulations and the Drug Free Workplace policy may also be obtained on the Town's Intranet for employees.

Other Provisions & Construction

Additional procedures may be adopted in association with this policy and with the intent toward safety and the consistent and fair administration reflecting as practices. Examples include but are not limited to reasonable suspicion and post-accident evaluation and documentation checklists, post-accident procedures including evaluation of employee stand-down status, guidelines for evaluation of consequences on violations, random testing notifications and dilute testing, etc. Such procedures shall not be inconsistent with this policy as adopted and may be prepared or updated as needed from time to time.

Should any section of this policy make reference to vocabulary or process not clearly defined herein (example – substance abuse provider or SAP), it is the intent of this policy that employees and the Town of Jackson DER would seek those definitions and clarifications from 49 CFR Part 655 and Part 40 as amended as well as from any published written interpretations made available by the FTA or the Department of Transportation. Examples include “disabling damage.”

In the event any part of this policy shall become unenforceable by law or other legal proceedings, it is the intent that all remaining provisions shall remain in full force and effect.

Confidentiality

Confidentiality is essential in the administration of the Town of Jackson's drug and alcohol testing program. Sensitivity to the privacy of employees is important and discretion will be exercised, however, it shall also be understood that testing is required and notifications will be made and often known in instances of random and post-accident testing. While personnel records are confidential, regulations may require the disclosure by the Town of Jackson of an employee's drug and alcohol history and/or results and associated records to subsequent employers and regulators.

Exhibit A: Annual Policy Addendum

For the calendar year of 2018:

DER: Anna White, START Administrative Assistant

Phone: (307) 732-8651 or Email: awhite@jacksonwy.gov

Alternate DER: Amy Renova, Public Works Department Administrative Assistant

Phone: 307-733-3079 ext. 1403 or Email: arenova@jacksonwy.gov

Personnel Director: Roxanne Robinson, Assistant Town Manager

Phone: 307-733-3932 ext. 1107 or Email: rrobinson@jacksonwy.gov

MRO: Dr. F. Proano, MD. *See the chain of custody testing forms for current contact and address information.*

SAMHSA (Substance Abuse and Mental Health Services Administration) Testing Lab: Medtox Laboratories, Inc.

Third Party Administrator: Advantage Testing & Professional Services

Phone: (307) 690-7850 or Email: advantagetesting@msn.com

Employee Education Information Available:

- What Employees Need To Know About DOT Drug & Alcohol Testing brochure
- Employee Education Supplement on the effects of drugs and alcohol

Annual Random Testing Rates: 50% drug/10% alcohol (FMCSA & FTA combined testing pool)

DOT urine specimens are analyzed for the following drugs or drug metabolites:

- ♦ Marijuana metabolites / THC
- ♦ Cocaine metabolites
- ♦ Phencyclidine [PCP]
- ♦ Amphetamines and Methamphetamine
- ♦ Opiate metabolites [including Ecstasy, Codeine, Morphine, and Heroin]
- ♦ Semi-synthetic opioids [including Hydrocodone, Oxycodone, Hydromorphone; Oxymorphone]

Note: Any changes to the Federal Regulations regarding the required test panel will be effective immediately and may include an expansion of the above listed drugs and their metabolites as specified.

Nat. Institute For Drug Abuse:

<http://www.teens.drugabuse.gov/>

Alcoholics Anonymous Website:

<http://www.aa.org/bigbookonline/>

DEA's Drug Fact Sheets:

<http://www.dea.gov/concern/concern.htm>

Treatment Center Locator:

<http://findtreatment.samhsa.gov/>

American Council On Alcoholism Helpline:
1-800-527-5344

Alcohol Help Center:

<http://www.alcoholhelpcenter.net>

2018 Annual Listing of Covered Positions:

*ALL revenue service vehicle drivers – regular and intermittent/seasonal

*Transit Operations manager

*Trainer/Examiner

*Shift supervisors/dispatchers

*Designated Town of Jackson mechanics whose duties require them to perform at least 50% of their duties associated with driving, repairing and maintaining revenue service vehicles

At present, there are no armed officers or staff employed by the Town of Jackson for purposes of providing FTA security duties.

Town of Jackson



DOT-FMCSA Drug and Alcohol Policy

Effective Date:

Adopted by Jackson Town Council:

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Purpose of Policy

This purpose of this policy is to comply with 49 CFR Part 382 (referenced as Part 382 hereinafter), as amended and 49 CFR Part 40 (referenced as Part 40 hereinafter), as amended. Copies of these applicable regulations are available in the drug and alcohol program managers' offices at START or Public Works and/or from the Town of Jackson's Personnel Director and can be found online at the Department of Transportation's website. This requirement is to assure fitness for duty and to protect our workplace including the employees and the public from the risk posed by the misuse of alcohol and use of prohibited and illegal drugs.

All covered employees are required to submit to drug and alcohol tests as a condition of employment in accordance with 49 CFR Part 382.

Portions of this policy are not DOT-mandated, but reflect Town of Jackson policy. These additional provisions are identified by **bold text**.

In addition, the Dept. of Transportation (DOT) has published 49 CFR Part 32, implementing the Drug-Free Workplace Act of 1988, which requires the establishment of drug-free workplace policies and the reporting of certain drug-related offenses to the FMCSA.

It is important to understand that ALL Town of Jackson employees are ALSO subject to the provisions of the Drug-Free Workplace Act of 1988 and the Town of Jackson Drug Free Workplace policy. This policy provides ADDITIONAL provisions applicable to those safety-sensitive positions described below under "Covered Employees".

The unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited in the covered workplace. An employee who is convicted of any criminal drug statute for a violation occurring in the workplace shall notify the DER **AND the Town of Jackson Personnel Director in writing NO LATER** than five (5) calendar days after such conviction.

Covered Employees

This policy applies to every person whose position requires the possession of a commercial driver's license (CDL), every employee performing a "safety-sensitive function" as defined below, and any person applying for such positions.

Under FMCSA (Part 382), you are a covered employee if you perform any of the following safety-sensitive functions:

- Driving a commercial motor vehicle which requires the driver to have a CDL;

- Waiting to be dispatched to operate a commercial motor vehicle;
- Inspecting, servicing, or conditioning any commercial motor vehicle;
- Performing all other functions in or upon a commercial motor vehicle (except resting in a sleeper berth);
- Loading or unloading a commercial motor vehicle, supervising or assisting in the loading or unloading, attending a vehicle being loaded or unloaded, remaining in readiness to operate the vehicle, or giving or receiving receipts for shipments being loaded or unloaded; and
- Repairing, obtaining assistance, or remaining in attendance upon a disabled vehicle.

Prohibited Behavior – Drug & Alcohol Use

Use of ILLEGAL drugs is prohibited at ALL times. ALL covered employees are prohibited from reporting for duty or remaining on duty any time there is a quantifiable presence of a prohibited drug in the body at or above the minimum thresholds defined in Part 40. Prohibited drugs shall include:

- marijuana
- cocaine
- phencyclidine (PCP)
- opioids
- amphetamines

Any modifications to Part 40 regulations which require additional drugs or modifications to this list for testing shall be permitted and effective immediately without further policy amendment to ensure compliance.

ALL covered employees are prohibited from performing or continuing to perform safety-sensitive functions while having **ANY MEASURABLE alcohol concentration in their system.**

ALL covered employees are prohibited from consuming alcohol while performing safety-sensitive job functions or WHILE ON CALL to perform safety-sensitive job functions. If an on-call employee has consumed alcohol, they must acknowledge the use of alcohol at the time that they are called to report for duty. **NO alcohol is permitted in employee's system at the time of reporting for duty.**

ALL covered employees are prohibited from misusing other legal drugs, including prescription medications. In addition, covered employees may not consume alcohol within four (4) hours prior to the performance of safety-sensitive job functions and are prohibited from consuming alcohol for eight (8) hours following involvement in an accident or until he or she submits to the post-accident drug and alcohol test, whichever occurs first.

Consequences for Violations

Following a positive drug and/or alcohol (BAC at or **above 0.02**) test result, the employee will be immediately removed from safety-sensitive duty. Where a positive drug test is reported by the MRO, an employee has refused to test and/or the BAC level is at or above 0.04, the employee shall be referred to a Substance Abuse Professional (aka SAP as defined under the Part 40 regulations).

In addition, it is a violation of this policy for an employee to fail to report to testing as directed by their supervisor or DER and/or to fail to timely report an accident to their supervisor. These types of violations may result in consequences that may include termination at the sole discretion of the Town of Jackson.

Treatment/Discipline

Discipline will be at the sole discretion of the Town of Jackson but may include conditions for additional follow up testing, treatment and/or immediate termination. Expenses associated with evaluation, treatment and other conditions shall be in accordance with FMLA and other applicable policies, terms of insurance or at the discretion of the Town of Jackson.

Circumstances for Testing

Pre-Employment Testing

A negative pre-employment drug test result is required before an employee can first perform safety-sensitive functions. Employment in covered positions is conditional until the satisfaction of this requirement and the review and written acknowledgement of this drug and alcohol policy. If a pre-employment test is deemed cancelled by the medical review officer (MRO), or reported as dilute, the individual will be required to undergo another test and successfully pass with a verified negative result before performing safety-sensitive functions. When employees have had an employment separation or have been in-active and/or unavailable to perform safety-sensitive duties for ninety (90) days they may also be required to complete a new pre-employment drug test at the direction of the DER.

A covered employee or applicant who has previously failed or refused a DOT pre-employment drug and/or alcohol test must provide satisfactory proof of having successfully completed a referral, evaluation, and/or a treatment plan meeting the SAP and DOT requirements. **Additionally, no applicant shall be eligible for employment within ninety (90) days of receiving a positive pre-employment test.**

Reasonable Suspicion Testing

ALL covered employees shall be subject to a drug and/or alcohol test when the Town of Jackson has reasonable suspicion to believe that the covered employee has used a prohibited drug and/or engaged in alcohol misuse. A reasonable suspicion referral for testing must be made by a trained supervisor or other trained Town of Jackson official on the basis of specific, contemporaneous, articulable observations concerning the appearance, behavior, speech, or body odors of the covered employee.

Covered employees may be subject to reasonable suspicion drug testing any time while on duty. Covered employees may be subject to reasonable suspicion alcohol testing while the employee is performing safety-

sensitive functions, just before the employee is to perform safety-sensitive functions, or just after the employee has ceased performing such functions.

Time is of the essence toward the evaluation and completion of reasonable suspicion tests. Upon notification to the employee that reasonable suspicion testing is required, transportation to the collection site shall be arranged quickly. Failure to comply or to participate as directed by the collection site personnel will be considered a refusal to test.

Post-Accident Testing

Covered employees shall be subject to post-accident drug and alcohol testing under the following circumstances:

Fatal Accidents

As soon as practicable following an accident involving the loss of a human life, drug and alcohol tests will be conducted on each surviving covered employee operating the commercial vehicle at the time of the accident. In addition, any other covered employee whose performance could have contributed to the accident, as determined by Town of Jackson using the best information available at the time of the decision, will be tested. Such tests may be required in addition to those tests required of any investigating law enforcement officers to ensure compliance with Part 40 regulations and procedures.

Non-fatal Accidents

As soon as practicable following an accident not involving the loss of a human life, DOT drug and alcohol tests will be conducted on each covered employee operating the commercial vehicle at the time of the accident if at least one of the following conditions is met:

- (1) The accident results in injuries requiring immediate medical treatment away from the scene, unless the covered employee can be completely discounted as a contributing factor to the accident; or
- (2) One or more vehicles incurs disabling damage and must be towed away from the scene, unless the covered employee can be completely discounted as a contributing factor to the accident.

The timely determination for necessary testing shall be made by a Public Works Manager, the Director of Public Works, the Assistant Director of Public Works, the Assistant Town Manager, the Town Manager, or any other supervisory position that may exist in the Public Works Department. Timely documentation of this decision shall occur.

A covered employee subject to post-accident testing must remain readily available, or it is considered a refusal to test. NOTE: nothing in this section shall be construed to require the delay of necessary medical attention for the injured following an accident or to prohibit a covered employee from leaving the scene of an accident for the period necessary to obtain assistance in responding to the accident or to obtain necessary emergency medical care.

Random Testing

Random drug and alcohol tests are unannounced and unpredictable, and the dates for administering random tests are to be spread reasonably throughout the calendar year. Random testing shall be conducted at all times of the day when safety-sensitive functions are performed.

Annual testing rates shall meet or exceed the minimum annual percentage rate set each year by the FMCSA administrator. Selection of employees for random drug and alcohol testing will be made by a scientifically valid method, such as a random number table or a computer-based random number generator and may be performed at the direction of the Town by a third party administrator. Under the selection process used, each covered employee will have an equal chance of being tested each time selections are made.

A covered employee may only be randomly tested for alcohol misuse while the employee is performing safety-sensitive functions, just before the employee is to perform safety-sensitive functions, or just after the employee has ceased performing such functions. A covered employee may be randomly tested for prohibited drug use anytime while on duty.

Each covered employee who is notified of selection for random drug or random alcohol testing must immediately proceed to the designated testing site. Coordination for notification and testing shall be made with the assistance of the DER to ensure strict compliance and uninformed announcement.

Return to Duty Testing

Any employee who is allowed to return to safety-sensitive duty after failing or refusing to submit to a DOT drug and/or alcohol test must first be evaluated by a substance abuse professional (SAP), complete a SAP-required program of education and/or treatment, and provide a negative return-to-duty drug and/or alcohol test result. ALL tests will be conducted in accordance with 49 CFR Part 40, Subpart O. Such tests would be in addition to all other required tests including random, post-accident, etc. **Additional testing requirements may apply in other instances of positive tests and self-disclosure according to the Town of Jackson's Drug Free Workplace Policy and second chance agreements. These tests will be referred to as "Non-DOT" as they are not required by federal regulations although consistent standards for testing may apply.**

Follow-up Testing

Employees returning to safety-sensitive duty following leave for substance abuse rehabilitation will be required to undergo unannounced follow-up alcohol and/or drug testing for a period of one (1) to five (5) years, as directed by the SAP. The duration of testing will be extended to account for any subsequent leaves of absence, as necessary. The type (drug and/or alcohol), number, and frequency of such follow-up testing shall be directed by the SAP. ALL testing will be conducted in accordance with 49 CFR Part 40, Subpart O.

Testing Procedures

ALL FMCSA drug and alcohol testing will be conducted in accordance with 49 CFR Part 40, as amended.

Test Refusals

As a covered employee, you have refused to test if you:

- (1) Fail to appear for any test (except a pre-employment test) within a reasonable time, as determined by the Town of Jackson's DER.
- (2) Fail to remain at the testing site until the testing process is complete. An employee who leaves the testing site before the testing process commences for a pre-employment test has NOT refused to test.
- (3) Fail to attempt to provide a breath or urine specimen. An employee who does not provide a urine specimen because he or she has left the testing site before the testing process commenced for a pre-employment test has NOT refused to test.
- (4) In the case of a directly-observed or monitored urine drug collection, fail to permit monitoring or observation of your provision of a specimen.
- (5) Fail to provide a sufficient quantity of urine or breath without a valid medical explanation.
- (6) Fail or decline to take a second test as directed by the collector or Town of Jackson for drug testing.
- (7) Fail to undergo a medical evaluation as required by the MRO or Town of Jackson's Designated Employer Representative (DER).
- (8) Fail to cooperate with any part of the testing process.
- (9) Fail to follow an observer's instructions to raise and lower clothing and turn around during a directly-observed test.
- (10) Possess or wear a prosthetic or other device used to tamper with the collection process.
- (11) Admit to the adulteration or substitution of a specimen to the collector or MRO.
- (12) Refuse to sign the certification at Step 2 of the Alcohol Testing Form (ATF).
- (13) Fail to remain readily available following an accident.

As a covered employee, if the MRO reports that you have a verified adulterated or substituted test result, you have refused to take a drug test.

As a covered employee, if you refuse to take a drug and/or alcohol test, you incur the same consequences as testing positive and will be immediately removed from performing safety-sensitive functions, and referred to an SAP.

Voluntary Self-Referral

ANY employee who has a suspected or known drug and/or alcohol abuse problem may voluntarily self-refer/disclose to the DER, who will then refer the individual to a substance abuse counselor for evaluation and treatment. Self-referral or disclosure may not be made in an attempt to avoid completing a required and noticed test(s). Such referral is permitted when an employee has not otherwise refused a drug or alcohol test which they have been directed to complete.

Employees are encouraged to voluntarily seek professional substance abuse assistance before any substance use or dependence affects job performance. The DER will post and maintain a list of substance abuse contacts and resources for consideration by employees.

Any safety-sensitive employee who admits to a drug and/or alcohol problem will immediately be removed from his/her safety-sensitive function and will not be allowed to perform such function until successful completion of a prescribed rehabilitation program. Additional monitoring and/or a second chance agreement may be required by the Town of Jackson to ensure the safety of the workplace.

NO ADA protections apply to employees who use illegal drugs or misuse prescriptions and alcohol resulting in impairment in the workplace.

Fitness for Duty & Prescription Drug Use

Fitness for duty is the responsibility of the employee. The appropriate use of legally prescribed medications and non-prescription medications is not prohibited. However, the use of any substance which carries a warning label that indicates that mental functioning, motor skills, or judgment may be adversely affected must be carefully evaluated. Medical advice should be sought, as appropriate, while taking such medication and before performing safety-sensitive duties. In addition, those employees whose duties require them to hold a current medical card and CDL must comply with those applicable regulations and the prescribing physician's instructions for appropriate use of medications. Changes in an employee's health conditions may also require updated evaluation by a qualified medical examiner and/or documentation as deemed necessary for the Town of Jackson to ensure safety of operations and in the workplace. *See Part 382.213.*

ALL medications brought into the workplace should be adequately secured for use only by the employee. In addition, it is recommended that they be brought in their original bottles with the employee's name, description and use information should they become misplaced and/or for safety in the event of an accident and/or subsequent investigation.

Contact Person

For questions about Town of Jackson's anti-drug and alcohol misuse program, contact the DER at START, the Alternate DER at Public Works, or the Personnel Director. Please refer to the annual addendum for specific staff names holding these positions and other applicable contact and testing information. Copies of applicable regulations and the Drug Free Workplace policy may also be obtained on the Town's Intranet for employees.

Other Provisions & Construction

Additional procedures may be adopted in association with this policy and with the intent toward safety and the consistent and fair administration reflecting as practices. Examples include but are not limited to reasonable suspicion and post-accident evaluation and documentation checklists, post-accident procedures including evaluation of employee stand-down status, guidelines for evaluation of consequences on violations, random testing notifications and dilute testing, etc. Such procedures shall not be inconsistent with this policy as adopted and may be prepared or updated as needed from time to time.

Should any section of this policy make reference to vocabulary or process not clearly defined herein (example – substance abuse provider or SAP), it is the intent of this policy that employees and the Town of Jackson DER would seek those definitions and clarifications from 49 CFR Part 382 and Part 40 as amended as well as from any published written interpretations made available by the FMCSA or the Department of Transportation. Examples include “disabling damage.”

In the event any part of this policy shall become unenforceable by law or other legal proceedings, it is the intent that all remaining provisions shall remain in full force and effect.

Confidentiality

Confidentiality is essential in the administration of the Town of Jackson’s drug and alcohol testing program. Sensitivity to the privacy of employees is important and discretion will be exercised, however, it shall also be understood that testing is required and notifications will be made and often known in instances of random and post-accident testing. While personnel records are confidential, regulations may require the disclosure by the Town of Jackson of an employee’s drug and alcohol history and/or results and associated records to subsequent employers and regulators.

Exhibit A: Annual Policy Addendum

For the calendar year of 2018:

DER: Anna White, START Administrative Assistant

Phone: (307) 732-8651 or Email: awhite@jacksonwy.gov

Alternate DER: Amy Renova, Public Works Department Administrative Assistant

Phone: 307-733-3079 ext. 1403 or Email: arenova@jacksonwy.gov

Personnel Director: Roxanne Robinson, Assistant Town Manager

Phone: 307-733-3932 ext. 1107 or Email: rrobinson@jacksonwy.gov

MRO: Dr. F. Proano, MD. *See the chain of custody testing forms for current contact and address information.*

SAMHSA (Substance Abuse and Mental Health Services Administration) Testing Lab: Medtox Laboratories, Inc.

Third Party Administrator: Advantage Testing & Professional Services

Phone: (307) 690-7850 or Email: advantagetesting@msn.com

Employee Education Information Available:

- What Employees Need To Know About DOT Drug & Alcohol Testing brochure
- Employee Education Supplement on the effects of drugs and alcohol

Annual Random Testing Rates: 50% drug/10% alcohol (FMCSA & FTA combined testing pool)

DOT urine specimens are analyzed for the following drugs or drug metabolites:

- ♦ Marijuana metabolites / THC
- ♦ Cocaine metabolites
- ♦ Phencyclidine [PCP]
- ♦ Amphetamines and Methamphetamine
- ♦ Opiate metabolites [including Ecstasy, Codeine, Morphine, and Heroin]
- ♦ Semi-synthetic opioids [including Hydrocodone, Oxycodone, Hydromorphone; Oxymorphone]

Note: Any changes to the Federal Regulations regarding the required test panel will be effective immediately and may include an expansion of the above listed drugs and their metabolites as specified.

Nat. Institute For Drug Abuse:

<http://www.teens.drugabuse.gov/>

Alcoholics Anonymous Website:

<http://www.aa.org/bigbookonline/>

DEA's Drug Fact Sheets:

<http://www.dea.gov/concern/concern.htm>

Treatment Center Locator:

<http://findtreatment.samhsa.gov/>

American Council On Alcoholism Helpline:
1-800-527-5344

Alcohol Help Center:

<http://www.alcoholhelpcenter.net>

2018 Annual Listing of Covered Positions:

*ALL commercial vehicle drivers – regular and intermittent/seasonal who are required to hold a CDL

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SECTION 7 - DRUG FREE WORKPLACE AND EMPLOYEE ASSISTANCE

701. Purpose

The Town of Jackson is dedicated to providing a safe, secure, and productive workplace and to protect employees and the public from the risks posed by the misuse of alcohol and use of prohibited drugs. The use of controlled substances is inconsistent with the behavior expected of all employees, poses unacceptable safety risks, and undermines the Town of Jackson's ability to operate effectively and efficiently. In meeting these goals, it is our policy to (1) assure that employees are not impaired in their ability to perform assigned duties in a safe, productive, and a healthy manner; (2) create a workplace environment free from the adverse effects of drug abuse and alcohol misuse; and (3) to encourage employees to seek professional assistance anytime personal problems, including alcohol or drug dependency, adversely affect their ability to perform their assigned duties. All employees covered by Wyoming Worker's Compensation shall comply with these provisions.

Employees are hereby informed of the federal Drug-Free Workplace Act and a notice and link to information on this act is available on the Town of Jackson Intranet. The Town of Jackson shall indicate that employees are subject to drug free workplace testing on all vacancy announcements.

The Town of Jackson shall provide 60 days notice to all current employees for any newly implemented substance abuse testing program prior to implementation. This substance abuse testing policy will be posted in appropriate and conspicuous locations on Town of Jackson premises as well as on the Town of Jackson Intranet site. Copies of this substance abuse testing policy are available in the Personnel Director's office.

702. Types of Tests

Pre-Employment, Reasonable Suspicion, and Post Accident testing shall be conducted on all employees covered by Wyoming Worker's Compensation. Random testing shall also be conducted on those employees required to hold and maintain a Commercial Drivers License (CDL) and covered by the Federal Transit Authority or the Federal Motor Carrier Safety Administration. To the extent permitted by law, random testing shall be conducted, at a minimum, on twenty percent (20%) of the average staff on an annual basis.

703. Employee Training

The Town of Jackson shall provide training to employees related to a drug free workplace. Non-supervisors shall attend one (1) hour of employee substance abuse training per year. Supervisors shall attend at least two (2) hours of supervisor substance abuse training per year. Supervisors shall receive training to encompass at least sixty (60) minutes on alcohol misuse and at least sixty (60) minutes on drug use. Training shall include physical, behavioral, speech and performance indicators of probable alcohol and drug use. The Town shall retain training records that document attendee signatures, dates and training topics.

All covered employees are required to submit to drug and alcohol tests as a condition of employment.

704. Manufacture, Distribution, Dispensation, Possession and Convictions

The unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited in the covered workplace. An employee who is convicted of any criminal drug statute for a violation occurring in the workplace shall notify the Designated Employer Representative (DER) and the Town of Jackson Personnel Director in writing no later than five (5) calendar days after such conviction.

The Town strictly prohibits the manufacture, distribution, dispensation, possession or use of alcohol on any Town premises, or during working hours. This prohibition includes Town-owned vehicles or personal vehicles being used for Town business or parked on Town property. In addition, the Town strictly prohibits any employee from reporting for or being at work while under the influence of alcohol or any controlled substance. This includes breaks or meals, paid or unpaid that cross over the workday.

The only exceptions to this policy are:

1. Alcohol use on Town property, such as public parks, either at a Town sanctioned or private event outside of working hours.
2. Alcohol use on Town property, such as Town owned employee housing units.
3. Legally prescribed medications as set forth in Section 713 of this policy.

705. Covered Employees

This policy applies to every person covered by Wyoming Worker's Compensation.

706. Prohibited Behavior – Drug & Alcohol Use

Use of illegal drugs is prohibited at all times. All covered employees are prohibited from reporting for duty or remaining on duty any time there is a quantifiable presence of a prohibited drug in the body at or above the minimum thresholds defined in 49 CFR Part 40 (referenced as Part 40 hereinafter). Prohibited drugs shall include:

- marijuana
- cocaine
- phencyclidine (PCP)
- opioids
- amphetamines

Any modifications to Part 40 regulations which require additional drugs or modifications to this list for testing shall be permitted and effective immediately without further policy amendment to ensure compliance.

All covered employees are prohibited from working while having any measurable alcohol concentration in their system. The only exception is a specifically assigned employee that is required to perform work by organizing, overseeing, and attending an after hours 'state' dinner/event, legislative dinner/event, or similar type of after hours gathering as approved by the Assistant Town Manager or Town Manager for each specific event. Other employees attending these events would not be considered working.

All covered employees are prohibited from consuming alcohol while working. The only exception is a specifically assigned employee that is required to perform work by organizing, overseeing, and attending an after hours 'state' dinner/event, legislative dinner/event, or similar type of after hours gathering as approved by the Assistant Town Manager or Town Manager for each specific event. If an on-call employee has consumed alcohol, they must acknowledge the use of alcohol at the time that they are called to report for duty. No alcohol is permitted in employee's system at the time of reporting for duty.

All covered employees are prohibited from misusing other legal drugs, including prescription medications. In addition, covered employees may not consume alcohol within four (4) hours prior to the performance of safety-sensitive job functions and are prohibited from consuming alcohol for eight (8) hours following involvement in an accident or until he or she submits to the post-accident drug and alcohol test, whichever occurs first.

707. Consequences for Violations

Following a positive drug and/or alcohol (BAC at or above 0.02) test result, the employee will be immediately removed from safety-sensitive duty. Where a positive drug test is reported by the MRO, an employee has refused to test and/or the BAC level is at or above 0.04, the employee shall be referred to a Substance Abuse Professional (aka SAP as defined under the Part 40 regulations).

In addition, it is a violation of this policy for an employee to fail to report to testing as directed by their supervisor or DER and/or to fail to timely report an accident to their supervisor.

These types of violations may result in consequences that may include termination at the sole discretion of the Town of Jackson.

Employees with a positive confirmed test result shall provide a written notification/statement to the Town of Jackson within five (5) business days of that positive confirmed test result. The statement must explain the results or provide reasons for contesting the results.

708. Treatment/Discipline

Discipline will be at the sole discretion of the Town of Jackson but may include conditions for additional follow up testing, treatment and/or immediate termination. Expenses associated with evaluation, treatment and other conditions shall be in accordance with FMLA and other applicable policies, terms of insurance or at the discretion of the Town of Jackson.

709. Circumstances for Testing

1. Pre-Employment Testing

A negative pre-employment drug test result is required before an employee can first perform safety-sensitive functions. Employment in covered positions is conditional until the satisfaction of this requirement and the review and written acknowledgement of this drug and alcohol policy. If a pre-employment test is deemed cancelled by the medical review officer (MRO), or reported as dilute, the individual will be required to undergo another test and successfully pass with a verified negative result before performing safety-sensitive functions. When employees have had an employment separation or have been in-active and/or unavailable to perform work for ninety (90) days they may also be required to complete a new pre-employment drug test at the direction of the Personnel Director.

A covered employee or applicant who has previously failed or refused a pre-employment drug and/or alcohol test must provide satisfactory proof of having successfully completed a referral, evaluation, and/or a treatment plan meeting the SAP and DOT requirements. Additionally, no applicant shall be eligible for employment within ninety (90) days of receiving a positive pre-employment test.

2. Reasonable Suspicion Testing

All covered employees shall be subject to a drug and/or alcohol test when the Town of Jackson has reasonable suspicion to believe that the covered employee has used a prohibited drug and/or engaged in alcohol misuse. A reasonable suspicion referral for testing must be made by a trained supervisor or other trained Town of Jackson official on the basis of specific, contemporaneous, articulable observations concerning the appearance, behavior, speech, or body odors of the covered employee.

Covered employees may be subject to reasonable suspicion drug or alcohol testing any time while on duty.

Time is of the essence toward the evaluation and completion of reasonable suspicion tests. Upon notification to the employee that reasonable suspicion testing is required, transportation to the collection site shall be arranged quickly. Failure to comply or to participate as directed by the collection site personnel will be considered a refusal to test.

3. Post-Accident Testing

Covered employees shall be subject to post-accident drug and alcohol testing under the following circumstances:

a. Fatal Accidents

As soon as practicable following an accident involving the loss of a human life, drug and alcohol tests will be conducted on each surviving covered employee involved in the accident. In addition, any other covered employee whose performance could have contributed to the

accident, as determined by Town of Jackson using the best information available at the time of the decision, will be tested. Such tests may be required in addition to those tests required of any investigating law enforcement officers to ensure compliance with Part 40 regulations and procedures.

b. Non-fatal Accidents

As soon as practicable following an accident not involving the loss of a human life, drug and alcohol tests will be conducted on each covered employee involved in the accident if at least one of the following conditions is met:

- i. The accident results in injuries requiring immediate medical treatment away from the scene, unless the covered employee can be completely discounted as a contributing factor to the accident;
- ii. One or more vehicles incurs disabling damage and must be towed away from the scene, unless the covered employee can be completely discounted as a contributing factor to the accident;

The timely determination for necessary testing shall be made by the appropriate supervisor. The Annual Policy Addendum that is updated each year shall list each position and shall indicate which supervisor can make the timely determination for necessary testing. In addition, any other covered employee whose performance could have contributed to the accident, as determined by Town of Jackson using the best information available at the time of the decision, will be tested. Timely documentation of this decision shall occur.

A covered employee subject to post-accident testing must remain readily available, or it is considered a refusal to test. NOTE: nothing in this section shall be construed to require the delay of necessary medical attention for the injured following an accident or to prohibit a covered employee from leaving the scene of an accident for the period necessary to obtain assistance in responding to the accident or to obtain necessary emergency medical care.

4. Random Testing

As noted above, random testing shall be conducted on those employees required to hold and maintain a CDL and covered by the Federal Transit Authority or the Federal Motor Carrier Safety Administration. To the extent permitted by law, random testing shall be conducted, at a minimum, on twenty percent (20%) of the average CDL staff on an annual basis. Random drug and alcohol tests are unannounced and unpredictable, and the dates for administering random tests are to be spread reasonably throughout the calendar year. Random testing shall be conducted at all times of the day when safety-sensitive functions are performed.

Selection of CDL employees for random drug and alcohol testing will be made by a scientifically valid method, such as a random number table or a computer-based random number generator and may be performed at the direction of the Town by a third party administrator. Under the selection process used, each CDL employee will have an equal chance of being tested each time selections are made.

A covered CDL employee may only be randomly tested for alcohol misuse while the employee is performing safety-sensitive functions, just before the employee is to perform safety-sensitive functions, or just after the employee has ceased performing such functions. A CDL covered employee may be randomly tested for prohibited drug use anytime while on duty.

Each covered CDL employee who is notified of selection for random drug or random alcohol testing must immediately proceed to the designated testing site. Coordination for notification and testing shall be made with the assistance of the DER to ensure strict compliance and uninformed announcement.

5. Return to Duty Testing

Any employee who is allowed to return to safety-sensitive duty after failing or refusing to submit to a DOT drug and/or alcohol test must first be evaluated by a substance abuse professional (SAP), complete a SAP-required program of education and/or treatment, and provide a negative return-to-duty drug and/or alcohol test result. All tests will be conducted in accordance with 49 CFR Part 40, Subpart O. Such tests would be in addition to all other required tests including random, post-accident, etc. Additional testing requirements may apply in other instances of positive tests and self-disclosure according to the Town of Jackson's Drug Free Workplace Policy and second chance agreements. These tests will be referred to as "Non-DOT" as they are not required by federal regulations although consistent standards for testing may apply.

6. Follow-up Testing

Employees returning to safety-sensitive duty following leave for substance abuse rehabilitation will be required to undergo unannounced follow-up alcohol and/or drug testing for a period of one (1) to five (5) years, as directed by the SAP. The duration of testing will be extended to account for any subsequent leaves of absence, as necessary. The type (drug and/or alcohol), number, and frequency of such follow-up testing shall be directed by the SAP. All testing will be conducted in accordance with 49 CFR Part 40, Subpart O.

710. Testing Procedures

All drug and alcohol testing will be conducted in accordance with 49 CFR Part 40, as amended.

711. Test Refusals

As a covered employee, you have refused to test if you:

1. Fail to appear for any test (except a pre-employment test) within a reasonable time, as determined by the Town of Jackson's DER.
2. Fail to remain at the testing site until the testing process is complete. An employee who leaves the testing site before the testing process commences for a pre-employment test has NOT refused to test.

3. Fail to attempt to provide a breath or urine specimen. An employee who does not provide a urine specimen because he or she has left the testing site before the testing process commenced for a pre-employment test has NOT refused to test.
4. In the case of a directly-observed or monitored urine drug collection, fail to permit monitoring or observation of your provision of a specimen.
5. Fail to provide a sufficient quantity of urine or breath without a valid medical explanation.
6. Fail or decline to take a second test as directed by the collector or Town of Jackson for drug testing.
7. Fail to undergo a medical evaluation as required by the MRO or Town of Jackson's Designated Employer Representative (DER).
8. Fail to cooperate with any part of the testing process.
9. Fail to follow an observer's instructions to raise and lower clothing and turn around during a directly-observed test.
10. Possess or wear a prosthetic or other device used to tamper with the collection process.
11. Admit to the adulteration or substitution of a specimen to the collector or MRO.
12. Refuse to sign the certification at Step 2 of the Alcohol Testing Form (ATF).
13. Fail to remain readily available following an accident.

As a covered employee, if the MRO reports that you have a verified adulterated or substituted test result, you have refused to take a drug test.

As a covered employee, if you refuse to take a drug and/or alcohol test, you incur the same consequences as testing positive and will be immediately removed from performing safety-sensitive functions, and referred to an SAP.

712. Voluntary Self-Referral and Employee Assistance

Any employee who has a suspected or known drug and/or alcohol abuse problem may voluntarily self-refer/disclose to the DER, who will then refer the individual to a substance abuse counselor for evaluation and treatment. Self-referral or disclosure may not be made in an attempt to avoid completing a required and noticed test(s). Such referral is permitted when an employee has not otherwise refused a drug or alcohol test which they have been directed to complete.

Employees are encouraged to voluntarily seek professional substance abuse assistance before any substance use or dependence affects job performance. The DER will post and maintain a list of substance abuse contacts and resources for consideration by employees.

Any safety-sensitive employee who admits to a drug and/or alcohol problem will immediately be removed from his/her safety-sensitive function and will not be allowed to perform such function until successful completion of a prescribed rehabilitation program. Additional monitoring and/or a second chance agreement may be required by the Town of Jackson to ensure the safety of the workplace.

No ADA protections apply to employees who use illegal drugs or misuse prescriptions and alcohol resulting in impairment in the workplace.

A resource list of programs, people, entities and organizations designed to assist employees with personal or behavioral problems is provided as part of the Annual Policy Addendum and is posted on the Town of Jackson's Intranet site and also available from the START administrative offices, the Public Works administrative offices, the Personnel Director, and the Town Hall administrative offices.

713. Fitness for Duty & Prescription Drug Use

Fitness for duty is the responsibility of the employee. The appropriate use of legally prescribed medications and non-prescription medications is not prohibited. However, the use of any substance which carries a warning label that indicates that mental functioning, motor skills, or judgment may be adversely affected must be carefully evaluated. Medical advice should be sought, as appropriate, while taking such medication and before performing safety-sensitive duties. In addition, those employees whose duties require them to hold a current medical card and CDL must comply with those applicable regulations and the prescribing physician's instructions for appropriate use of medications. Changes in an employee's health conditions may also require updated evaluation by a qualified medical examiner and/or documentation as deemed necessary for the Town of Jackson to ensure safety of operations and in the workplace.

All medications brought into the workplace should be adequately secured for use only by the employee. In addition, it is recommended that they be brought in their original bottles with the employee's name, description and use information should they become misplaced and/or for safety in the event of an accident and/or subsequent investigation.

714. Contact Person

For questions about the Town of Jackson's anti-drug and alcohol misuse program, contact the DER at START, the Alternate DER at Public Works, or the Personnel Director. Please refer to the annual addendum for specific staff names holding these positions and other applicable contact and testing information. Copies of applicable regulations may also be obtained on the Town's Intranet for employees.

715. Other Provisions & Construction

Additional procedures may be adopted in association with this policy and with the intent toward safety and the consistent and fair administration reflecting as practices. Examples include but are not limited to reasonable suspicion and post-accident evaluation and documentation checklists, post-accident procedures including evaluation of employee stand-down status, guidelines for evaluation of consequences on violations, random testing notifications and dilute testing, etc. Such procedures shall not be inconsistent with this policy as adopted and may be prepared or updated as needed from time to time.

Should any section of this policy make reference to vocabulary or process not clearly defined herein (example – substance abuse provider or SAP), it is the intent of this policy that employees and the Town of Jackson DER would seek those definitions and clarifications from 49 CFR Part

655 and Part 40 as amended as well as from any published written interpretations made available. Examples include “disabling damage.”

In the event any part of this policy shall become unenforceable by law or other legal proceedings, it is the intent that all remaining provisions shall remain in full force and effect.

716. Confidentiality

Confidentiality is essential in the administration of the Town of Jackson’s drug and alcohol testing program. Sensitivity to the privacy of employees is important and discretion will be exercised, however, it shall also be understood that testing is required and notifications will be made and often known in instances of random and post-accident testing. While personnel records are confidential, regulations may require the disclosure by the Town of Jackson of an employee’s drug and alcohol history and/or results and associated records to subsequent employers and regulators.

An exhibit to this policy titled Annual Policy Addendum will be posted on the Town of Jackson’s Intranet site that is updated annually that includes the name and contact information of the Designated Employer Representative (DER), the Alternate DER, the MRO, the Testing Lab, the Third Party Administrator, employee education information available, annual random testing rates and the drugs or drug metabolites that are tested, and links to websites providing resources to employees regarding drug abuse, alcoholics anonymous, drug facts, treatment centers, alcoholism help centers and helplines. This Annual Policy Addendum is also available from the START administrative offices, the Public Works administrative offices, the Personnel Director, and the Town Hall administrative offices.

Exhibit A: Annual Policy Addendum

For the calendar year of 2018:

DER: Anna White, START Administrative Assistant

Phone: (307) 732-8651 or Email: awhite@jacksonwy.gov

Alternate DER: Amy Renova, Public Works Department Administrative Assistant

Phone: 307-733-3079 ext. 1403 or Email: arenova@jacksonwy.gov

Personnel Director: Roxanne Robinson, Assistant Town Manager

Phone: 307-733-3932 ext. 1107 or Email: rrobinson@jacksonwy.gov

MRO: Dr. F. Proano, MD. See the chain of custody testing forms for current contact and address information.

SAMHSA (Substance Abuse and Mental Health Services Administration) Testing Lab: Medtox Laboratories, Inc.

Third Party Administrator: Advantage Testing & Professional Services

Phone: (307) 690-7850 or Email: advantagetesting@msn.com

Employee Education Information Available:

- What Employees Need To Know About DOT Drug & Alcohol Testing brochure
- Employee Education Supplement on the effects of drugs and alcohol

Annual Random Testing Rates: 50% drug/10% alcohol (FMCSA & FTA combined testing pool)

DOT urine specimens are analyzed for the following drugs or drug metabolites:

- ♦ Marijuana metabolites / THC
- ♦ Cocaine metabolites
- ♦ Phencyclidine [PCP]
- ♦ Amphetamines and Methamphetamine
- ♦ Opiate metabolites [including Ecstasy, Codeine, Morphine, and Heroin]
- ♦ Semi-synthetic opioids [including Hydrocodone, Oxycodone, Hydromorphone; Oxymorphone]

Note: Any changes to the Federal Regulations regarding the required test panel will be effective immediately and may include an expansion of the above listed drugs and their metabolites as specified.

Nat. Institute For Drug Abuse:
<http://www.teens.drugabuse.gov/>

Alcoholics Anonymous Website:
<http://www.aa.org/bigbookonline/>

DEA's Drug Fact Sheets:
<http://www.dea.gov/concern/concern.htm>

Treatment Center Locator:
<http://findtreatment.samhsa.gov/>

American Council On Alcoholism Helpline:
1-800-527-5344

Alcohol Help Center:
<http://www.alcoholhelpcenter.net>

Programs, People, Entities and Organizations Designed to Assist Employees with Personal or Behavioral Problems

Jackson Hole Community Counseling Center
(307) 733-2046
<https://www.jhccc.org/>

Curran-Seeley Foundation
Alcohol and Drug Counseling, Treatment & Prevention
(307) 733-3908
<http://www.curranseeley.com/>

Jackson Hole Mental Health
A mental health and substance abuse therapy provider
(307) 654-7003
<http://www.jacksonholementalhealth.com/>

St John's Medical Center Health and Wellness
Nutrition counseling, wellness blood screening, wellness coaching, worksite wellness
(307) 733-3636
<https://www.tetonhospital.org/services/wellness-services/>

Medicine Wheel Wellness
Decision making and conflict resolution, behavioral therapy, positive psychology, solution focused therapy, evolutionary psychology, dialectic behavior therapy
(307) 699-7480
<http://mwwjh.com/mental-health/>

Mountain Therapy
Pediatric and family counseling
(307) 690-3180
<http://www.mountain-therapy.com/>

2018 Annual Listing of Positions and Supervisors With Authority to Make Timely Determination for Post Accident Tests:

2018 Annual Listing for Timely Determinations for Post Accident Tests	
Position	Supervisors With Authority to Make Timely Determination for Post Accident Tests
Senior Staff	
Town Manager	Chief of Police, Assistant Town Manager
Assistant Town Manager	Chief of Police, Town Manager
Town Attorney, Municipal Judge	Chief of Police, Assistant Town Manager, Town Manager
Chief of Police	Assistant Town Manager, Town Manager
Planning and Building Director, Public Works Director, Finance Director, Transit Director, Information Technology Manager	Chief of Police, Assistant Town Manager, Town Manager
Public Works	
Assistant Public Works Director, Town Engineer, Fleet Manager, Streets Manager, Water Utility Manager, Wastewater Manager, Facilities Manager	Public Works Director, Assistant Town Manager, Town Manager
Administrative Assistant, Associate Engineer, Senior Journeyman Mechanic, Journeyman Mechanic, Equipment Operators, Street Operators, Cemetery Sexton, Senior Water Utility Operator, Water Operator, Utility Locator, Meter Reader, Senior Wastewater Treatment Plant Operators, Senior Collection System Operators	Town Engineer, Fleet Manager, Streets Manager, Water Utility Manager, Wastewater Manager, Facilities Manager, Public Works Director, Assistant Town Manager, Town Manager
Legal	
Assistant Town Attorney, Lead Legal Secretary	Town Attorney, Chief of Police, Assistant Town Manager, Town Manager
Planning and Building	
Building Official, Principal Planner	Planning and Building Director, Chief of Police, Assistant Town Manager, Town Manager
Senior Planner, Associate Planner, Building Inspector, Development Coordinator, Office Manager, Office Clerk	Building Official, Principal Planner, Planning and Building Director, Chief of Police, Assistant Town Manager, Town Manager
Police	
Lieutenant	Chief of Police, Assistant Town Manager, Town Manager
Sergeant	Lieutenant, Chief of Police, Assistant Town Manager, Town Manager
Police Technology Manager, Corporal, Police Officer, Community Service Officer, Victim Services Coordinator, Victim Services Advocate, Information Coordinator, Kennel Technician	Sergeant, Lieutenant, Chief of Police, Assistant Town Manager, Town Manager
Finance	
Finance Manager	Finance Director, Chief of Police, Assistant Town Manager, Town Manager
Utility Billing Manager, Senior Deputy Treasurer, Municipal Court Clerk, Enforcement/Deputy Court Clerk, Administrative Assistant	Finance Manager, Finance Director, Chief of Police, Assistant Town Manager, Town Manager
Municipal Court	
Municipal Court Clerk, Deputy Court Clerk	Municipal Judge, Finance Director, Chief of Police, Assistant Town Manager, Town Manager
Personnel/Town Clerk	
Town Clerk, Public Information Officer, Administrative Assistant	Chief of Police, Assistant Town Manager, Town Manager
Transit	
Transit Operations Manager	Transit Director, Assistant Town Manager, Town Manager
Supervisor, Dispatcher, Administrative Assistant	Transit Operations Manager, Transit Director, Assistant Town Manager, Town Manager
Bus Driver	Supervisor, Transit Operations Manager, Transit Director, Assistant Town Manager, Town Manager
Information Technology	
Systems Architect, Systems Administrator, Police Technology Manager	Information Technology Director, Chief of Police, Assistant Town Manager, Town Manager



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: September 13, 2018
MEETING DATE: September 17, 2018

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

SUBJECT: Lease Agreement Between the Town and Geittmann Larson Swift, LLP

STATEMENT/PURPOSE

The purpose of this item is to obtain approval of a Lease Agreement with Geittmann Larson Swift, LLP ("GLS") for the use of the interior space on the ground and second floor levels of the 3 floor building known as 155 E. Pearl Avenue that the Town intends to purchase on or before October 4, 2018 subject to the terms of the Purchase Offer and Acceptance Agreement between the parties.

BACKGROUND/ALTERNATIVES

A Purchase Offer and Acceptance Agreement was entered into between the Town of Jackson and GLS for the Town to purchase Lot 3 Pearl and Willow Addition Amended ("Property"), which includes the buildings and improvements known as 145, 141, 147 and 155 East Pearl Avenue. A condition of the Purchase Offer and Acceptance Agreement is that a mutually agreeable new Lease Agreement with GLS will contain required terms so that GLS may continue to use the building for its law office over a term of 10 years.

The Purchase Offer and Acceptance Agreement sets forth in paragraph 6(c) that the new lease with GLS will include the following material changes:

- i. *Leased Premises.* The Leased Premises will be the main and second levels of the office building at 155 East Pearl Street.
- ii. *Term.* Ten (10) years subject to Landlord's and Tenant's rights to terminate early (described in section v and vi below).
- iii. *Rent.* Annual "gross rent" of One Hundred Twenty One Thousand Eight Hundred Seventy Two Dollars (\$121,872.00) fixed for the first two (2) years. Thereafter, annual rent increases by cost of living (Northwest Wyoming CPI) with increases not to exceed four percent (4%) per year. Pro rata adjustment for increases over 2018 baseline real estate taxes and insurance related to Leased Premises.
- iv. *Landlord's Rights to Terminate Lease Early.* Town will reserve the right to terminate the Lease at any time upon two (2) year prior written notice provided that Notice may not to be given before the fourth (4th) anniversary of the Lease effectively terminating the lease not sooner than the sixth (6th) anniversary of the lease commencement date.
- v. *Amortization of Improvements.* Improvements by Seller to the main level of the office building at 155 East Pearl Street will be a maximum of \$125,000.00, which shall be amortized downward for the term of the Lease on a monthly basis (120 months). Upon termination by Town prior to the 10 year termination date, the remaining pro-rated amortized amount will be paid to Lessee. In the event Tenant

terminates early pursuant to section vi below, no payment by the Town will be required.

- vi. *Termination by Tenant.* Tenant reserves the right to terminate the Lease upon six (6) months prior written notice at any time.

The attached Lease agreement reflects the above material changes. The attached new Lease also reflects in paragraph 13 that 8 parking spaces are assigned/reserved for GLS as noted on Exhibit A. GLS occupies approximately 44.22% of the square footage available, which equates to 9.22 parking spaces. GLS, however, is requesting 8 spaces dedicated for its exclusive use.

ATTACHMENTS

Lease Agreement between the Town of Jackson and Geittmann, Larson Swift, LLP.

LEGAL REVIEW

Complete.

FISCAL IMPACT

The Town will receive an annual base rent of \$121,872.00 fixed for the first two (2) years. Thereafter, annual rent increases by cost of living (Northwest Wyoming CPI) with increases not to exceed four percent (4%) per year. For the first two years, this equates to \$10,156.00 per month over the term of the GLS Lease, and any additional terms.

STAFF IMPACT

The Staff impact will be to track the lease rental payments owed to the Town.

RECOMMENDATION

Staff recommends that the Town Council approve of the attached Lease Agreement with Geittmann Larson Swift LLC, subject to the property closing on or before October 4, 2018.

SUGGESTED MOTION

I move that the Town Council approve the Lease Agreement between the Town of Jackson and Geittmann Larson Swift LLC, subject to any minor changes deemed necessary by the Town Attorney and the closing of the property purchase.

Synopsis for PowerPoint (120 words max):

Purpose:

The purpose of this item is to obtain approval of a Lease Agreement with Geittmann Larson Swift, LLP ("GLS") for the use of the interior space on the ground and second floor levels of the 3 floor building known as 155 E. Pearl Avenue that the Town intends to purchase on or before October 4, 2018 subject to the terms of the Purchase Offer and Acceptance Agreement between the parties.

Background:

A Purchase Offer and Acceptance Agreement was entered into between the Town of Jackson and GLS for the Town to purchase Lot 3 Pearl and Willow Addition Amended ("Property"), which includes the buildings and improvements known as 145, 141, 147 and 155 East Pearl Avenue. A condition of the Purchase Offer and Acceptance Agreement is that a mutually agreeable new Lease Agreement with GLS would contain required terms so that GLS may continue to use the building for its law office over a term of 10 years.

Fiscal Impact:

The Town will receive an annual base rent of \$121,872.00, which equates to \$10,156.00 per month over the term of the Lease, and any additional terms.

LEASE AGREEMENT
(Town of Jackson/Geittmann Larson Swift)

This Lease Agreement (the "*Lease*") is made and entered into to be effective as of the 1st day of October, 2018, by and between the Town of Jackson, a Wyoming municipal corporation (as "*Landlord*"), and Geittmann Larson Swift LLP, a Wyoming limited liability partnership (as "*Tenant*").

WITNESSETH:

WHEREAS, Landlord is the owner of that certain real property and improvements located on Pearl Street in the Town of Jackson, Teton County, Wyoming, and more particularly described as follows: Lot 3 Pearl and Willow Addition - Amended (the "*Property*"); and

WHEREAS, Tenant desires to lease a portion of the Property more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof (the "*Leased Premises*"); and

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

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

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

2. Term of Lease. The term of the Lease shall be Ten (10) years, commencing on the 1st day of October, 2018 and terminating on the 31st day of October, 2028.

3. Rent and Payment.

(a) Base Rent. During the term of the Lease, Tenant covenants and agrees to pay Landlord base rent according to the following schedule:

Annual Base Rent

Monthly Base Rent

\$121,872.00

\$10,156.00

(b) Payments. Tenant shall pay to Landlord, on the 1st day of each month for the first two (2) years of this Lease, the sum equivalent to One-Twelfth (1/12) of the annual base rent in accordance with the foregoing schedule. Rent payments shall begin in accordance with the foregoing schedule on October 1, 2018, and on each month thereafter, and shall be made payable to Landlord at the following address: to the Town of Jackson at 150 East Pearl Street, Jackson, Wyoming or by mail to P.O. Box 1687, Jackson, Wyoming 83001 until directed otherwise.

After the first two (2) years of this Lease, Landlord may require an annual rent increase based upon a cost of living adjustment as reflected in the Northwest Wyoming CPI for the applicable year and a pro rata adjustment for increases over 2018 baseline real estate taxes and insurance related to Leased Premises; provided, however, that no annual rent increase shall exceed four percent (4%).

(c) Security Deposits. None.

(d) Landlord's right to Terminate Lease Early. Landlord reserves the right to terminate the Lease at any time upon two (2) years prior written notice provided that such notice may not be given before the fourth (4th) anniversary of the Lease, meaning that the Lease cannot be terminated sooner than the sixth (6th) anniversary of the Lease commencement date.

(e) Tenant's right to Terminate Lease Early. Tenant reserves the right to terminate the Lease upon six (6) months written notice to Landlord at any time.

4. Late Rent Charges. In the event the monthly rent payments are not paid within Ten (10) days of the due date, a late charge of Five Percent (5%) of the rent payment shall be paid by Tenant. Additionally, said late rent payments shall automatically accrue interest at an interest rate of Eighteen Percent (18%) from the due date, which accrual of interest shall continue until the rent payment, together with accrued interest, is paid. Such interest shall begin to accrue automatically on all delinquent rent payments (not paid within the Ten (10) day grace period) and shall be payable on demand without notice to Tenant.

5. Use of the Leased Premises. Tenant's use of the Leased Premises shall be for a law office, general office, or such other uses as approved by Landlord. Furthermore, the Leased Premises shall be used and occupied by Tenant in a careful, safe and proper manner and Tenant shall pay on demand for any damage to the Leased Premises caused by the misuse of same by it, its agents, employees, licensees and invitees. Tenant shall use the Leased Premises only for purposes not prohibited by the laws, regulations, covenants and ordinances of the United States, the State of Wyoming, Teton County and Town of Jackson. Tenant shall not use or keep any substance or material in or about the Leased Premises which may vitiate or endanger the validity of the insurance on the Leased Premises or increase the hazard of the risk.

6. Acceptance of Leased Premises. Taking possession of the Leased Premises by Tenant shall be conclusive evidence against the Tenant that such premises were in good and satisfactory condition when possession of same was taken. Tenant has inspected the Leased Premises and accepts the same in "as is" condition.

7. Subordination to Mortgage. This Lease shall be and is hereby made subordinate to any mortgages or other security instruments which may now or hereafter encumber the Leased Premises, and to all renewals, modifications, consolidations, replacements and extensions thereof. This clause shall be self operative and no further instrument of subordination need be required by any mortgagee or security holder. However, Tenant shall, at Landlord's request, promptly execute any appropriate estoppel certificate, subordination agreement or instrument that Landlord may reasonably request in this regard.

8. Taxes and Assessments. Landlord shall pay all real estate taxes, real estate assessments, and any and all other governmental charges, assessments or taxes payable in respect to the Leased Premises or any part thereof during the term of this Lease. Tenant shall be liable for taxes levied against its personal property, trade fixtures and other property placed by Tenant in, on or about the Leased Premises.

9. Utilities. Tenant shall pay for the use of all the electrical, gas, telephone, cable television, internet, and other utility services to or used by and in connection with the Leased Premises. Tenant shall establish and maintain all such utilities accounts in its name. Landlord shall pay water and reasonable garbage expense.

10. Repair and Maintenance. Tenant acknowledges that the Leased Premises are in good repair and working order. Tenant shall, at its sole expense, maintain the interior of the Leased Premises (including, without limitation, all electrical, plumbing and mechanical systems) in as good order and repair as it was at the date of the

commencement of this Lease, reasonable wear and tear excepted. Landlord shall, at its sole expense, maintain all other portions of the Leased Premises in as good order and repair as they are at the date of the commencement of this Lease. Tenant shall not knowingly commit or willingly permit to be committed any act or thing contrary to the rules and regulations of any federal, state, municipal or quasi-governmental authority.

Tenant shall permit Landlord, or its representatives, to inspect upon reasonable notice the Leased Premises and to make improvements to the Leased Premises as Landlord may now or hereafter deem to be necessary and/or appropriate for the Leased Premises. All such improvements shall be done, so far as practicable, to avoid interference with Tenant's occupancy and use of the Leased Premises, provided that Tenant shall not be entitled to compensation for unavoidable interference with its occupancy and use.

11. Alterations; Tenant Improvements. Upon reasonable notice to Tenant, Landlord shall have the right at any time to enter the Leased Premises to make such additions, repairs or alterations as it may deem necessary or proper for the safety, improvements or preservation of the Leased Premises or the Property.

Tenant shall make no alterations in or additions to the Leased Premises without first obtaining the written consent of the Landlord, and all additions or improvements made by Tenant shall be deemed a part of the Leased Premises and permanent structure thereon and shall remain upon and be surrendered with the Leased Premises at the termination of this Lease by lapse of time or otherwise. Notwithstanding this provision, Landlord is aware that Tenant intends to remodel the main level and a portion of the second level of the office building located on the Leased Premises for general office space and Landlord will not unreasonably withhold its consent for said remodels.

Landlord and Tenant agree that, if the Lease is terminated early by Landlord pursuant to Section 3(d) of this Lease, Landlord shall reimburse Tenant for a portion of Tenant's actual costs to remodel ("**Remodel Costs**") the main level of the office building on the Leased Premises ("**Main Level**"), in accordance with this Section 11 of the Lease. Although there is no maximum amount by which Tenant is authorized to spend on the remodel of the Main Level, the maximum amount that shall be used in the reimbursement calculations set forth below is \$125,000.00. The reimbursable Remodel Costs, which shall not exceed \$125,000.00, shall be amortized downward for the term of the Lease on a monthly basis (120 months). Upon termination of the Lease by Landlord prior to the ten (10) year termination date, the remaining pro-rated amortized amount of the reimbursable Remodel Costs will be paid to Lessee. In the event Tenant

terminates early pursuant to Section 3(e) herein, no payment by the Landlord will be required. Landlord shall have no obligation to reimburse Tenant for any remodel of the second story level of the office building located on the Leased Premises.

12. Insurance. Landlord shall maintain at its expense fire and extended coverage insurance upon the Property including the Leased Premises in such amounts as Landlord determines in its sole discretion.

Tenant shall maintain at its expense fire and extended coverage insurance on all of its personal property, including trade fixtures and on all additions and improvements made by Tenant not required to be insured by Landlord.

Tenant shall, at Tenant's expense, maintain a policy or policies of comprehensive general liability insurance with the premiums thereon fully paid on or before due date, issued by and binding upon an insurance company with a Best Rating Guide A, such insurance to afford minimum protection of not less than a single limit of Two Million Dollars (\$2,000,000.00) in respect to personal injury and/or death to one or more persons and for property damage. The insurance policy shall name Landlord as an additional insured and shall cover all risks incident to Tenant's use of the Leased Premises and business in connection therewith.

Tenant shall furnish Landlord with certificates and copies of all insurance policies to be maintained by Tenant with evidence of payment of the premiums thereon. All such insurance policies shall contain a clause or endorsement to the effect that they may not be terminated or materially amended during the term of this Lease except after Fifteen (15) days written notice thereof to Landlord.

13. Parking. Landlord shall assign Tenant eight_(8) reserved parking spaces on the Property, four (4) of which shall be located at the rear of the building containing the Leased Premises. Tenant shall share, along with other businesses located on the Property the right to offer its customers the use of the common "short term" parking area designated for customer/visitor parking only located south of the Leased Premises. Said designated customer/visitor parking area shall not be used for parking by Tenant or Tenant's employees during normal business hours. The reserved parking space and the customer only parking area are shown on Exhibit "A" attached hereto and by this reference incorporated herein.

14. Assignment, Sublease and Mortgage by Tenant. Tenant shall not assign or create a security interest in, pledge or encumber this Lease or the Leased Premises, in whole or in part, or sublet the whole or permit the use of the whole or any part thereof

by any sub-tenant, licensee or concessionaire, unless Tenant first obtains Landlord's written consent, which shall not be unreasonably withheld. In the event of any such assignment, subletting, licensing or granting of a concession, Tenant shall never-the-less remain liable for the performance of all the terms, conditions and covenants of this Lease (including, without limitation, the covenant to pay rent).

In the event that Landlord shall consent to a sublease or assignment hereunder, Tenant shall pay Landlord reasonable attorney's fees incurred in connection with giving such consent. Further, should Tenant receive rent or other consideration for the right to occupy the Leased Premises either initially or over the term of the assignment or sublease, in excess of the rent called for hereunder, or in case of the sublease of a portion of the Leased Premises in excess of such rent fairly allocable to such portion, Tenant shall pay to Landlord as additional rent hereunder, all of the excess of each such payment of rent or other consideration received by Tenant promptly after its receipt.

15. Signs. Tenant shall have the right to erect and maintain signs in, on or about the Leased Premises, provided, that same are approved first by Landlord and comply with governing laws, regulations, covenants and ordinances of the United States, State of Wyoming, County of Teton and Town of Jackson. Landlord hereby approves and consents to all Tenant signs currently located on the Leased Premises.

16. Tenant's Covenants. Tenant covenants that it shall:

(a) Comply with all laws, orders, regulations, rules, ordinances and covenants of any state or federal statute or local ordinance or regulation applicable to Tenant and/or its use of the Leased Premises.

(b) Give to Landlord prompt written notice of any accident, fire or damage occurring on or to the Leased Premises.

(c) Keep the Leased Premises sufficiently heated to prevent freezing of pipes, waterlines and fixtures.

(d) Keep the Leased Premises orderly, clean, sanitary and free from objectionable odors and insects, vermin, pets, pests or nuisances.

(e) Do all things reasonably possible to prevent filing of any mechanics' or other liens against the Leased Premises or any part thereof by reason of work, labor, services or materials furnished or claimed to have been furnished to Tenant, or anyone holding the Leased Premises or any part thereof,

through or under Tenant. If any such lien shall be filed against the Leased Premises, Tenant shall either cause the same to be discharged of record within Twenty (20) days after the date of the filing of same, or if the Tenant, in Tenant's discretion and in good faith, determines the lien should be contested, Tenant shall furnish such security as may be necessary or required to prevent any foreclosure against Tenant's or Landlord's interest in the Leased Premises. If Tenant shall fail to discharge such lien within such period, or fail to furnish adequate security, then in addition to any other right of remedy of Landlord, Landlord may but shall not be obligated to discharge the lien either by paying the amount claimed to be due or by procuring the discharge of such lien by obtaining security or in any other manner available to Landlord. Nothing herein contained shall imply any consent or agreement on the part of Landlord to subject Landlord's interest in the Leased Premises to liability under any mechanics' or other lien law.

(f) Repay Landlord, as additional rent, on demand, all sums disbursed or deposited by Landlord pursuant to the provisions of this section, including Landlord's costs, expenses and reasonable attorneys' fees incurred by Landlord in connection therewith.

(g) Permit no one other than employees, agents, servants and business invitees to remain in or loiter upon the Leased Premises or the Property.

(h) Comply with all reasonable rules and regulations that may be established, from time to time, by Landlord; provided, however, that any rule or regulation that materially interferes (1) with Tenant's use and enjoyment of the Leased Premises or (2) Tenant's ability to conduct its business on the Leased Premises shall be deemed unreasonable. Tenant covenants that it shall not do or suffer to be done anything objectionable to the fire insurance companies, whereby the fire insurance or any other insurance now in force or hereafter to be placed on the Leased Premises or any part thereof shall become void or suspended, or be rated as a more hazardous risk than at the date when Tenant receives possession hereunder. In the event of breach of this covenant, in addition to all other remedies of Landlord, Tenant shall pay to Landlord as additional rent any increase in insurance premiums.

17. Landlord's Covenant of Quiet Enjoyment. The Landlord covenants that the Tenant, upon paying the rentals and performing the covenants upon its part to be performed herein, shall peacefully and quietly have, hold and enjoy the Leased Premises during the term hereof.

18. Damage or Destruction to Leased Premises. If the Leased Premises shall be damaged by fire, the elements, Landlord, unavoidable accident or other casualty, without the fault or negligence of Tenant, or Tenant's servants, employees, agents, visitors, licensees, invitees or sub-tenants, and the Leased Premises are not thereby rendered untenable in whole or in part, Landlord shall, at its expense, cause such damage to be repaired within a reasonable timeframe, and the rent shall not be abated. If, by reason of such occurrence, the Leased Premises shall be rendered untenable only in part, Landlord shall cause the damage to be repaired within a reasonable timeframe and the rent, during such period of repair, shall be abated proportionately to the portion of the Leased Premises rendered untenable. If, by reason of such occurrence, the Leased Premises shall be rendered wholly untenable, Landlord shall cause such damage to be repaired within a reasonable timeframe and the rent, during such period of repair, shall be abated in whole. There shall be no extension of the term of this Lease by reason of such abatement. Notwithstanding the foregoing provisions, if the Leased Premises shall be rendered wholly untenable by reason of such occurrence and the Leased Premises cannot be repaired within Three (3) months from the date such damage occurs, Landlord or Tenant shall, at their option, have the right to declare the balance of the term of this Lease to be null and void. If the Lease is terminated by Landlord pursuant to this Section 18 of the Lease, then Tenant shall be entitled to reimbursement by Landlord for the remaining pro-rated amortized amount of the reimbursable Remodel Costs as set forth more fully in Section 11 of this Lease.

If any such damage or destruction occurring to the Leased Premises, whether partial or complete, shall occur as the result of the fault or any negligence of Tenant or Tenant's servants, employees, agents, business invitees, licensees or sub-tenants, there shall be no apportionment or abatement of rent, and no reimbursement by Landlord for the remaining pro-rated amortized amount of the reimbursable Remodel Costs as set forth more fully in Section 11 of this Lease .

19. Default. The Tenant agrees to observe and perform the conditions and covenants set forth in this Lease, and further agrees that if default be made in the payment of any rent and such payment default continues for Ten (10) days following the due date for such payment, or if Tenant shall fail to observe or perform any of the other conditions or covenants and such other default shall continue for more than Thirty (30) days after written notice of such default, then and in that event, and as often as the same may happen, it shall be lawful for Landlord, at its election, with or without previous notice, to terminate this Lease or to re-enter and repossess itself of the Leased Premises without termination, with or without legal proceeding, using such force as may be necessary, and to remove therefrom any personal property belonging to Tenant

without prejudice to any claim for rent or for breach of the covenants hereof, or without being guilty of any manner of trespass or forcible entry and detainer. The foregoing described rights shall be non-exclusive and shall be in addition to any and all of the rights and remedies Landlord may have pursuant to governing law.

The Landlord agrees to observe and perform the conditions and covenants set forth in this Lease. Tenant shall provide written notice to Landlord of any default by Landlord under this Lease and Landlord shall have ten (10) days from such notice to cure said default or make arrangements satisfactory to Tenant to cure said default. If Landlord fails to timely cure said default, Tenant, in addition to all other remedies and damages available to Tenant at law, shall have the right to specifically enforce the terms of this Lease or terminate this Lease. If the Lease is terminated pursuant to this Section 19 of the Lease by Tenant, then Tenant shall be entitled to reimbursement by Landlord for the remaining pro-rated amortized amount of the reimbursable Remodel Costs as set forth more fully in Section 11 of this Lease.

20. Payment after Termination. No payments of money by Tenant to Landlord after the termination of this Lease, in any manner or after the giving of any notice by Landlord to Tenant shall reinstate, continue or extend the term of this Lease or affect any notice given to Tenant prior to the payment of such money.

21. Abandonment of Leased Premises. If Tenant shall abandon or vacate the Leased Premises (even if rent is current) before the end of the term of this Lease, or if Landlord re-enters the Leased Premises without termination, the Landlord may, at its option and without notice to Tenant, enter the Leased Premises, and re-let the same, or any part thereof, as it may see fit, without thereby voiding or terminating this Lease, and, for the purpose of such re-letting, Landlord is authorized to make any repairs, changes, alterations or additions in or to the Leased Premises, as may, in the sole discretion of Landlord, be necessary or desirable for the purpose of such re-letting, and if a sufficient sum shall not be realized from such re-letting each month to equal the monthly rental under the provisions of this Lease, then Tenant agrees to pay such deficiency.

22. Indemnification. Tenant shall indemnify Landlord and save it harmless from and against any and all claims, actions, damages, liability and expense in connection with loss of life, personal injury or damage to property occurring in or about, or arising out of or from the Leased Premises and adjacent sidewalks and loading areas, or the occupancy or use of the Leased Premises by Tenant or its sub-tenants, or occasioned wholly or in part by any act or omission of Tenant, its agents, licensees, business invitees, concessionaires, contractors, customers, employees or sub-

tenants; provided, however, that Tenant shall not be obligated to defend, indemnify, or hold harmless the Landlord for any action claims, actions, damages, liability and expense caused in whole or in part by Landlord's negligence.

In case Landlord shall be made a party to any litigation as a result of the alleged negligence of Tenant, its agents, licensees, business invitees, concessionaires, contractors, customers, employees or sub-tenants, Tenant shall protect and hold Landlord harmless and shall pay all costs, expenses and reasonable attorneys' fees incurred or paid by Landlord in connection with such litigation.

In case Tenant shall be made a party to any litigation as a result of the alleged negligence of Landlord, its agents, licensees, business invitees, concessionaires, contractors, customers, employees or sub-tenants, Landlord shall protect and hold tenant harmless Tenant in connection with such litigation.

23. Attorneys' Fees. In the event either party shall find it necessary to obtain the services of an attorney to enforce any of the covenants and conditions of this Lease, the prevailing party shall be entitled to reimbursement for all costs and expenses, including reasonable attorneys' fees, whether or not litigation is commenced.

24. Trade Fixtures. Trade fixtures installed by Tenant in the Leased Premises shall remain the property of the Tenant and shall be removable at any time by it on or before the termination of this Lease by lapse of time or otherwise. Tenant shall provide Landlord a written list of trade fixtures installed as of the date of this Lease, if any, and provide updates thereafter including those trade fixtures installed with Remodel Costs. Any damage caused to the Leased Premises that is the result of such removal shall be repaired by Tenant at its expense. Any such trade fixtures not removed at or prior to the termination shall become the property of Landlord. Lighting fixtures, whether or not installed by Tenant, shall not be removable at the expiration or earlier termination of this Lease, and shall become the sole property of Landlord.

25. Landlord's Access. Landlord and its agents, employees or other representatives may enter the Leased Premises at any reasonable time after reasonable notice for the purpose of (a) inspecting the Leased Premises to ascertain Tenant's compliance with the terms and conditions of this Lease, (b) in order to make repairs, additions or alterations as the Landlord deems necessary, (c) to post notices of non-responsibility under mechanics' lien law, (d) to exhibit the Leased Premises for sale, lease or mortgage financing, or (e) for any other reasonable purposes.

26. Notices. Any notices required or permitted to be given or served by either party to the other shall be deemed to have been duly given or served there if in writing and forwarded by certified mail, postage prepaid, return receipt requested, to the respective addresses set forth below. Such notices shall be deemed given upon mailing of same.

Tenant: Geittmann Larson Swift LLP
Attn: Matt Turner or Clay Geittmann
P.O. Box 1126
Jackson, Wyoming 83001

Landlord: Town of Jackson
Attn: Town Manager
P.O. Box 1687
Jackson, Wyoming 83001

27. Amendment or Modification. Tenant acknowledges and agrees that it has not relied upon any statement, representation, agreement or warranty, except such as are expressly stated herein, and that no amendment or modification of this Lease shall be valid or binding unless expressed in writing and executed by the parties hereto in the same manner as the execution of this Lease.

28. Memorandum of Lease. The parties may execute a short-form memorandum of this Lease in recordable form which may, at either party's option, be placed of record in the Teton County real estate records.

29. No Partnership. No partnership or joint venture is created by this Lease. The Landlord and Tenant shall be construed to be that relationship of landlord and tenant only.

30. No Set Off. Tenant may not set off against rent or other sums due here under any claims that Tenant has or thinks it may have against the Landlord.

31. Venue and Waiver of Jury Trial. The parties hereto agree that venue of any legal action filed relating to this Lease shall be in the District Court of Teton County, Wyoming, Ninth Judicial District, except that any action for forcible detainer (eviction) shall be in the Justice of the Peace Court of Teton County. Further provided that in the event Landlord should bring an action under the forcible detainer law, the Tenant agrees that demand for a jury trial would have the effect of creating an unnecessary delay in taking advantage of what is intended to be a summary proceeding

and, accordingly, as a material consideration for Landlord's agreement to enter into this Lease, Tenant hereby waives any jury trial and agrees that it will not demand a trial by jury in such event.

32. Estoppel Certificate. Tenant shall, at any time upon not less than Fifteen (15) days prior to written notice from Landlord, execute, acknowledge and deliver to Landlord a statement in writing certifying that this Lease is unmodified and in full force and effect (or if modified, stating the nature of such modification), the amount of any security deposit, and the date to which the rent and other charges are paid in advance, and acknowledging that there are not, to tenant's knowledge, any uncured defaults on the part of the Landlord hereunder, or specifying any such default if any. Tenant shall also acknowledge other matters concerning the Lease requested by Landlord. Failure to provide such estoppel certificate shall constitute a material breach of this Lease. Any such statement may be conclusively relied upon by any prospective purchaser or encumbrancer of the Leased Premises.

33. Miscellaneous. Time is of the essence.

No waiver of any breach of any one or more of the conditions or covenants in this Lease by Landlord shall be deemed to imply or constitute a waiver of any succeeding or other breach hereunder.

This Lease and its provisions shall be construed and enforced in accordance with and pursuant to governing Wyoming law.

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

Whenever used, the singular shall include the plural, the plural the singular and the use of any gender shall include all genders.

If there is more than one person comprising the Tenant, the covenants, agreements, undertakings, and obligations hereunder shall be the joint and several obligations of all such persons.

This Lease may be executed in multiple counterparts, each of which shall be deemed to be an original.

IN WITNESS WHEREOF, the parties hereto have executed this Lease to be effective as of the day and year first above written.

LANDLORD:

Town of Jackson, Wyoming municipal

By: _____

Its: _____

TENANT:

Geittmann Larson Swift LLP,
a Wyoming limited liability partnership,

By: _____

Its: _____

By: _____

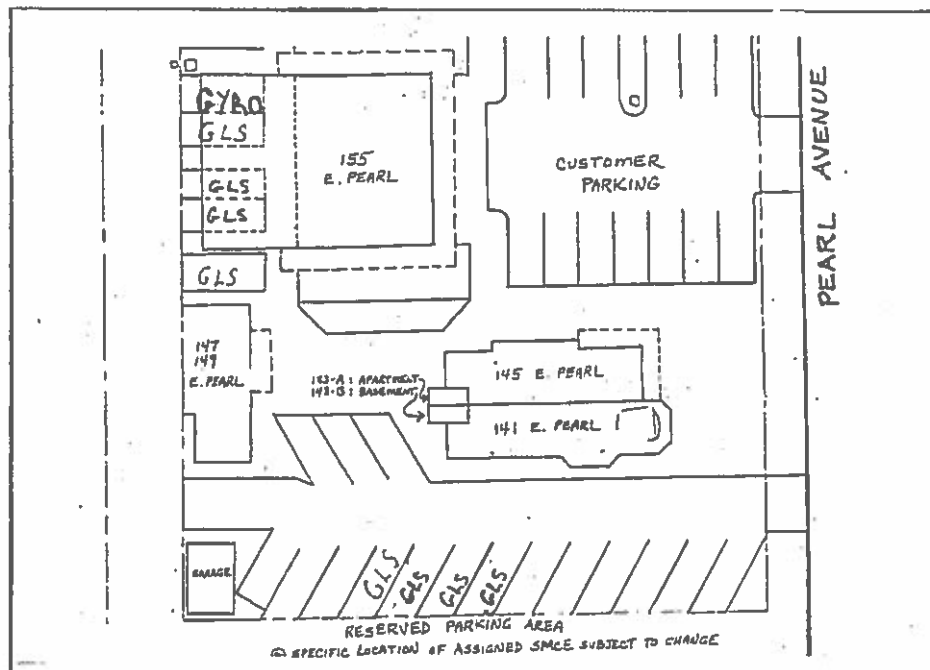
Its: _____

Lease Agreement
(Town of Jackson/ Geittmann Larson Swift)

EXHIBIT "A"

DESCRIPTION OF LEASED PREMISES

The Leased Premises shall consist of all of the interior space within the ground and second floor level of the Three (3) level building identified as 155 East Pearl Avenue in the Town of Jackson, Wyoming, and said Leased Premises shall also specifically include the interior space within the Two (2) enclosed stairwells and entryways which connect the aforesaid upper level lease space with the ground level of said building as generally depicted below.





TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: September 12, 2018
MEETING DATE: September 17, 2018

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

SUBJECT: P17-074: Snow King Mountain Resort On-Mountain Improvements Project Proposal - United States Forest Service - Scoping Comments

STATEMENT/PURPOSE

The purpose of this item is to have Town Council consider providing scoping comments to the United States Forest Service related to the Snow King Mountain Resort On-Mountain Improvements Project Proposal.

BACKGROUND/ALTERNATIVES

At the September 10, 2018, Joint Information Meeting (JIM) Mary Moore, the Bridger-Teton National Forest District Ranger provided Town/County elected officials information regarding their role as Cooperating Agencies in the Forest Service Snow King review process. Ms. Moore advised the elected officials that if they had areas/topics that they wanted to ensure were included in the next steps in the review process including the alternative analysis those comments should be submitted by the October 4, 2018 deadline. More specifically Ms. Moore advised that providing direction on the "why" certain areas/topics should be further considered would be beneficial.

To assist in this consideration staff has provided below a summary of issues identified during the Snow King Stakeholders engagement process (from a total of 88 issues identified during the First Public meeting) to assist in area/topic identification.

• Gondola Landing	• Front of Mountain Trails
• Ice Rink	• Uphill Access
• Community Center and Climbing Gym	• Lots 53, 57, and 58
• West Portal	• East Portal
• Parking	• Housing
• Zip Line	• Town of Jackson Commitments
• Boundary Expansion/Road	• Snow King Resort Master Association Commitments
• Summit	• Snow King Mountain Commitments
• Back Side of the Mountain	•
• etc.	•
•	•
•	•
•	•

Once/if areas and topics are identified, Council could consider "why" each should be considered under various alternatives or considerations. To assist in the "why" staff has provided below the "interests" identified during the Snow King Stakeholders engagement process as follows:

- Conservation of wildlife habitat and wildlands
- Economic viability of Snow King Mountain recreation and resort area
- Diversity of year-round recreational opportunities for diverse user groups
- Community accessibility and affordability
- Preservation of the cultural, environmental, and historical character of Jackson
- Prioritization of community safety
- Availability of high-quality facilities
- Minimized impacts to the surrounding areas.
- Consideration of impacts to infrastructure and services, both positive and negative
- Balanced impacts of development and tourism on the community, both positive and negative, that can serve as a model for others
- Consideration of community-wide educational opportunities
- Consideration for holding events
- Broadened appeal of the offerings and amenities at Snow King Mountain
- Clear and concise guiding documents to clarify rights, responsibilities, and accountability for all parties involved in the future of Snow King Mountain
- Maintained and enhanced world-class training and facilities
- Prioritization of environmental sustainability
- etc.

Staff has attached the Forest Service request for public comment document that provides a summary of the Snow King proposal, as well as a link to the full application below under attachments. In addition, staff has provided the Snow King Stakeholders Group final summary documents.

Based upon discussion at the meeting Council could direct staff to draft a letter to the United States Forest Service providing what areas/topics have been identified and "why" for Council consideration at the October 1, 2018 Town Council meeting.

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

- United States Forest Service, letter dated August 3, 2018
- Snow King Mountain Stakeholder Group, Staff and Consultant Summary of Outcomes and the Process, May 17, 2018
- Snow King Vision Stakeholder Group Final Vision Scenarios - May 17, 2018

FISCAL IMPACT

None

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

The Planning Director has not provided a recommendation on this item.

SUGGESTED MOTION

I move to direct staff to draft a letter to the United States Forest Service outlying the scoping comments provided by Council at this meeting for consideration at the October 1, 2018 Town Council meeting.

Synopsis for PowerPoint (120 words max):

Purpose:

Background:

Fiscal Impact:



File Code: 2720; 1950
Date: August 3, 2018

Re: Snow King Mountain Resort On-mountain Improvements Project Proposal

Dear Interested Party:

On June 5, 2018, Snow King Mountain Resort (Snow King) submitted a proposal to the Bridger-Teton National Forest (Bridger-Teton) to initiate the environmental review process for improvements proposed in Snow King's master development plan on National Forest System lands. The Bridger-Teton accepted the proposal and is initiating a review in accordance with the National Environmental Policy Act (NEPA). We anticipate preparing an environmental impact statement (EIS) using a third party consultant.

The proposal was finalized by Snow King after a multi-year public input process that culminated in a facilitated community stakeholder group organized by the Town of Jackson. This group developed four scenarios of different combinations of improvements, and ultimately Snow King selected a combination of elements that the ski area believed best fit the needs of the resort and the community's desires.

The purpose of this letter is to invite public comment on the scope of the EIS – that is, on the issues and alternatives it will address. We invite you to inform us of any concerns you may have about potential environmental impacts of this project and any design features that might reduce those impacts. This scoping letter states the purpose and need of the proposed project, describes Snow King's proposed action in detail, and provides instructions for submitting comments.

The Forest Service's predecisional objection process (36 CFR 218) provides the opportunity for you to object to the draft decision that will be released following completion of the EIS. Only those who submit timely and specific written comments regarding the proposed project during a public comment period established by the responsible official are eligible to file an objection (see *How to Submit Comments* below). This scoping period will be your first opportunity to comment. To establish eligibility to object, comments must be submitted during the 30-day period beginning when the Notice of Intent to prepare an EIS is published in the *Federal Register* or during a subsequent designated opportunity to comment.

Our acceptance of Snow King's master development plan does not pre-dispose the agency to final approval of this project. I will decide whether to authorize any or all of the proposed elements, and with what conditions, based on analysis of the environmental effects and consistency with the 1990 Bridger-Teton National Forest Land and Resource Management Plan (Forest Plan) and other relevant laws, policy, and regulations. My decision will be documented in a Record of Decision. If my decision is to authorize Snow King's proposed project, in whole or in part, I would modify their existing special use permit.



As part of the Forest Service's predecisional objection process (36 CFR 218), I will issue a draft EIS for public comment, then a final EIS with a draft of the Record of Decision prior to signing my decision. This will allow us to work to resolve any objections before my decision is finalized. I anticipate release of the draft EIS in winter of 2019, a final EIS and draft decision in late summer of 2019, and a signed decision in fall of 2019.

PURPOSE AND NEED FOR ACTION:

In addition to the foundational direction provided in the Forest Plan, two emerging developments in the mountain resort industry underlie the purpose and need for the proposed action. First, extensive customer surveys conducted by the ski industry indicate that visitors are increasingly seeking a more diverse range of recreational activities, particularly for families, that includes year-round opportunities and activities that are more adventurous. The Forest Service response to this trend includes our 2012 introduction of the *Framework for Sustainable Recreation*, which sets goals for providing a diverse array of recreational opportunities aimed at connecting people with the outdoors and promoting healthy lifestyles, in partnership with other public and private recreation providers.

Second, passage of the *Ski Area Recreational Opportunity Enhancement Act of 2011* provides direction on the types of summer activities the Forest Service should consider authorizing to round out the range of opportunities provided to the public at permitted mountain resorts.

Specific to the Bridger Teton National Forest, the Forest Plan provides direction for the Forest to contribute to community prosperity and provide high-quality developed recreation facilities to serve Forest visitors (Goal 1.1 and Goal 2.2 pp. 112–114). Forest Plan Objective 1.1(f) is to "Provide areas for alpine skiing and commercial ski and snowmobile operations." Objective 2.2(a) is to "Retain, improve and add developed sites" and Objective 2.2(b) is to "Design facilities for people of all ages and abilities."

Reflecting these considerations, the purposes of the proposed Snow King Mountain Resort On-mountain Improvements Project are to:

- Maintain and improve the winter sport infrastructure on National Forest System lands at Snow King,
- Provide new and innovative forms of year-round outdoor recreation for residents and visitors to Jackson Hole, using the existing resort infrastructure as the hub, and
- Capitalize on the partnership between the Bridger-Teton and Snow King to connect visitors with the natural environment and support the quality of life and the economy of the local community.

The needs for action include:

- Improve and increase beginner and intermediate ski terrain, lifts, and facilities to serve as the primary ski resort in Jackson Hole to introduce and recruit new skiers to the sport.
- Expand snowmaking on the mountain to enable an early November opening for ski race training, provide coverage to the upper mountain, and aid in fire prevention.
- Introduce high-quality guest service facilities to attract and retain local and destination skiers, serve as an event venue, and provide an outdoor education center for Jackson residents and visitors.

- Provide access to a wide range of year-round activities catering to a variety of visitors passing through the Town of Jackson.

PROPOSED ACTION:

Snow King's proposed action includes the following elements to address the purpose and need. Each element and its rationale are described in more detail below and shown on the attached maps. A description of the proposed action is also available at <http://www.fs.usda.gov/project/?project=54201>.

- A new ski school/teaching center on the ridgeline west of the Snow King summit.
- Development of skiing in the natural bowl on the back side, south of the Snow King summit. This southernmost portion of the current special use permit area is suitable for development of low-intermediate and intermediate level ski terrain, complementing the summit teaching center.
- A 67-acre permit boundary adjustment on the front side, east of the existing permit area, to accommodate part of a summit access road/novice skiway, intermediate-level terrain lower on the slope (including groomed runs and tree and glade skiing), and a novice route down from Rafferty lift (via the access road/novice skiway).
- An 89-acre permit boundary adjustment on the front side west of the existing permit area to accommodate a summit teaching center, another part of the summit access road/novice skiway, and expert-level tree and glade skiing.
- New ski terrain totaling about 97.5 acres (groomed runs and teaching terrain).
- Upgrading the existing Summit lift to a gondola, and installation of one new chair lift, two teaching area conveyors, and one surface lift.
- On-mountain facilities (the summit restaurant/guest services building and ski patrol facility, a temporary ski patrol building at the top of Cougar, an observatory and planetarium at the summit, a wedding venue west of the summit building, and a year-round yurt camp at the southern point of the permit area).
- 147.1 acres of added snowmaking (with few exceptions, all existing and proposed runs).
- Improved and expanded lighting for night skiing.
- Front-side mountain bike trails and a back-side mountain bike zone.
- Hiking trails between the summit and the west base, west of Exhibition run.
- A zip line from the summit to the west base area, paralleling the Summit lift.

BOUNDARY ADJUSTMENTS

Snow King proposes adjustments to both their operating boundary and their special use permit boundary. The existing boundary includes 142.5 acres south of the Snow King ridgeline. The proposed action would expand winter and summer operations, including lifts, ski runs, and a mountain bike park (see details below), into to this currently permitted area.

The permit boundary adjustments would resolve the current lack of terrain for beginner, novice, and low intermediate skiers. Snow King currently offers 17.1 acres in these three categories, and as detailed below this proposal would add 37.7 acres. Attracting, accommodating, and advancing beginning skiers is critical not only to Snow King but also to the community. Local ski school programs, the Jackson Ski and Snowboard Club, and the Doug Coombs Foundation's effort to involve underprivileged children in mountain recreation would not be feasible without Snow

King, but they remain severely limited by this lack of low-ability-level terrain. To meet Snow King's desire in sustaining these programs and the desire to meet public recreational needs, a quality teaching center and appropriate terrain to support efficient, step-wise skier progression are essential.

From a planning standpoint, topography and past development preclude development of these terrain types within the existing operational boundary. Based on thorough analysis, development of terrain along the ridgeline west of the Snow King summit and on the back side is the only feasible option. The base area is already fully developed, and other than the ridgeline and back side, appropriate, low-angle terrain does not exist within or adjacent to the current permit boundary.

Development of the summit and back-side terrain would require, at a minimum, a beginner-friendly and downloadable lift accessing the summit, a skier-service and ski patrol building on the summit, an access road to build and maintain summit facilities, and a safe, "easy way down" to the base area in the event of lift failure.

As discussed in more detail below, the proposed teaching area and associated infrastructure would require new special use permit terrain both east and west of their existing front-side operations. Those additions, in turn, set the stage for other improvements not directly associated with the teaching center that are included in the proposed action and discussed below.

The eastern permit boundary adjustment would add approximately 67 acres. In addition to accommodating a segment of the required summit access road/novice skiway, this area would provide three new short intermediate runs, intermediate-level glade skiing between these runs, and a novice route down from the top of Rafferty lift via the summit access road/skiway.

The western boundary adjustment would add approximately 89 acres to Snow King's permit area, for a total adjustment of 156 acres. In addition to allowing development of the critical teaching center on the ridge, it would accommodate another segment of the summit access road/skiway. Glading would open the forested area between the westernmost access road/skiway switchbacks to expert tree skiing.

Snow King visitors increasingly venture into this currently unpatrolled and unmaintained western area. Including this area in the permit would allow Snow King to control and patrol it, making it safer for guests of Snow King and the Bridger-Teton. Together, these proposed boundary adjustments would expand the permit area from 338 to 495 acres.

TERRAIN DEVELOPMENT

Ski run development within the expanded ski area boundary (i.e., current and adjusted permit boundary and private land) would add the following acreage by ability level:

- Beginner – 3.9 acres
- Novice – 29.7 acres
- Low Intermediate – 4.1 acres
- Intermediate – 25.2 acres

- Advanced – 16.2 acres
- Expert – 18.4 acres

These new runs would total 97.5 acres. They would be cleared of trees and tall shrubs then graded to remove terrain irregularities and allow winter grooming. These additions would bring Snow King's total terrain distribution to slightly higher than the industry standard for beginner and novice terrain (6 and 25 percent, respectively, compared to industry standards of 5 and 15 percent), less for low intermediate and intermediate terrain (14 and 29 percent, respectively, compared to 25 and 35), about even for advanced terrain (13 compared to 15 percent), and higher than the standard for expert terrain (13 percent compared to 5).

Tree removal (both stands and individual trees) for safety, recreational, and forest health purposes would open new terrain to tree and glade skiing off the groomed runs. By reducing fuels, tree removal would also help reduce the spread of catastrophic wildfires at wildland/urban interface. Proposed terrain development is described in more detail below.

Teaching Center Terrain

Snow King has a deficit in beginner and novice terrain, and dedicated teaching terrain is insufficient. Currently, lower ability level skiers are limited to a small amount of suitable terrain around the base area, mostly on private land. This restricts Snow King's capability to introduce and recruit new skiers to the sport. The inability to visit Snow King's summit also limits beginner skiers' recreational experience and their exposure to National Forest System lands visible and accessible from the summit.

Development of the summit teaching center would add 3.9 acres of beginner terrain (Figure 1, Runs Lift-B and Lift-C) on the ridge, immediately west of the gondola terminal and summit building. Once beginners had the basic ability to move on their skis, they would have ready access to 29.7 acres of novice terrain from the summit. This includes Runs 16 and 23 on the back side and Runs 14 and 6, the access road/skiway providing an easy way down from the summit to the base area.

This terrain combined with gondola access and the proposed conveyor carpets (discussed below under Lifts), and with the nearby summit building providing guest services and housing the ski school (discussed below under Summit Building), would vastly improve the experience Snow King provides to beginner and novice skiers. The proposed development would benefit the learning progression and the instructors' teaching abilities, would maximize new skiers' recreational access and exposure to National Forest System resources, and would bolster visitors' connection to their public lands. Developing teaching terrain at the summit would extend the season for beginner and novice skiers and would keep them from dealing with ski soft and variable snow conditions at lower elevations late in the ski season. The proposed teaching terrain is effectively separated from higher ability level terrain, avoiding the potential problems of mixing skiers of differing ability levels.

Ski Runs

The next step is low intermediate terrain, and Runs 4, 5, and 7 would provide 4.1 addition acres in the eastern adjustment area, accessed from the summit or the top of Rafferty lift via the access road/skiway. About 25.2 acres of intermediate terrain would be developed, primarily in the back-side bowl (Runs 18, 19, 20, and 22). This would add to the terrain progression available from the summit learning area.

New advanced terrain would total about 16.2 acres, comprising Runs 17, 21, and 24 on the back side and Runs 3 and 8–13 on the front side between the summit ridge and proposed skiways accessing the base area.

A small amount of clearing (less than 0.1 acres) would take place on the uphill margin of the existing Old Man's Flats run.

Clearing and grading of 2.7 acres in four patches in the Summit pod would improve skier circulation and allow intermediate/advanced skiers access to portions of the Bear Cat, Bear Cat Glades, and Exhibition expert runs.

Gladed Ski Terrain and Forest Health Maintenance

Two factors converge in regard to use and management of forested portions of Snow King's special use permit area. First, the northern exposure of the front side and extensive forest cover result in excellent opportunities to develop intermediate-level to expert-level tree and glade skiing. This type of off-piste skiing is growing rapidly in popularity, and the proposed permit area adjustment, upgrade of the Summit lift, and development of back-side infrastructure create the potential to respond to that demand.

Second, maintaining a desirable vegetation mix and character within the permit area, consistent with preserving or enhancing recreational opportunities and experiences, is a Bridger-Teton management objective. To pursue that objective, Snow King worked with the Bridger-Teton to develop the 2015 *Snow King Mountain Resort Vegetation Management Plan* (Vegetation Management Plan). The plan's objectives specifically include development of increased tree and glade skiing, as well as tree removal to reduce hazard to visitors, reduce disease and pathogens, and reduce fire risk by breaking up fuel continuity.

Together, these factors set the stage for creation of glades in all forested areas within the permit boundary, particularly where skier access is practical and where forest health conditions indicate that active management action is required. This proposal includes glading on the back side (18.0 acres) and the east and west expansion areas on the front side (14.4 and 3.6 acres, respectively).

Glading prescriptions would be developed in conjunction with the Bridger-Teton and included in annual summer operations plans subject to Bridger-Teton approval prior to any additional glading. Glading prescriptions are discussed in the Vegetation Management Plan, and the general goal for gladed terrain is a spacing of 15 to 18 feet between trees. In many cases, this may not require much tree removal, but it would certainly involve brushing and limbing, as well as removal of any diseased or hazard trees.

Grading Existing Trails

In addition to the grading and leveling required for the development of the new runs, some grading of existing runs is needed to enhance ski race training lanes and decrease snowmaking requirements. The grading would occur on a total of 5.5 acres in nine areas:

- The top of Flying Squirrel would be graded to remove a prominent knob that impedes skier flow. This would involve 1.0 acres.
- The area between Grizzly and Kelly's Alley, where Karen's Way is located, would be regraded to eliminate the road and improve skier flow, involving 0.9 acres.
- An area at the top of the Lower Grizzly run would be regraded to improve the transition below a service road, involving 0.7 acres.
- Two areas would be regraded on the Old Man's Flats run. Material would be cut from the lower area and used to fill the upper area. This would involve 1.1 acres.
- A 0.9-acre area between the Lower Elk and Bison runs would be regraded to fill erosional depressions.
- Three areas near the confluence the Bison and Old Man's Flats runs would be regraded to remove a high spot and smooth the transition near a summer trail. This would involve a total of 0.9 acres, including 0.6 acres on National Forest System land.

SUMMIT ACCESS ROAD/NOVICE SKIWAY

Proposed development on the summit would require an access road for construction, operations, maintenance, and emergency services. As discussed above, a novice skiway from the summit to the base is essential to get beginner skiers from the summit to the base area in the event of a lift failure. This element of the proposal would meet both needs. In addition, it would provide an easy way down from the top of Rafferty lift, which does not currently exist.

As demonstrated in the master development plan, options considered during the planning process attempted to keep the access road/skiway within the existing permit area or in either the eastern or western permit boundary adjustment areas. However, the best solution to providing appropriate grades for both construction access and a novice skiway, and to minimize the amount of ground disturbance to achieve these goals, is the current proposed alignment.

The proposed alignment follows the gentle grades down the ridge west from the summit to a point near the western boundary of the adjusted permit area. From there it turns eastward, traversing across the front side of the mountain in one continuous span to the top of the Rafferty lift (Run 14), then continues on to near the eastern boundary of the adjusted permit area (Run 6). At that point, it would turn back to the northwest to tie into the existing road and run network near the northern boundary of the current permit area. This section would be bench cut to achieve a running surface width of 16 feet. Cut and fill areas would widen the area of disturbance to an average of about 90 feet.

This alignment significantly improves on-mountain safety and circulation, and creates minimal impact in terms of disturbance area, visual effects, and impacts on existing ski terrain, since it simply crosses the face without any switchbacks within the current permit boundary.

Several existing mountain access roads would be unnecessary once this access road/skiway was complete. These would be abandoned and restored.

LIFTS

Summit Gondola

As discussed above, a beginner-friendly and downloadable lift access to the summit is a requirement for developing the new teaching area. An upgraded lift would also help serve the added front-side ski terrain and provide summit access for non-skiing winter and summer activities (e.g., dining and events at the proposed summit building and proposed summer recreation and educational activities, including mountain biking). The top terminal would be incorporated into the summit building described below.

The Summit lift would be upgraded to a 1,500 person-per-hour (pph) gondola, which would: provide two-way summit access for beginner skiers and pedestrians year-round, including evenings; improve overall ski terrain access; and reduce waiting time in the lift line. With the installation of the gondola, the bottom terminal of the existing Summit lift would be removed, as would the pumphouse adjacent to it. The new lift would extend about 200 feet farther downhill to improve access to the terminal.

Lift A

As depicted on Figure 1, Lift A would service novice, intermediate, and advanced terrain on the back side. This top-drive, fixed-grip, four-person chairlift would have a slope length of approximately 3,015 feet and a capacity of 1,800 pph. From the top terminal, skiers would have access to one novice run, four intermediate runs, three advanced runs, and six expert runs. Utilities would be provided via connections from the summit building. There is existing road access to the bottom terminal. Some maintenance work on the road may be necessary.

Teaching Center Lifts (Lifts B and C)

Two conveyor carpets (Lift B and Lift C) at the summit would serve the new beginner terrain on the ridge west of the summit building. Lift B would be 363 feet in length and Lift C would be 506 feet in length. Each would have a capacity of 600 pph. These lifts would be located in close proximity to the proposed summit building. Power would be extended from the summit building.

Surface Tow D

Lift D would be a surface tow (e.g., a platter or T-bar type) to take skiers from the Lift A pod back to the summit building. Following Run 23, it would be 679 feet long, with a capacity of 300 pph. Power would come from the summit building.

BUILDINGS

Summit Building

Guest services (e.g., food/beverage service, restrooms, and basic retail sales), ski patrol functions, and ski school functions are proposed on the summit to support development of a quality learning area, and gondola access to the site would open a range of year-round recreational possibilities. The summit building is proposed as a state-of-the-art, LEED-certified, on-mountain resort facility to meet the changing desires and expectations of Snow King, community, and regional markets.

This facility would provide multiple functions, including: gondola terminal, gondola cabin storage, ski school, food service (dining/cafeteria/bar/lounge), restrooms, planetarium, ski patrol (headquarters, patient assessment space, warming area, and limited equipment storage), employee space/storage, and ticketing for summer activities. These functions are currently not provided on-mountain, and the proposed facility would take Snow King to a new level in terms of guest services and experience. To include all of these functions, the summit building would be 20,000 – 25,000 square feet in size. It would be a single story and not on the skyline, and it would be designed and built in accordance with the Forest Service's *Built Environment Image Guide* and its stipulations for the Rocky Mountain Province.

This development would also require a septic line to the summit area, which would be collocated with the buried snowmaking line running up Exhibition run. Snow King currently has water and power connections to the summit.

Observatory

An observatory building approximately 500 square feet in size would be located south of the summit building. It would be used year round for stargazing, research, and educational purposes.

Cougar Ski Patrol Facility

Until the new ski patrol facilities in the summit building were completed, a small, temporary, pre-built, pull-on structure would be installed at the top of the Cougar lift as a base for the ski patrol operations during night skiing. This would allow the patrol to station people at the top of the lift for rapid response when only the lower portion on the mountain was open. Some leveling may be done, but no foundation would be necessary. Power would come from the top of Cougar lift. It would be designed and built consistent with the *Built Environment Image Guide* stipulations and would be removed once the summit building was complete.

Saddleback Yurt Camp

A new Americans with Disabilities Act (ADA) compliant yurt camp would be constructed at the far south end of the existing permit boundary. A 1-mile ADA compliant trail connecting to the summit of Snow King would access this facility. The yurt camp would consist of approximately six yurts for sleeping and three multi-use cooking/dining/gathering yurts. These yurts would range in size from 20 to 30 feet in diameter with additional deck space. This year-round camp would serve backcountry skiers, hikers, bikers, and a wide range of groups. In winter, guided

backcountry skiing, snow safety courses, and snowshoe hikes would be offered out of the yurt camp in conjunction with the Snow King Mountain Sports School. This offering of a wilderness-like experience only a short walk/ski from civilization would attract a wide range of visitors seeking a unique activity during their visit to Jackson. This facility would be unique in the region due to the ease of access, spectacular setting in the National Forest, and number of activities offered.

Night Skiing

At present, Snow King offers night skiing on approximately 73.8 acres of night skiing on the lower two-thirds of the mountain, in the Rafferty and Cougar pods. This is primarily intermediate ability-level terrain, with some advanced and beginner terrain. Until recently, approximately 50 lights were mounted on a variety of structures including trees, lift towers, light poles, and buildings. Coverage was limited, and the technology was obsolete. This was a particular impediment to race training, which occurs in the evening after school hours. Good lighting is an important safety factor in race training. A general system upgrade was implemented in 2015 and remains underway, replacing lighting fixtures with more efficient models designed to increase lighting of the snow surface but reduce light pollution (glare and sky glow).

Under this proposal, Snow King would expand lighting coverage using this upgraded technology (see Figure 2). Additional lighting would be provided on the racing lanes in the Cougar pod, and lighting would be extended to the top of the Rafferty pod (Flying Squirrel and Moose runs), the top of Upper Elk run, and the proposed access road/skiway. Overall, this proposal would increase system coverage by 27.3 acres across all skier ability levels to meet demand for this unique experience and provide for safe and effective race training.

SNOWMAKING

Snow King's snowmaking system covers approximately 90.4 acres of the ski area, in the Rafferty and Cougar pods, as well as to the top of Elk run. This system is served by two 1,000-gallon-per-minute (GPM) pumps in the main pump house and is fed by domestic water provided by the Town of Jackson.

To provide more consistent, season-long snow coverage over a wider area, Snow King proposes to expand coverage on both existing and proposed runs (see Figure 3). Coverage would be added on all existing front-side runs except East and West S Chutes, and all proposed front-side and back-side runs, except Run 9. This would result in approximately 147.1 acres of additional snowmaking coverage.

Water lines would be installed on the upwind side of covered runs, in excavated trenches approximately 4 feet deep. Snowmaking hydrants would be plumbed in adjacent to these main snowmaking lines. Snowmaking guns or hose lines would be attached to these hydrants. All water would continue to be supplied by the Town of Jackson.

SUMMER ACTIVITIES

The Snow King master development plan documents the “activity zone” analysis completed as part of their planning process, in compliance with the Ski Area Recreational Opportunity Enhancement Act of 2011. The following proposed summer activities would not change or compromise existing winter snow sports, nor exceed the level of development required for snow sports, but are designed to integrate with and supplement the primary purposes of the ski area. Hiking and biking trails would generally not be collocated with ski runs but may intersect them. Year-round use of the summit building, observatory, and other support facilities would complement these activities. See Figure 4.

Zip Lines

Expanding on current summer operations, Snow King proposes a zip line from the proposed summit building to the base area, paralleling the Summit lift. This project is consistent with the 2013 Jackson Town Council amendment to Snow King’s land use lease to include “additional recreational uses related to ski areas such as zip lines, mountain bike trails and other outdoor amenities.” This would be an attractive amenity, as guests would quickly descend approximately 1,555 vertical feet, over a distance 3,900 linear feet, at a 48 percent grade to the base area. Guests would ride the new Summit gondola to reach the summit station of the proposed zip line and terminate at the west base area.

Mountain Bike Trails

Lift-served downhill mountain biking is arguably the fastest growing summer activity at mountain resorts in the U.S. and abroad. Not surprisingly, demand for this activity is particularly high in the Jackson area. To meet this demand, Snow King proposes to develop a system of lift-served trails on the front side and a more consolidated mountain bike park-type “mountain bike zone” on the back side.

The front-side trails would include an advanced and an intermediate trail angling down from near the top of the Summit lift to near the top of the Rafferty lift. These would be smooth, excavated trails with a 4-to-5-foot tread. Spurs of narrower hand-built, single-track trail with constructed terrain features would depart from the excavated trails and drop more directly down the slope. At about the elevation of the top of cougar lift, these upper-mountain trails would merge into a beginner and an intermediate-level excavated trail. These two trails would subsequently merge into a single beginner-level excavated trail crossing the toe of the slope down to the west base area.

The front-side bike trail system would total about 6.5 miles, including approximately 1.9 miles of advanced trail (all on National Forest System land), 2.6 miles of intermediate trail (2.4 miles on National Forest System land), and 2.0 miles of beginner trail (0.9 miles on National Forest System land).

On the back side, a skills park and a network of trails of differing types and ability levels would be developed within a roughly 110-acre mountain bike zone. This area would be accessed via the Summit lift, and uphill transit within it would be provided by the proposed Lift A.

These trail designs are conceptual. The exact locations of trails may change when developed to achieve desired grade and location with respect to existing, site-specific, terrain features.

Hiking Trails

Due to Snow King's close proximity to a fairly populated, residential area of the Town of Jackson, Snow King has observed a developing interest by local residents for an uphill hiking trail. To accommodate this interest on National Forest System lands, Snow King proposes to improve the Stairway Trail, including portions in the western permit boundary adjustment area. A direct ascent route to the summit would be created in the trees along Exhibition run to eliminate erosion problems associated with community trails that have been created in this corridor. This 0.6-mile trail (0.4 miles on National Forest System land) would cater to the many trails users who demand the toughest or most direct workout ascending the mountain. In the winter months, this route would serve as the designated direct boot-pack ascent route.

In addition, a new 1.5-mile uphill hiking trail would be developed just west of the Stairway Trail in the Bear Cat glades area, extending into the western permit expansion area near the top. With an approximate grade of 13 percent, it would create an improved experience for hikers seeking to ascend the mountain via a less direct route. This trail would route trail users off the face of the mountain where service roads provide access to the summit and create potential safety concerns. In winter months, this trail would serve as the primary designated uphill ski route. Taking uphill skiers off the main ski runs in winter would reduce conflicts between uphill and downhill skier traffic, as well as limit the interaction between uphill skiers and grooming operations at night.

Wedding Venue

In conjunction with the summit building, a wedding venue is planned to be constructed a few hundred feet west of the new building. This would be an in-ground facility, constructed with stone benches/tiers in a semi-circle around a raised platform.

IMPLEMENTATION:

Construction would begin in the construction season following authorization, anticipated to be summer of 2020. Completion of the proposed action is projected by October 2025.

HOW TO SUBMIT COMMENTS:

While comments will be accepted any time during the process, to be most useful in the preparation of the EIS and to establish eligibility to file an objection, comments must be provided during a designated opportunity for public comment. This scoping period, starting with the date of publication of the Notice of Intent in the Federal Register and continuing for 30 days, is the first designated opportunity to comment.

Comments should clearly articulate the reviewer's concerns about potential environmental impacts of this project and any alternatives or design features that might reduce those impacts. We will consider references provided by commenters if the cited articles are submitted with the

comment letter, and if the letter identifies the relevance of the findings to specific actions and effects of this particular project.

Comments received in response to this solicitation, including names and addresses of those who comment, will be part of the public record and available for public inspection. Comments submitted anonymously will be accepted and considered; however, anonymous comments will not allow the respondent to have standing in subsequent administrative or judicial reviews.

Individuals and organizations wishing to be eligible to object must meet the information requirements of 36 CFR 218 Subparts A and B. It is the responsibility of all individuals and organizations to ensure that their comments are received in a timely manner. Only those who submit timely and specific written comments regarding the proposed action during a public comment period established by the responsible official are eligible to file an objection under 36 CFR 218. Specific written comments, as defined by 36 CFR 218.2, should be within the scope of the proposed action, have a direct relationship to the proposed action, and must include supporting reasons for the responsible official to consider.

Written, facsimile, hand-delivered, and electronic comments concerning this action will be accepted for 30 calendar days following the publication of the Notice of Intent in the *Federal Register*, per the provisions of 36 CFR 218. The publication date in the *Federal Register* is the exclusive means for calculating the comment period for this analysis. Those wishing to comment should not rely upon dates or timeframe information provided by any other source.

In cases where no identifiable name is attached to a comment, a verification of identity will be required for objection eligibility. If using an electronic message, a scanned signature is one way to provide verification. For objection eligibility each individual or representative from each entity submitting timely and specific written comments regarding the proposed project must either sign the comments or verify identity upon request.

Please address any form of comments as attention: Snow King On-mountain Improvements Project. Electronic comments must be submitted in rich text format (.rtf) or Word (.doc) to comments-intermtn-bridger-teton-jackson@fs.fed.us. Written comments must be submitted to: Bridger-Teton National Forest - Jackson Ranger District, P.O. Box 1689, Jackson, WY 83001 – attention District Ranger Mary Moore. Comments may be hand-delivered to 340 N. Cache St. between 8:00 AM and 4:30 PM, Monday through Friday, excluding holidays.

An objection period, if required, will follow regulations found in 36 CFR 218.7. For objection eligibility (36 CFR 218.5), only those who have submitted timely, specific written comments during a designated opportunity for public comment may file an objection. Issues raised in future objections must be based on previously submitted specific written comments regarding the proposed project and attributed to the objector, unless the issue is based on new information that arose after a designated opportunity to comment (36 CFR 218.8(c)).

Additional information on this project is available on the project webpage: <http://www.fs.usda.gov/project/?project=54201> . If you would like more information or have questions relating to this project, please contact Mary Moore, Jackson District Ranger, by email at marvmoore@fs.fed.us, or by phone at 307-739-5410.

Please feel free to pass this letter on to others you think may have an interest or concern with this project.

Sincerely,



PATRICIA M O'CONNOR
Forest Supervisor

Enclosure: Snow King Area Maps

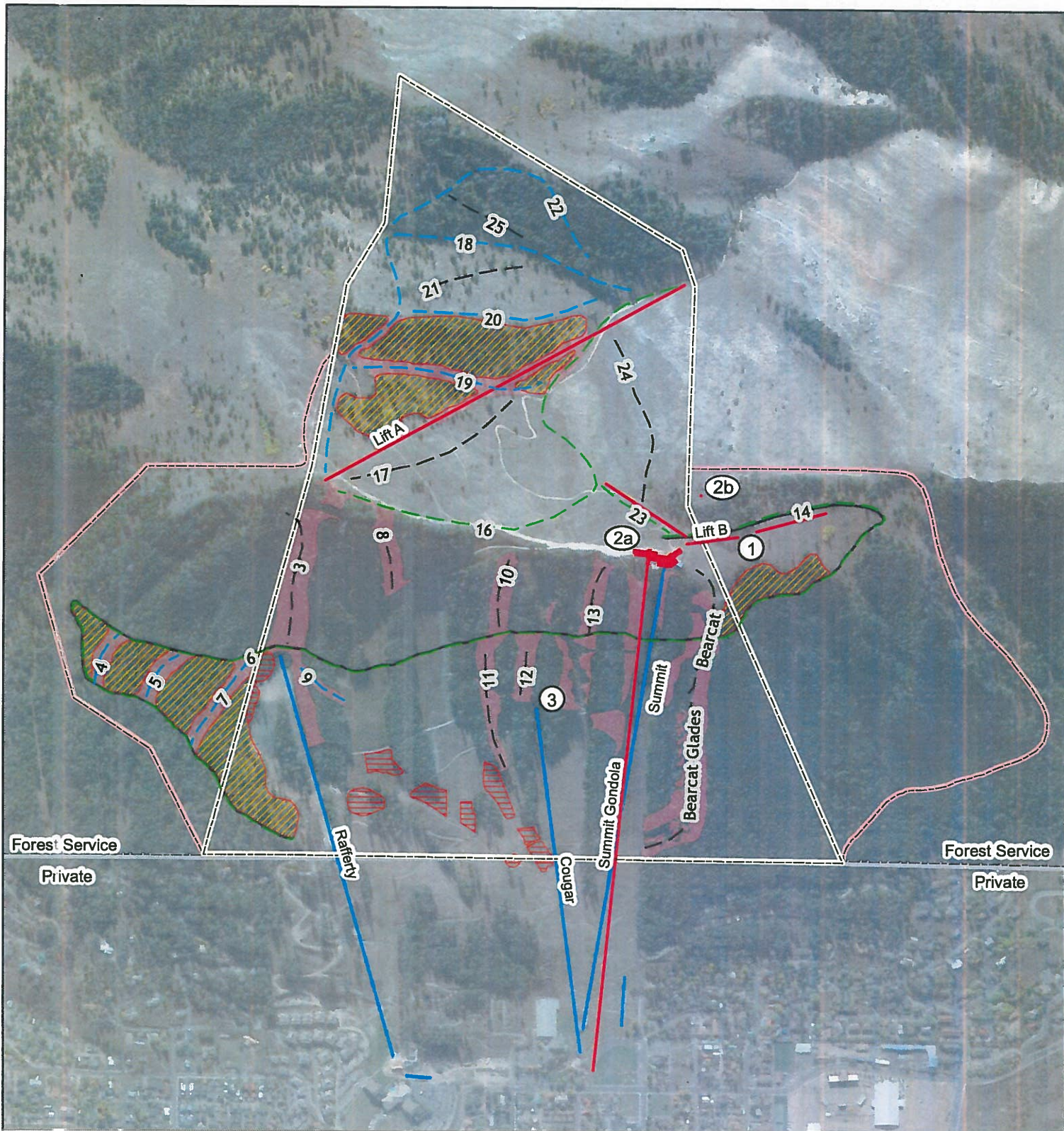
cc: Ryan Stanley, General Manager, Snow King Mountain Resort
Tyler Sinclair, Planning Director, Town of Jackson
Mark Newcomb, Chair, Teton County Board of Commissioners
Mary Moore, Jackson District Ranger
Derek Ibarguen, Deputy Forest Supervisor

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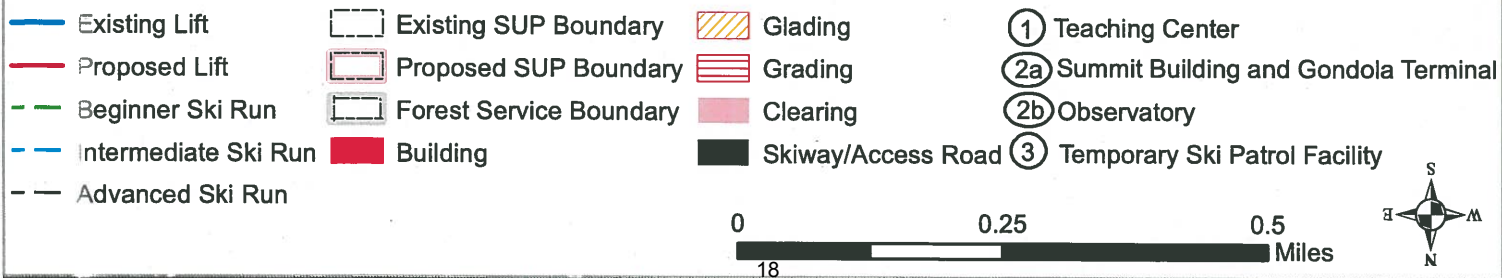
Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

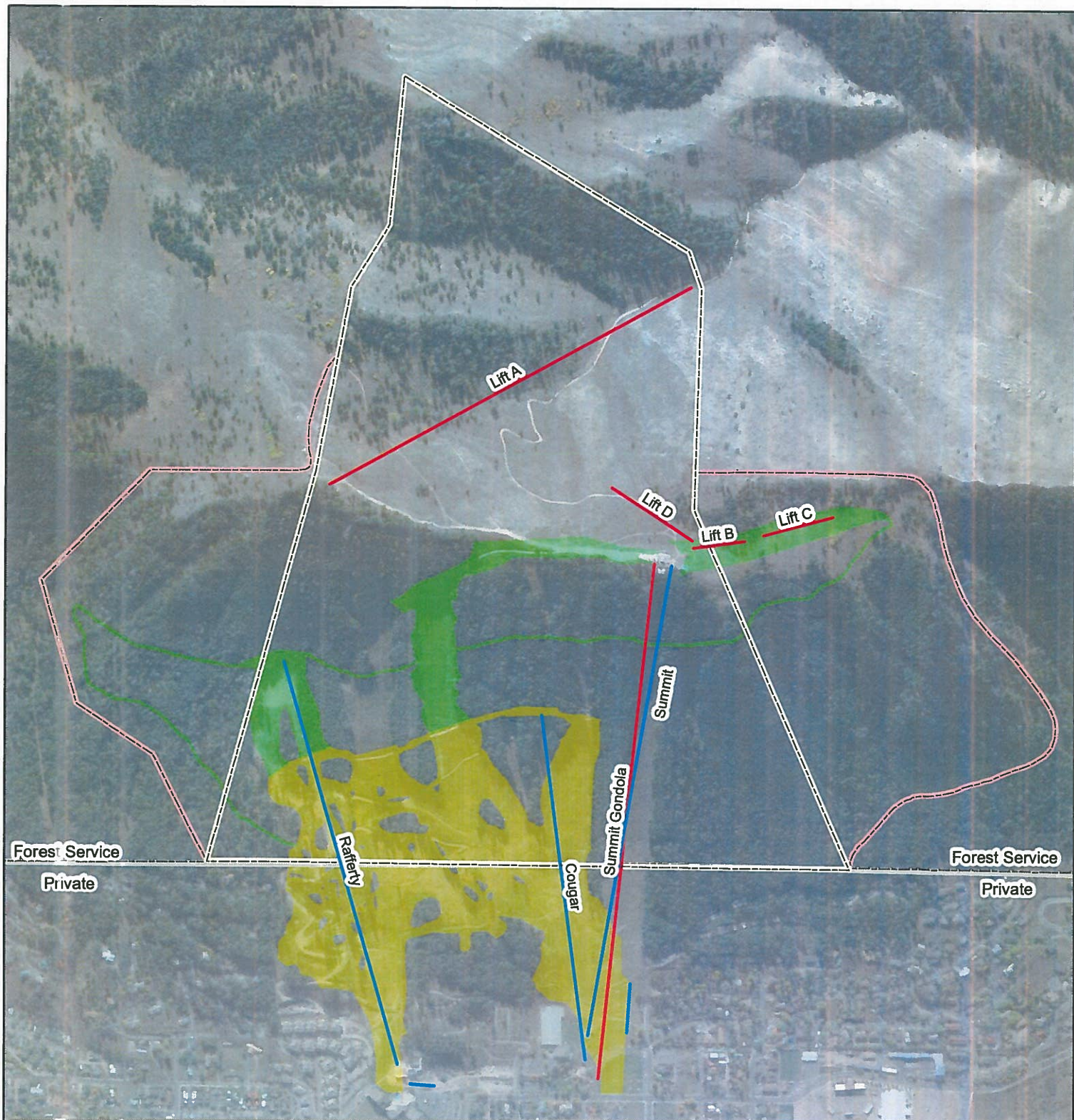
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Snow King Mountain Resort Improvements Project
Figure 1. Proposed Winter Projects



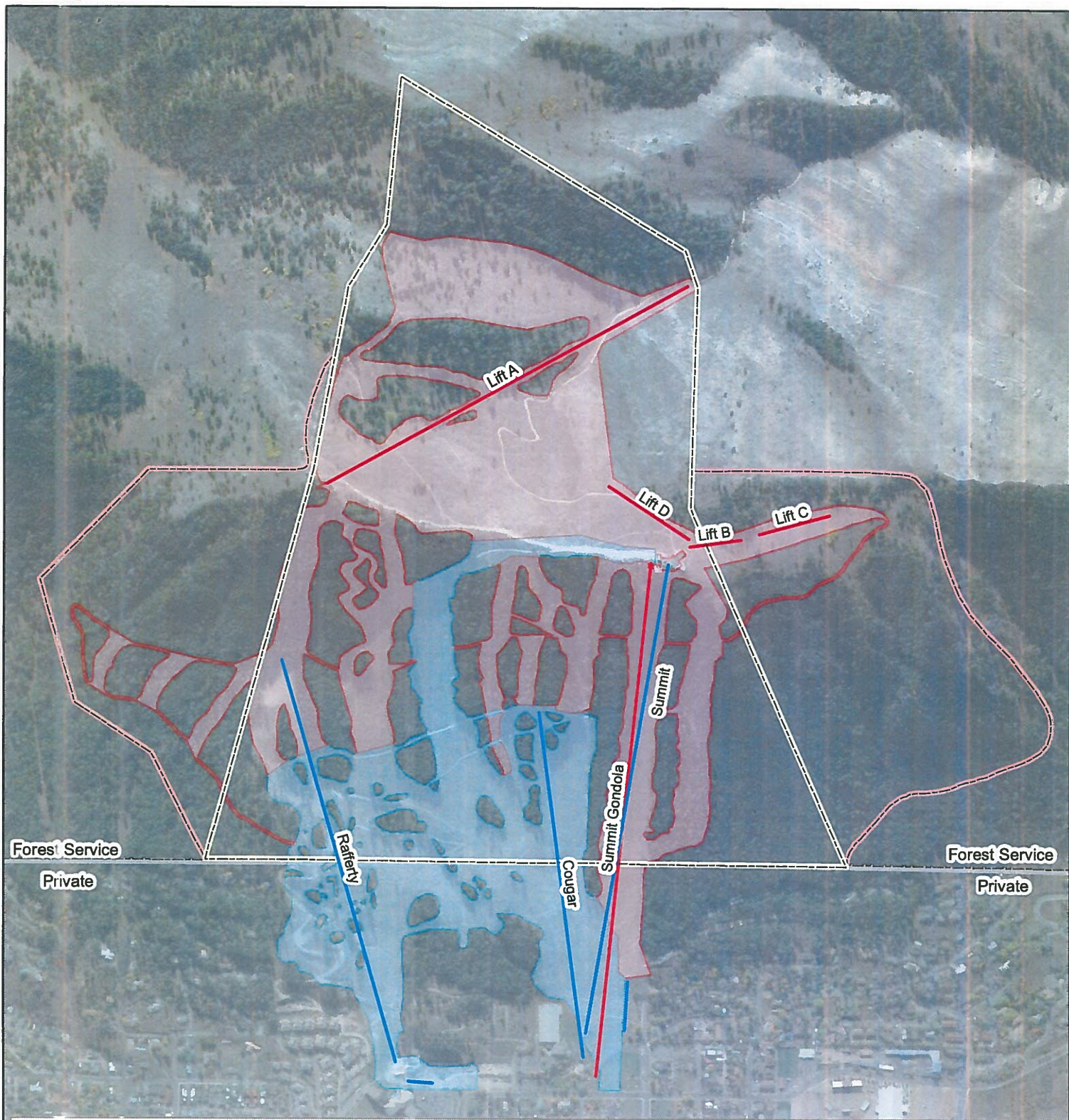


Snow King Mountain Resort Improvements Project
Figure 2. Existing and Proposed Lighting Coverage

- Existing Lift
- Proposed Lift
- Existing SUP Boundary
- Proposed SUP Boundary
- Forest Service Boundary
- Existing Lighting Coverage
- Proposed Lighting Coverage

0 0.25 0.5
 Miles





Snow King Mountain Resort Improvements Project
Figure 3. Existing and Proposed Snowmaking Coverage

- | | |
|-------------------------|------------------------------|
| Existing Lift | Existing Snowmaking Coverage |
| Proposed Lift | Proposed Snowmaking Coverage |
| Existing SUP Boundary | |
| Proposed SUP Boundary | |
| Forest Service Boundary | |

0 0.25 0.5
 Miles





Snow King Mountain Resort Improvements Project
Figure 4. Proposed Summer Projects

- | | | |
|-------------------------------------|-----------------------------------|--|
| Proposed Yurt Camp | Proposed Hiking Trail | (1a) Summit Building and Gondola Terminal |
| Proposed Lift | Proposed ADA Yurt Trail | (1b) Observatory |
| Proposed Zip Line | Proposed Mtn Bike Zone | (1c) Wedding Venue |
| Proposed Access Road | Proposed Mtn Bike Trails: | |
| Proposed Building | Advanced Excavated | |
| Existing SUP Boundary | Advanced Singletrack/Features | |
| Proposed SUP Boundary | Beginner Excavated | |
| Forest Service Boundary | Intermediate Excavated | |
| Proposed Stairway Trail Improvement | Intermediate Singletrack/Features | |



**Snow King Mountain Stakeholder Group
Staff and Consultant Summary of Outcomes and the Process
May 17, 2018**

GOAL OF THE STAKEHOLDER PROCESS

The goal of the Snow King Mountain Stakeholder Group process was for a group of 16 members of the community to work together to come up with multiple scenarios for the future of Snow King Mountain that balance community interests. The group included representatives from Snow King and the Town of Jackson staff sitting down with community members with diverse preferences and experiences regarding Snow King—some looking at the issue through an environmental lens, some through a business lens, some as Snow King users and user groups, and some as neighbors, but all with the needs and future of the community at heart (membership list attached).

The Stakeholder Group met six times between March and May, working to understand the community interests, identifying the issues and factors at play on the mountain and at the base, brainstorming and exploring different options and ideas, and, finally, agreeing on four different scenarios that represent a reasonable range of alternatives for the future of the Snow King Mountain Resort. These four vision scenarios are summarized in the accompanying table. The visions represent a substantial commitment of time and effort by the Stakeholder Group and a careful deliberation about how best to balance the community's interests and ideas.

PURPOSE OF THIS DOCUMENT

The four scenarios that emerged from the stakeholder dialogue are captured in a separate summary table. The purpose of this document is to provide additional information about some aspects of the scenarios and, perhaps more importantly, about the nature of the Stakeholder Group's discussions. The summary table is the outcome and output of the stakeholder process, as captured by Town staff and the facilitator. ***This report is intended to support that document and enhance shared understanding of the group's work, but it is not a group work product.*** It was prepared by staff and the facilitator, and the Stakeholder Group was invited to review it and provide edits, but given the short turnaround required and the lack of in-person discussion about the summary, it should be viewed as a staff and contractor document rather than a group report.

COMMUNITY INTERESTS

- ✓ Conservation of wildlife habitat and wildlands
- ✓ Economic viability of Snow King Mountain recreation and resort area
- ✓ Diversity of year-round recreational opportunities for diverse user groups
- ✓ Community accessibility and affordability
- ✓ Preservation of the cultural, environmental, and historical character of Jackson
- ✓ Prioritization of community safety
- ✓ Availability of high-quality facilities
- ✓ Minimized impacts to the surrounding areas.
- ✓ Consideration of impacts to infrastructure and services, both positive and negative
- ✓ Balanced impacts of development and tourism on the community, both positive and negative, that can serve as a model for others
- ✓ Consideration of community-wide educational opportunities
- ✓ Consideration for holding events
- ✓ Broadened appeal of the offerings and amenities at Snow King Mountain
- ✓ Clear and concise guiding documents to clarify rights, responsibilities, and accountability for all parties involved in the future of Snow King Mountain
- ✓ Maintained and enhanced world-class training and facilities
- ✓ Prioritization of environmental sustainability

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ROLE OF THE COMMUNITY IN THE PROCESS

The process included two community meetings to allow the Stakeholder Group to learn about the broader community's interests and visions. At the first community meeting, participants were invited to share their interests on the future of Snow King—these are the underlying motivations and “why’s” they have for the preferences they have. The Stakeholder Group refined the list of 88 interests from the community meeting down to a list of 16 interests that then served as a touchstone for the remainder of the process. At the second community meeting, the Stakeholder Group summarized the options they had identified for all the issues at play in Snow King’s future, and then invited community members to build their own scenarios. The Stakeholder Group received 288 completed community vision packages, and then used those to inform their final discussion on which and how many scenarios to share with Town Council and Snow King.

PRIMARY STEPS IN THE PROCESS

The first Stakeholder Group meeting occurred the day after the first community meeting. At this meeting, the group developed their operating protocols (attached) and discussed the community interests (see above). The remaining meetings involved the follow steps and actions:

- Development of a preliminary vision for the base
- Discussion of options for the primary elements of the area (front of the mountain trails, zip line, summit, back of the mountain, boundary expansion and road, east portal and other SRKMA properties, etc.)
- Delineation of future responsibilities and commitments for Snow King, the Snow King Resort Management Association (SKRMA), and the Town
- Clarification of the options to share with the community to learn how they would package the options to meet the identified interests
- Development of four final scenarios to submit to Town Council and Snow King for consideration

KEY ISSUES IN THE DISCUSSION

The Stakeholder Group worked hard to be creative and find new paths forward, while also staying anchored in the best interests of the community. There were several key issues that the group discussed at great length, working to understand one another’s perspective and to find options for the future that accommodated as many of the community interests as possible.

KEY ISSUES DISCUSSED

- ✓ Balancing allowing the gondola to land on Town property with developing new community benefits at the base
- ✓ Ensuring additional community benefits, such as increased housing, improvements to parking and traffic, and community access to summit amenities in exchange for development opportunities for Snow King
- ✓ Improving traffic flows and parking for all uses, without pushing problems off of main roads and arterials and into adjacent neighborhoods
- ✓ Balancing the environmental impacts of putting in a new road with the potential gains in safety for staff and visitors to the summit
- ✓ Maintaining the character of the Town while providing growth and development opportunities for Snow King
- ✓ Ensuring that the roles and responsibilities are clear for Snow King, SKRMA, and the Town into the future

**Snow King Mountain Stakeholder Group
Staff and Consultant Summary of Outcomes and the Process
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Gondola Landing and a Vision for the Base

The Stakeholder Group discussed Snow King's proposal to install a new gondola in place of the existing Summit Lift and to land the new gondola on Town of Jackson property. The group acknowledged that landing a new gondola on Town property would represent a substantial contribution from the community to Snow King, particularly since the land that would be used is currently a parking lot used to access the community park. However, the group also noted that this potential contribution from the community represents a substantial opportunity for the Town to negotiate some exciting amenities for the residents of Jackson in exchange for use of Town property.

While not all members of the group agreed on what the best package of "gives" and "gets" should be to ensure that the Town and residents receive an appropriate amount of community benefit for landing the gondola on Town property, there was convergence in the group around a vision to maximize gains for all by thinking creatively about the base. Toward this end, several members of the Stakeholder Group met between meetings to develop ***a vision for the base of Snow King that could substantially improve the flow of activities on the mountain and facilitate Snow King's delivery of mountain recreation, while also bringing exciting new recreational opportunities to the area for residents.*** The underlying idea behind the vision is that Snow King, the Town, and the residents would all gain from the vision, adding value for everyone through creative thinking and thoughtful development.

The new vision for the base included the following elements:

- Mutual planning, development, and creation of a world-class west base area, which would be ***the largest, most accessible and contiguous (green/grass and white/snow) public/recreational space possible***, designed for optimal functionality for multiple uses (both public and resort) in all seasons.
- ***Removal and replacement of the Summit Lift with a gondola.***
- Careful siting of the gondola landing on Town property ***to maximize contiguous green and white space on the property.***
- Development of ***a world-class park, event center, and youth sports facility*** accommodating public and private events and competitions, a community center, spectator hospitality, resort amenities, and headquarters for the Jackson Hole Ski and Snowboard Club, Doug Coombs Foundation, Jackson Hole Youth Hockey, Jackson Hole Moose Hockey, Jackson Hole Skating Club, the Jackson Hole High School Ski Team, the Jackson Hole Chapter of the Girls Scouts, and/or a year-round youth/teen center.
- ***Consideration of a variety of community, athletic, and recreational uses at the new sports facility***, including an additional ice rink, a climbing gym, meeting rooms, office space, study space or a branch library, among other things.
- ***Creation of an expanded and enhanced outdoor park space*** designed to accommodate multiple uses including but not limited to: baseball/kickball, markets and fairs, concerts, general public use, youth sports and winter sports dryland, and community events.
- ***Establishment of shared funding / expense and operating agreements***, association, or similar organizational structure to help create this vision and cover ongoing

Snow King Mountain Stakeholder Group
Staff and Consultant Summary of Outcomes and the Process
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operations and maintenance of base area facilities (e.g., plowing, parking, janitorial services for shared buildings) and community benefits.

The idea behind this vision for the base is that it would substantially improve the recreational opportunities for the community by increasing the contiguous community space at the base to allow for more outdoor uses and by developing a community mountain and event center for new and expanded indoor uses. There was strong support among stakeholders about the need for a clear delineation of responsibilities between the Town, Snow King Mountain Resort, and Snow King Resort Management Association (SKRMA), in order to improve maintenance of roads and facilities to improve the user experience and increase safety.

It is important to note that the Stakeholder Group talked at length about the many members of the community who indicated a preference for *not* landing the gondola on Town property in their vision packages at the community meeting. The group members acknowledged and carefully considered this preference. Upon further deliberation, many in the group ultimately agreed the vision at the base that included landing the gondola on Town property held the greatest promise for delivering substantial community benefit to Town residents while also facilitating operational efficiencies for Snow King.

Community Benefits Now and for the Future

Members of the Stakeholder Group stressed the importance of developing vision packages for Snow King that promised a strong return to the local community for their continued and increased support of Snow King.

Community benefits included more recreational opportunities at the base (see above), as well as a new building at the summit of Snow King that would be open and welcoming to visitors and the community alike. The new summit building would include a restaurant open to the community, community space, a telescope and planetarium, and other amenities. The summit area would include picnic tables, a weather station, and easy access to the glorious views that make Jackson special. The summit would be served by a new gondola, and there would be improvements to existing ski terrain for the benefit of visitors and residents alike. These would be available year-round—free for hikers in the summer and for a lift-ticket fee in the winter (with advance purchase, season pass, and daily pass options).

COMMUNITY BENEFITS INCLUDED IN STAKEHOLDER VISION SCENARIOS

- ✓ Reconfiguration and expansion of contiguous green/snow space at Phil Baux Park
- ✓ New event space at Phil Baux Park
- ✓ A new summit building with access for the community, including a restaurant, a telescope/planetarium, and community space
- ✓ New picnic areas at the summit and yurts on the backside of the mountain
- ✓ Improved and in some cases expanded ski terrain on the mountain
- ✓ Expansion and improvement of the existing ice rink
- ✓ Creation of a new community mountain sports center
- ✓ Improved flow for drop-offs and through traffic at the base
- ✓ Increased and improved parking at the existing ice rink
- ✓ New housing for Snow King employees provided on Snow King property to alleviate housing pressures elsewhere in the community
- ✓ Clear commitments from Snow King and SKRMA for future management, financial investment, and maintenance of amenities and infrastructure

**Snow King Mountain Stakeholder Group
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Other recreational benefits that this vision included for the community include expansion of the existing ice rink and the creation of a new world-class community mountain sports center (described above). These developments would expand the indoor sports recreation opportunities available in Jackson, providing more ice for hockey and figure skating, a climbing wall, and other fitness and sports opportunity. There would also be improved space to support management and growth of community sports and community groups like Jackson Hole Ski and Snowboard Club, Doug Coombs Foundation, Jackson Hole Youth Hockey, Jackson Hole Moose Hockey, Jackson Hole Skating Club, the Jackson Hole High School Ski Team, the Jackson Hole Chapter of the Girls Scouts.

The Stakeholder Group also sought benefits to the community outside of the sports and recreation spheres. They saw a lot of room for improvement in parking, traffic, and transportation at the base of Snow King. ***The group agreed on the need for a new parking, traffic, and use study for the area to assess the problems, identify the sources and patterns behind the problems, and recommend creative solutions. The group further agreed that the study should be jointly funded and implemented by Snow King, SKRMA, and the Town.*** The group acknowledged that they are not traffic engineers or otherwise experts in the field, but they also had strong preferences for alleviating parking challenges in the area and ensuring that Snow King and SKRMA invest in solutions along with the Town. Some members of the group felt strongly that the parking improvements on main streets and arterials should not have the effect of pushing parking and traffic onto side streets and into neighborhoods adjacent to Snow King and SKRMA properties. The Stakeholder Group discussed a variety of options for ways to address parking and improve the flow of traffic, but did not agree on the best strategies. The parking and traffic improvements options that gained the most traction in the group are captured in the accompanying scenario summary table.

A Discussion of Finances

Most members of the stakeholder group expressed support for maintaining the viability of Snow King into the future, although they expressed different understandings and visions for what that meant, what would be needed to accomplish it, and what the Town's role in it should be. Early on, Snow King requested that the group not delve into the financial details of the resort, suggesting that it would not be the best use of the group's limited meeting time to try to understand, debate, or seek agreement on the financial status or revenue needs for Snow King. Some members continued to believe that knowing the needs of Snow King and the relative cost and revenue projections for different elements being considered for future development would help the group make informed choices for a vision. Others stated that this line of discussion held more opportunity for disagreement and debate than it did for visioning and creative thinking. In the end, the group invested their time in visions rather than finances. However, they did discuss more broadly the need for SKRMA to contribute financially to the community benefit and recreational operations at Snow King. This was very important to some stakeholders and is reflected in the scenario table under "SKRMA commitments."

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Balancing Hard Issues

Among the more challenging issues that the group addressed were boundary expansion, road development, and zipline. Snow King representatives had previously and in stakeholder meetings expressed the importance of these topics to the future financial viability of the ski mountain. Community members expressed a variety of perspectives on these issues in their identification of interests and in their vision packages. Members of the Stakeholder Group also expressed different opinions on each, often with different understandings or calculations of the tradeoffs and gains for the community.

The group explored several ideas and options related to gains for Snow King and for the community but did not agree on or converge on a particular outcome. Some of the options considered are listed below. These are ideas discussed and considered by the whole group, but not necessarily supported by individual members of the group. The summary scenario table demonstrates different ways that these elements could be combined with other ideas to create unique packages of benefits for Snow King and the community.

HARD ISSUES TO BALANCE

✓ ***Boundary expansion:***

- Whether to do it, how much to do it, where to do it (face of the mountain, summit)
- Concerns about environmental impacts
- Benefits for the community in terms of expanded ski terrain
- Other benefits for the community?

✓ ***Road development:***

- Potential improvements in safety, operations, and summit access
- Concerns about grade of new road, visual impacts, and environmental impacts
- Benefits for the community in terms of potential new ski terrain between switchbacks
- Other benefits for the community?

✓ ***Zipline:***

- Whether to have one
- Where to put one if there is one
- Concerns about visual impacts and impacts to the experience on the mountain and to surrounding neighbors and the cemetery
- Benefits to the community?

- Boundary expansion at the summit *could* make sense if it included an expansion of the ski terrain to create new beginner skiing opportunities in a sunnier, warmer area
- Minimal boundary expansion on the face of the mountain *could* make sense if it allowed for development of a new road to improve safety and summit access
- A new road to improve safety and access *could* make sense if skiing is allowed between the switchbacks
- *If* a zipline is going to be built, it *could* fit better with the surrounding community *if* it was located next to the Rafferty Lift and *if* use was managed to respect visitors to the cemetery. Alternatively, *if* a zipline is going to be built, it *could* fit better with the surrounding community *if* it was located adjacent to the gondola, which *could* reduce visual impacts and alleviate concerns about the cemetery.

However, there were several concerns that consistently emerged that the Stakeholder Group was unable to resolve with regard to these options. These issues are listed below. Some of the issues could be informed and/or resolved through the National Environmental Policy Act (NEPA) analysis that the US Forest Service will conduct as part of a Snow King application process. Others are matters of preference or perspective and are therefore more difficult to resolve.

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- The potential impacts of expanding the ski area boundary and/or building a new road on elk habitat, migration corridors, and other natural resource values on the mountain
- The engineering challenge of constructing a new road on the front of the mountain on one hand, and addressing safety and operational concerns related to accessing resort infrastructure and the summit on the other hand
- The change in the experience on the mountain and in the surrounding neighborhoods with the addition of a zipline, particularly related to noise and potential loss of a low-key atmosphere
- The potential visual impacts from a new road and/or a zipline
- The ability or lack of ability to minimize or mitigate these potential impacts
- What the appropriate package of community benefits should be in exchange for boundary expansion and/or new road development and/or a zipline

Scenario Packages and Areas of Divergence

The Stakeholder Group talked at great length about how best to balance gains and opportunities for Snow King with gains and opportunities for the community. Maintaining community character and protecting environmental and natural resource values were important variables in the equation. While there are many areas of agreement among the stakeholders that are reflected in the pages above and in common language in different boxes in the scenario summary table, different members of the group weighed those elements differently against other gains and opportunities for the community. For this reason, the Stakeholder Group encourages Town Council and Snow King to look at each scenario as a complete package without “cherry picking” the common elements and removing them from the context of the scenario packages. ***While there is general stakeholder convergence around many scenario elements, there remains divergence among the stakeholders about important aspects of the future of Snow King, including whether to have a zipline and where to put it if there is one, whether to develop a new road and where to put it if there is one, and whether, where, how much to expand the Snow King boundary. The convergence in many cases is based on compromises made in other topic areas, some of which may not be obvious to those who were not a part of the discussion. The group hopes that future negotiations, analyses, and permitting processes among and between Snow King, SRKMA, the Town, and the US Forest Service yield a balance of outcomes that allow for the continued viability of Snow King while providing community benefits and maintaining the feel of the community that makes Jackson such a desirable place to call home.***

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WHAT'S IN THE TABLE

The following table summarizes four scenarios that the Stakeholder Group agreed represent a reasonable range of alternative visions for the future of Snow King. Each scenario should be viewed as a complete package, as each balances the interests in a unique and carefully thought-out way. Some elements discussed in the table are marked with an asterisk (*). The asterisk indicates that the same language for that element occurs in each of the four scenarios. However, this does not necessarily mean that members of the Stakeholder Group support that language or that element no matter what; each scenario includes other components to balance these elements differently. The Stakeholder Group encourages Council and the community not to infer that there is universal agreement about the elements with the asterisks and to review those elements in the broader context of each scenario as a stand-alone package of carefully considered trade-offs.

Note: The Stakeholder Group seriously and carefully considered the interests and vision packages that emerged from the two community meetings. The Stakeholder Group integrated the community's perspectives into their own deeper dive into potential futures that address all the identified interests and considerations. Early in their work together, the Stakeholder Group converged around a vision for the base of the mountain that fundamentally rethinks the base in a way that maximizes the community benefits and meets the greatest number of interests to the largest degree. The Stakeholder Group encourages Council and the community to view the vision for the base and the accompanying scenarios not through a lens of a particular interest, but through a lens of what will be best for the whole community in the long-term. Please read the accompanying summary report to learn about the Stakeholder Group's vision for the base and other elements and ideas that the group considered.

This summary document was prepared by Heather Bergman of Peak Facilitation Group and Tyler Sinclair, Director of Planning for the Town of Jackson. Due to the urgency of getting information to Council, the Stakeholder Group did not have time for a thorough, in-person review of this table as a group. Individuals suggested clarifications and edits in response to an emailed draft document; Heather and Tyler incorporated those to the best of their ability, working to remain consistent with the notes from the meeting. Any errors in this document should be attributed to the writing team, not to the stakeholders.

ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
Gondola Landing	Gondola landing on Town of Jackson property	Gondola landing on Town of Jackson property	Gondola landing on Town of Jackson property	Gondola landing on Town of Jackson property <i>Note: The group briefly discussed the concept of a land exchange or purchase such that Town owns all or a portion of KM6 for community purposes and Snow King owns a portion of current ball field to land gondola and other amenities. Some members of the group indicated that they do not believe the idea is viable;</i>

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ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
				<i>others indicated that they would need more information and/or discussion before forming an opinion.</i>
Ice Rink*	Expand ice rink to the east to allow an additional sheet of ice and other options in the current area	Expand ice rink to the east to allow an additional sheet of ice and other options in the current area	Expand ice rink to the east to allow an additional sheet of ice and other options in the current area	Expand ice rink to the east to allow an additional sheet of ice and other options in the current area
Community Mountain Sports Center*	Community mountain sports center included as part of the Snow King Center ice rink, dependent upon ice rink expansion options	Community mountain sports center included as part of the Snow King Center ice rink, dependent upon ice rink expansion options	Community mountain sports center included as part of the Snow King Center ice rink, dependent upon ice rink expansion options	Community mountain sports center included as part of the Snow King Center ice rink, dependent upon ice rink expansion options

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ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
Parking	<ul style="list-style-type: none"> Phil Baux Park should not to be used for surface parking Move parking from Phil Baux Park to other Snow King property Reconfigure and expand current Town-owned upper and lower parking lots at ice rink to increase number of spaces and build additional cantilevered parking at ice rink to create additional parking spaces Consider parking at KM6—surface or underground, depending on development Town of Jackson property to be used for drop-offs and turnaround with minimal parking for events Bike lanes on Snow King Avenue A parking and traffic study should be undertaken collaboratively by Snow King Resort Management Association (SKRMA) and the Town of Jackson to support a new Transportation Demand Management Plan. 	<ul style="list-style-type: none"> Phil Baux Park should not to be used for surface parking Recoup lost parking at Phil Baux Park through: <ul style="list-style-type: none"> Develop easiest surface parking options in the near term Reconfigure and expand current Town-owned upper and lower parking lots at ice rink to increase number of spaces Create more on-street parking on South Cache and Snow King Ave. Consider angled parking on Snow King Ave. on north side with road widening to accommodate bike lanes Town of Jackson property to be used for drop-offs and turnaround with minimal parking for events Bike lanes on Snow King Avenue A parking and traffic study should be undertaken collaboratively by Snow King Resort Management Association (SKRMA) and the Town of Jackson to support a new Transportation Demand Management Plan. 	<ul style="list-style-type: none"> Phil Baux Park should not to be used for surface parking Recoup lost parking at Phil Baux Park through: <ul style="list-style-type: none"> Develop easiest surface parking options in the near term Reconfigure and expand current Town-owned upper and lower parking lots at ice rink to increase number of spaces Create more on-street parking on South Cache and Snow King Ave. Consider angled parking on Snow King Ave. on north side with road widening to accommodate bike lanes Consider surface or underground, depending on development Town of Jackson property to be used for drop-offs and turnaround with minimal parking for events Bike lanes on Snow King Avenue A parking and traffic study should be undertaken collaboratively by Snow King Resort Management Association (SKRMA) and the Town of Jackson to support a new Transportation Demand Management Plan. 	<ul style="list-style-type: none"> Phil Baux Park should not to be used for surface parking Recoup lost parking at Phil Baux Park through: <ul style="list-style-type: none"> Develop easiest surface parking options in the near term Reconfigure and expand current Town-owned upper and lower parking lots at ice rink to increase number of spaces Create more on-street parking on South Cache and Snow King Ave. Consider angled parking on Snow King Ave. on north side with road widening to accommodate bike lanes Consider surface or underground, depending on development Town of Jackson property to be used for drop-offs and turnaround with minimal parking for events Bike lanes on Snow King Avenue A parking and traffic study should be undertaken collaboratively by Snow King Resort Management Association (SKRMA) and the Town of Jackson to support a new Transportation Demand Management Plan.

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ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
Zip Line	No zip line <i>Note: A zip line could be incorporated into this scenario: a) if it was accompanied by additional community benefit provided by Snow King, and b) only if the zip line was put adjacent to the Rafferty lift.</i>	No zip line	Zip line on west side of mountain (West Portal), activity recommended to be built adjacent (on east side) of Gondola.	Zip line on east side of the mountain adjacent to the Rafferty Lift.
Boundary Expansion/Road	Expand boundary to encompass new road as proposed by Snow King Mountain but without the additional terrain proposed on the front side; this <u>does</u> allow for skiing between switchbacks.	Expand boundary to encompass new road as proposed by Snow King Mountain but without the additional terrain proposed on the front side; <u>do not</u> allow for skiing between switchbacks.	Expand boundary to encompass new road as proposed by Snow King Mountain but without the additional terrain proposed on the front side; this <u>does</u> allow for skiing between switchbacks.	No boundary expansion; new road within existing boundary, for summer operations and safety purposes, could still be used for downhill skiing in the winter. <i>Note: Consider which needs could be met by a road on the backside to inform and potentially limit size and impact of road on front side of mountain.</i>
Summit Multi-use Building*	Multi-use building that is welcoming to both visitors and locals <ul style="list-style-type: none"> • Green development • Space for community activities • Allow for community use even when events are going on • Appropriate size to accommodate needs without being too big; maximize flexibility of space while minimizing footprint • No mid-mountain lodge as previously considered in the 	Multi-use building that is welcoming to both visitors and locals <ul style="list-style-type: none"> • Green development • Space for community activities • Allow for community use even when events are going on • Appropriate size to accommodate needs without being too big; maximize flexibility of space while minimizing footprint • No mid-mountain lodge as previously considered in the 	Multi-use building that is welcoming to both visitors and locals <ul style="list-style-type: none"> • Green development • Space for community activities • Allow for community use even when events are going on • Appropriate size to accommodate needs without being too big; maximize flexibility of space while minimizing footprint • No mid-mountain lodge as previously considered in the 	Multi-use building that is welcoming to both visitors and locals <ul style="list-style-type: none"> • Green development • Space for community activities • Allow for community use even when events are going on • Appropriate size to accommodate needs without being too big; maximize flexibility of space while minimizing footprint • No mid-mountain lodge as previously considered in the

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ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
	<p>MDP if there is a building at the summit</p> <ul style="list-style-type: none"> • Restaurant should be welcoming for all patrons • Picnic tables • Summit Park • Weather forecasting station • Telescope and planetarium 	<p>MDP if there is a building at the summit</p> <ul style="list-style-type: none"> • Restaurant should be welcoming for all patrons • Picnic tables • Summit Park • Weather forecasting station • Telescope and planetarium 	<p>MDP if there is a building at the summit</p> <ul style="list-style-type: none"> • Restaurant should be welcoming for all patrons • Picnic tables • Summit Park • Weather forecasting station • Telescope and planetarium 	<p>MDP if there is a building at the summit</p> <ul style="list-style-type: none"> • Restaurant should be welcoming for all patrons • Picnic tables • Summit Park • Weather forecasting station • Telescope and planetarium
Summit	West Summit minimal expansion to allow beginner skiing (magic carpet, facilities)	No expansion allowed	West Summit minimal expansion to allow beginner skiing (magic carpet, facilities)	No expansion allowed
Back Side of the Mountain	No change in boundary, as proposed by Snow King Mountain including a new lift and bike and ski terrain within existing permit boundary, with consideration for wildlife migration and habitat; includes bike park as proposed by Snow King Mountain; plus yurts (to be accessible to community as a community benefit)	No change in boundary with limited development for human-powered activities and yurts (to be accessible to community as a community benefit)	No change in boundary, as proposed by Snow King Mountain including a new lift and bike and ski terrain within existing permit boundary, with consideration for wildlife migration and habitat; includes bike park as proposed by Snow King Mountain; plus yurts (to be accessible to community as a community benefit)	<p>No change in boundary, as proposed by Snow King Mountain including a new lift and bike and ski terrain within existing permit boundary, with consideration for wildlife migration and habitat; includes bike park as proposed by Snow King Mountain; plus yurts (to be accessible to community as a community benefit)</p> <p>Maintain option for road on the back side of the mountain</p>
Front of Mountain Trails*	<ul style="list-style-type: none"> • Staircase Trail to be realigned/reinforced • Hiking Trail to be realigned to get pedestrians away from the road and construction traffic; allow for summer and winter use • Summit Trail needs to be more obvious and have better wayfinding • Two biking zones from the Snow King Mountain 	<ul style="list-style-type: none"> • Staircase Trail to be realigned/reinforced • Hiking Trail to be realigned to get pedestrians away from the road and construction traffic; allow for summer and winter use • Summit Trail needs to be more obvious and have better wayfinding • Two biking zones from the Snow King Mountain 	<ul style="list-style-type: none"> • Staircase Trail to be realigned/reinforced • Hiking Trail to be realigned to get pedestrians away from the road and construction traffic; allow for summer and winter use • Summit Trail needs to be more obvious and have better wayfinding • Two biking zones from the Snow King Mountain 	<ul style="list-style-type: none"> • Staircase Trail to be realigned/reinforced • Hiking Trail to be realigned to get pedestrians away from the road and construction traffic; allow for summer and winter use • Summit Trail needs to be more obvious and have better wayfinding • Two biking zones from the Snow King Mountain

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ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
	<p>proposal to be included; start at mid-station of Rafferty lift, have one crossing point only</p> <ul style="list-style-type: none"> • If the road is shared with the Sink or Swim trail, then reroute trail to maintain single-track experience • Maintain and enhance connections to surrounding neighborhoods and area trails • Add bike lane on Snow King Avenue to the resort • Collaborate with Town, County, community groups, and others for trail building 	<p>proposal to be included; start at mid-station of Rafferty lift, have one crossing point only</p> <ul style="list-style-type: none"> • If the road is shared with the Sink or Swim trail, then reroute trail to maintain single-track experience • Maintain and enhance connections to surrounding neighborhoods and area trails • Add bike lane on Snow King Avenue to the resort • Collaborate with Town, County, community groups, and others for trail building 	<p>proposal to be included; start at mid-station of Rafferty lift, have one crossing point only</p> <ul style="list-style-type: none"> • If the road is shared with the Sink or Swim trail, then reroute trail to maintain single-track experience • Maintain and enhance connections to surrounding neighborhoods and area trails • Add bike lane on Snow King Avenue to the resort • Collaborate with Town, County, community groups, and others for trail building 	<p>proposal to be included; start at mid-station of Rafferty lift, have one crossing point only</p> <ul style="list-style-type: none"> • If the road is shared with the Sink or Swim trail, then reroute trail to maintain single-track experience • Maintain and enhance connections to surrounding neighborhoods and area trails • Add bike lane on Snow King Avenue to the resort • Collaborate with Town, County, community groups, and others for trail building
Uphill Access/Travel in Winter	<p>Charge for uphill access/travel in winter</p> <ul style="list-style-type: none"> • Advance purchase discount option • Season pass option • Daily pass option 	<p>Charge for uphill access/travel in winter</p> <ul style="list-style-type: none"> • Advance purchase discount option • Season pass option • Daily pass option 	<p>Charge for uphill access/travel in winter</p> <ul style="list-style-type: none"> • Advance purchase discount option • Season pass option • Daily pass option 	<p>Charge for uphill access/travel in winter</p> <ul style="list-style-type: none"> • Advance purchase discount option • Season pass option • Daily pass option <p>Enhance beginner terrain within the existing boundary, including from the mid-station of the Rafferty Lift, above the cemetery and on the back side of the summit within the current boundary.</p>
East Portal	<p>East Portal to serve primarily as commercial, lodging, and retail</p> <ul style="list-style-type: none"> • Resort entry, gateway to “resort activities,” summer focus 	<p>East Portal to serve primarily as commercial, lodging, and retail</p> <ul style="list-style-type: none"> • Resort entry, gateway to “resort activities,” summer focus 	<p>East Portal to serve primarily as commercial, lodging, and retail</p> <ul style="list-style-type: none"> • Resort entry, gateway to “resort activities,” summer focus 	<p>East Portal to serve primarily as commercial, lodging, and retail</p> <ul style="list-style-type: none"> • Resort entry, gateway to “resort activities,” summer focus

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ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
	<ul style="list-style-type: none"> • Welcoming, accessible area • More intense use expected in this area • Important for winter/skiing aspect as well as summer activities 	<ul style="list-style-type: none"> • Welcoming, accessible area • More intense use expected in this area • Important for winter/skiing aspect as well as summer activities 	<ul style="list-style-type: none"> • Welcoming, accessible area • More intense use expected in this area • Important for winter/skiing aspect as well as summer activities 	<ul style="list-style-type: none"> • Welcoming, accessible area • More intense use expected in this area • Important for winter/skiing aspect as well as summer activities • Emphasize portal for beginner skiers and ski school.
Lots 53, 57, and 58	<p>All three lots to be used for employee housing and lodging</p> <ul style="list-style-type: none"> • Place building envelope locations to maintain experience on ski hill • Maintain/create welcoming feel • Locate building envelopes to minimize impacts on adjacent property owners • Apply housing requirements (see housing section below) 	<p>All three lots to be used for employee housing and lodging</p> <ul style="list-style-type: none"> • Place building envelope locations to maintain experience on ski hill • Maintain/create welcoming feel • Locate building envelopes to minimize impacts on adjacent property owners • Apply housing requirements (see housing section below); housing requirement to be met on-site 	<p>All three lots to be used for employee housing and lodging</p> <ul style="list-style-type: none"> • Place building envelope locations to maintain experience on ski hill • Maintain/create welcoming feel • Locate building envelopes to minimize impacts on adjacent property owners • Apply housing requirements (see housing section below) 	<p>All three lots to be used for employee housing and lodging</p> <ul style="list-style-type: none"> • Place building envelope locations to maintain experience on ski hill • Maintain/create welcoming feel • Locate building envelopes to minimize impacts on adjacent property owners • Apply housing requirements (see housing section below)
Housing	<p>Town of Jackson and SKRMA negotiate new requirements; new agreement should provide parity with requirements in Land Development Regulations (LDRs) as much as possible address seasonal and full employees</p> <p>Ensure that housing requirements are based on usage and number of employees, not only square</p>	<p>Town of Jackson and SKRMA negotiate new requirements; new agreement should provide parity with requirements in Land Development Regulations (LDRs) as much as possible address seasonal and full employees</p>	<p>Town of Jackson and SKRMA negotiate new requirements; new agreement should provide parity with requirements in Land Development Regulations (LDRs) as much as possible address seasonal and full employees</p>	<p>Town of Jackson and SKRMA negotiate new requirements; new agreement should provide parity with requirements in Land Development Regulations (LDRs) as much as possible address seasonal and full employees</p>

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ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
	footage			
Snow King Mountain Commitments*	<ul style="list-style-type: none"> • Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future) • Develop procedural agreement with Town of Jackson regarding how/when to allow closures for conditions (summit and ski hill) • Ensure / negotiate affordable rates for locals with Town of Jackson (Details TBD; different definitions of “affordable” and “local” make it tricky.) • Maintain access for current user groups 	<ul style="list-style-type: none"> • Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future) • Develop procedural agreement with Town of Jackson regarding how/when to allow closures for conditions (summit and ski hill) • Ensure / negotiate affordable rates for locals with Town of Jackson (Details TBD; different definitions of “affordable” and “local” make it tricky.) • Maintain access for current user groups 	<ul style="list-style-type: none"> • Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future) • Develop procedural agreement with Town of Jackson regarding how/when to allow closures for conditions (summit and ski hill) • Ensure / negotiate affordable rates for locals with Town of Jackson (Details TBD; different definitions of “affordable” and “local” make it tricky.) • Maintain access for current user groups 	<ul style="list-style-type: none"> • Maintain clear and negotiated hours of lift operations (current hours desired but acknowledgment that needs may change in the future) • Develop procedural agreement with Town of Jackson regarding how/when to allow closures for conditions (summit and ski hill) • Ensure / negotiate affordable rates for locals with Town of Jackson (Details TBD; different definitions of “affordable” and “local” make it tricky.) • Maintain access for current user groups
SKRMA Commitments*	<ul style="list-style-type: none"> • Ensure SKRMA is a functioning entity as described in the year 2000 Resort Master Plan agreement, which is the current agreement with TOJ. • Present the SKRMA “entity structure” to the TOJ council to agree on “mutual” compliance. • Clearly define SKRMA’s responsibilities and members to avoid future “open to interpretation” issues • Develop an agreement on commitments that functions 	<ul style="list-style-type: none"> • Ensure SKRMA is a functioning entity as described in the year 2000 Resort Master Plan agreement, which is the current agreement with TOJ. • Present the SKRMA “entity structure” to the TOJ council to agree on “mutual” compliance. • Clearly define SKRMA’s responsibilities and members to avoid future “open to interpretation” issues • Develop an agreement on commitments that functions 	<ul style="list-style-type: none"> • Ensure SKRMA is a functioning entity as described in the year 2000 Resort Master Plan agreement, which is the current agreement with TOJ. • Present the SKRMA “entity structure” to the TOJ council to agree on “mutual” compliance. • Clearly define SKRMA’s responsibilities and members to avoid future “open to interpretation” issues • Develop an agreement on commitments that functions 	<ul style="list-style-type: none"> • Ensure SKRMA is a functioning entity as described in the year 2000 Resort Master Plan agreement, which is the current agreement with TOJ. • Present the SKRMA “entity structure” to the TOJ council to agree on “mutual” compliance. • Clearly define SKRMA’s responsibilities and members to avoid future “open to interpretation” issues • Develop an agreement on commitments that functions

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Final Vision Scenarios - May 17, 2018**

ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
	<p>in perpetuity that is transferable to any/all new owners</p> <ul style="list-style-type: none"> Clarify and separate where appropriate SKRMA commitments from Snow King Mountain commitments Clarify where the SKRMA and Snow King Mountain commitments overlap and are connected. Require a financial commitment from all SKRMA members consistent with the current SKRMA/TOJ agreement. Ensure adequate parking; develop transportation demand management (TDM) plan Clarify maintenance expectations and requirements, including snow removal Contribute some percentage of fees/dues to support recreation (community center, ice rink, grant funding, etc.) Re-visit and confirm funding requirements per the 2000 Resort Master Plan with TOJ. (Or propose a new mechanism to TOJ.) 	<p>in perpetuity that is transferable to any/all new owners</p> <ul style="list-style-type: none"> Clarify and separate where appropriate SKRMA commitments from Snow King Mountain commitments Clarify where the SKRMA and Snow King Mountain commitments overlap and are connected. Require a financial commitment from all SKRMA members consistent with the current SKRMA/TOJ agreement. Ensure adequate parking; develop transportation demand management (TDM) plan Clarify maintenance expectations and requirements, including snow removal Contribute some percentage of fees/dues to support recreation (community center, ice rink, grant funding, etc.) Re-visit and confirm funding requirements per the 2000 Resort Master Plan with TOJ. (Or propose a new mechanism to TOJ.) 	<p>in perpetuity that is transferable to any/all new owners</p> <ul style="list-style-type: none"> Clarify and separate where appropriate SKRMA commitments from Snow King Mountain commitments Clarify where the SKRMA and Snow King Mountain commitments overlap and are connected. Require a financial commitment from all SKRMA members consistent with the current SKRMA/TOJ agreement. Ensure adequate parking; develop transportation demand management (TDM) plan Clarify maintenance expectations and requirements, including snow removal Contribute some percentage of fees/dues to support recreation (community center, ice rink, grant funding, etc.) Re-visit and confirm funding requirements per the 2000 Resort Master Plan with TOJ. (Or propose a new mechanism to TOJ.) 	<p>in perpetuity that is transferable to any/all new owners</p> <ul style="list-style-type: none"> Clarify and separate where appropriate SKRMA commitments from Snow King Mountain commitments Clarify where the SKRMA and Snow King Mountain commitments overlap and are connected. Require a financial commitment from all SKRMA members consistent with the current SKRMA/TOJ agreement. Ensure adequate parking; develop transportation demand management (TDM) plan Clarify maintenance expectations and requirements, including snow removal Contribute some percentage of fees/dues to support recreation (community center, ice rink, grant funding, etc.) Re-visit and confirm funding requirements per the 2000 Resort Master Plan with TOJ. (Or propose a new mechanism to TOJ.)
Town of Jackson Commitments*	<p>Leases</p> <ul style="list-style-type: none"> Clean up/renegotiate/consolidate 	<p>Leases</p> <ul style="list-style-type: none"> Clean up/renegotiate/consolidate 	<p>Leases</p> <ul style="list-style-type: none"> Clean up/renegotiate/consolidate 	<p>Leases</p> <ul style="list-style-type: none"> Clean up/renegotiate/consolidate

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**Snow King Vision Stakeholder Group
Final Vision Scenarios - May 17, 2018**

ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
	<p>existing leases to reflect new uses and improvements that emerge from this process</p> <ul style="list-style-type: none"> • Write new lease for Gondola landing and SKM 1 land usage with Town of Jackson • Includes ice center, ski lodge, and any new things that emerge from this process <p>Parking</p> <ul style="list-style-type: none"> • Update the current travel demand management (TDM) plan and parking strategy in collaboration with SKRMA for private and public land <p>Parks</p> <ul style="list-style-type: none"> • Maintain parks and other Town-owned amenities in the area. • Collaborate with SKRMA to ensure maintenance and integrated access to park, ice rink, and associated amenities • Coordinate with SKRMA on programming and events <p>Housing</p> <ul style="list-style-type: none"> • Explore options for investing public funding in employee housing for Town of Jackson staff in conjunction/ partnership with requirements for employee housing for SKRMA <p>Review</p> <ul style="list-style-type: none"> • Ensure timely and efficient review of all plans, proposals, 	<p>existing leases to reflect new uses and improvements that emerge from this process</p> <ul style="list-style-type: none"> • Write new lease for Gondola landing and SKM 1 land usage with Town of Jackson • Includes ice center, ski lodge, and any new things that emerge from this process <p>Parking</p> <ul style="list-style-type: none"> • Update the current travel demand management (TDM) plan and parking strategy in collaboration with SKRMA for private and public land <p>Parks</p> <ul style="list-style-type: none"> • Maintain parks and other Town-owned amenities in the area. • Collaborate with SKRMA to ensure maintenance and integrated access to park, ice rink, and associated amenities • Coordinate with SKRMA on programming and events <p>Housing</p> <ul style="list-style-type: none"> • Explore options for investing public funding in employee housing for Town of Jackson staff in conjunction/ partnership with requirements for employee housing for SKRMA <p>Review</p> <ul style="list-style-type: none"> • Ensure timely and efficient review of all plans, proposals, 	<p>existing leases to reflect new uses and improvements that emerge from this process</p> <ul style="list-style-type: none"> • Write new lease for Gondola landing and SKM 1 land usage with Town of Jackson • Includes ice center, ski lodge, and any new things that emerge from this process <p>Parking</p> <ul style="list-style-type: none"> • Update the current travel demand management (TDM) plan and parking strategy in collaboration with SKRMA for private and public land <p>Parks</p> <ul style="list-style-type: none"> • Maintain parks and other Town-owned amenities in the area. • Collaborate with SKRMA to ensure maintenance and integrated access to park, ice rink, and associated amenities • Coordinate with SKRMA on programming and events <p>Housing</p> <ul style="list-style-type: none"> • Explore options for investing public funding in employee housing for Town of Jackson staff in conjunction/ partnership with requirements for employee housing for SKRMA <p>Review</p> <ul style="list-style-type: none"> • Ensure timely and efficient review of all plans, 	<p>existing leases to reflect new uses and improvements that emerge from this process</p> <ul style="list-style-type: none"> • Write new lease for Gondola landing and SKM 1 land usage with Town of Jackson • Includes ice center, ski lodge, and any new things that emerge from this process <p>Parking</p> <ul style="list-style-type: none"> • Update the current travel demand management (TDM) plan and parking strategy in collaboration with SKRMA for private and public land <p>Parks</p> <ul style="list-style-type: none"> • Maintain parks and other Town-owned amenities in the area. • Collaborate with SKRMA to ensure maintenance and integrated access to park, ice rink, and associated amenities • Coordinate with SKRMA on programming and events <p>Housing</p> <ul style="list-style-type: none"> • Explore options for investing public funding in employee housing for Town of Jackson staff in conjunction/ partnership with requirements for employee housing for SKRMA <p>Review</p> <ul style="list-style-type: none"> • Ensure timely and efficient review of all plans, proposals,

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**Snow King Vision Stakeholder Group
Final Vision Scenarios - May 17, 2018**

ELEMENTS	SCENARIO A	SCENARIO B	SCENARIO C	SCENARIO D
	and permits related to SKRMA and Snow King	and permits related to SKRMA and Snow King	proposals, and permits related to SKRMA and Snow King	and permits related to SKRMA and Snow King

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TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: SEPTEMBER 13, 2018
MEETING DATE: SEPTEMBER 17, 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

[STAFF NOTE: This staff report is for the continuation of the Council's meeting on September 4th, 2018, on these items. The applicant submitted a memorandum on September 10, 2018, (attached to this report) detailing affordable and workforce housing requirements and allowed uses within the Hidden Hollow Planned Unit Development as detailed in the Master Plan. The memorandum also records the applicant's proposal to the Town to voluntarily deed restrict an additional 6 affordable one-bedroom rental units and 14 workforce rental units beyond what is required, for a total of 73 deed restricted units. This staff report is largely unchanged from the previous staff report and the Planning Director's recommendation of approval remains the same, however changes and additions have been made to the sections labeled below in response to the proposed additional affordable and workforce rental units:

- Voluntary Affordable and Workforce Housing (section added to report, page 15)
- Recommendations/ Conditions of Approval
- Suggested Motions

Only minor changes have been made to other sections for consistency and clarity.]

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

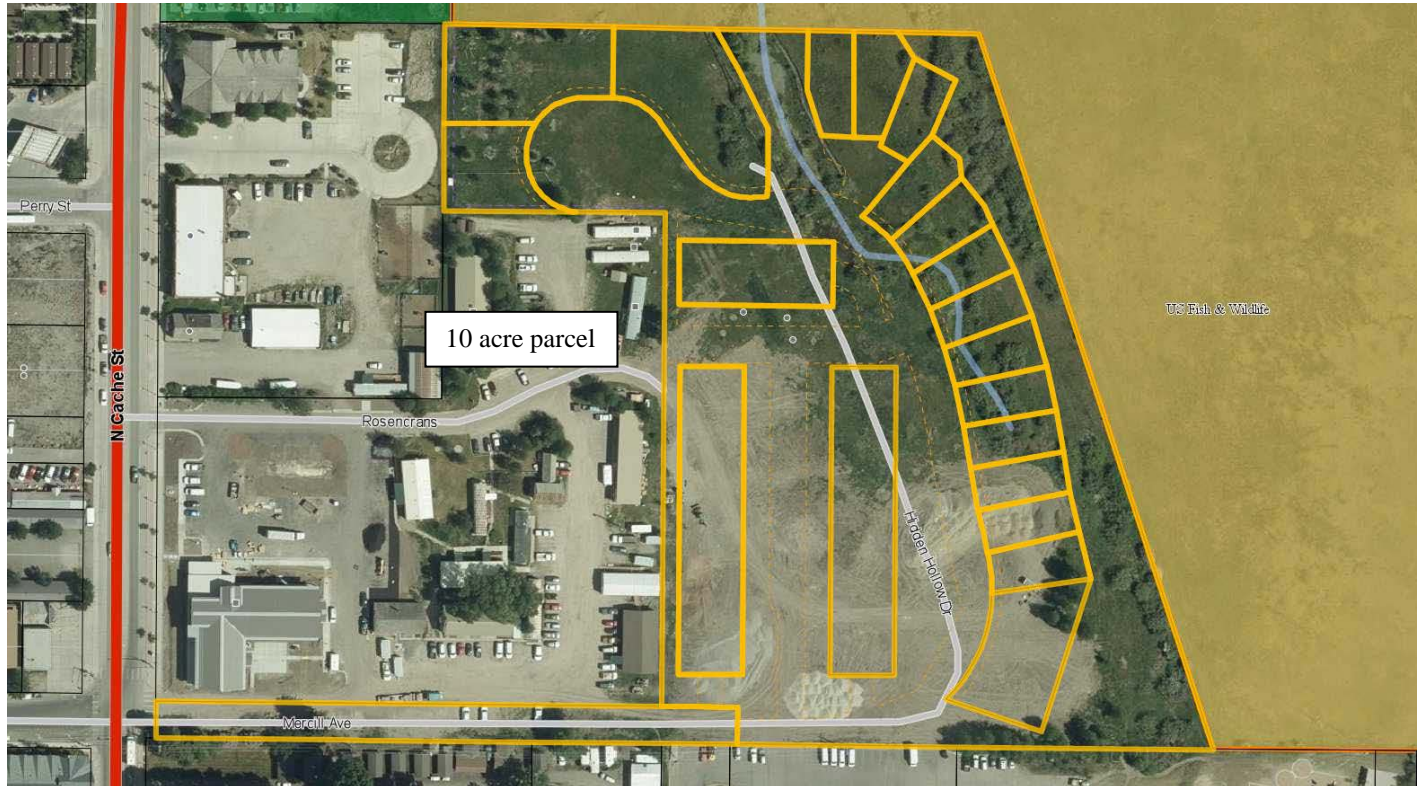
Section 7.4.2.D.13 Exemptions – Apartment Building (Deleted)

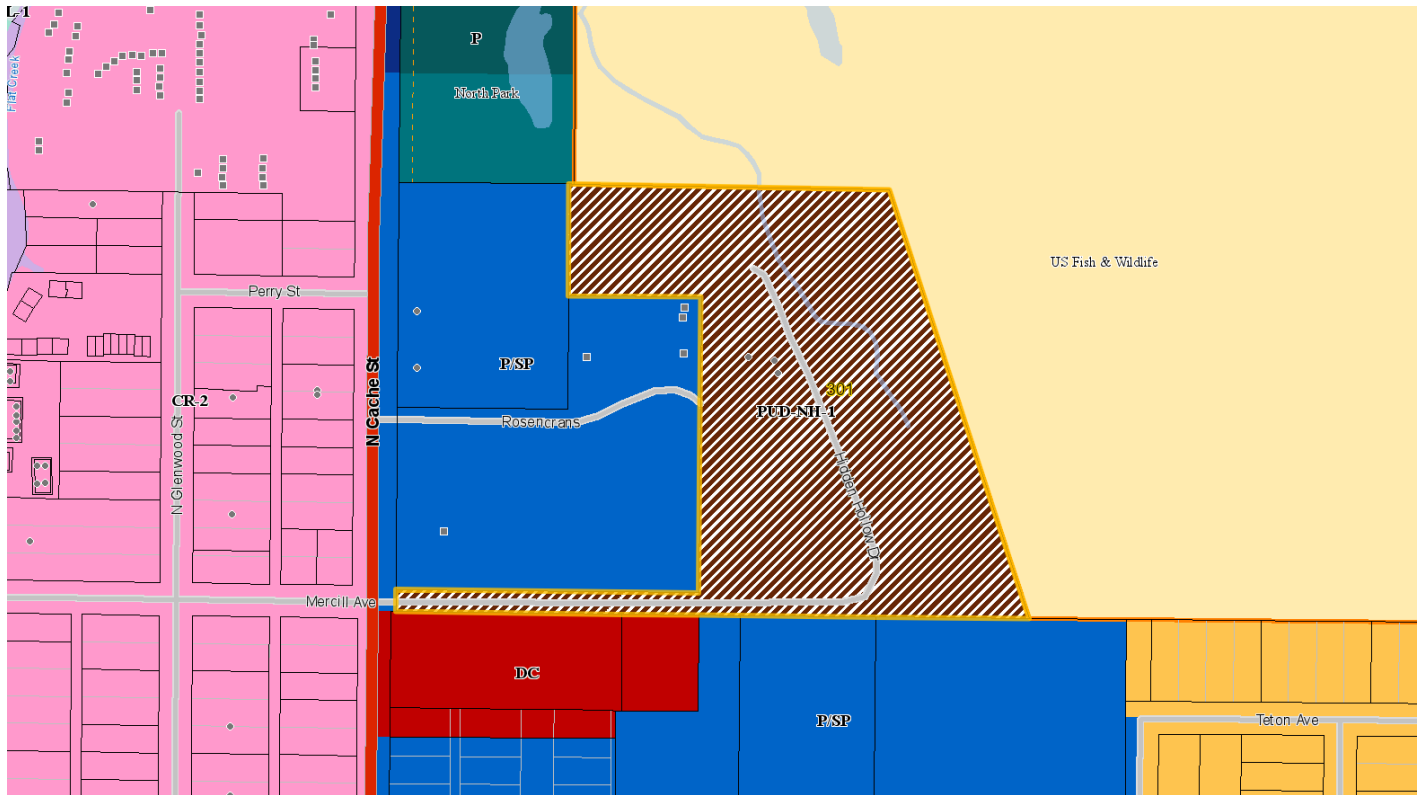
Section 1.5.B of HHPUD Master Plan Minor Amendments

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

* 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

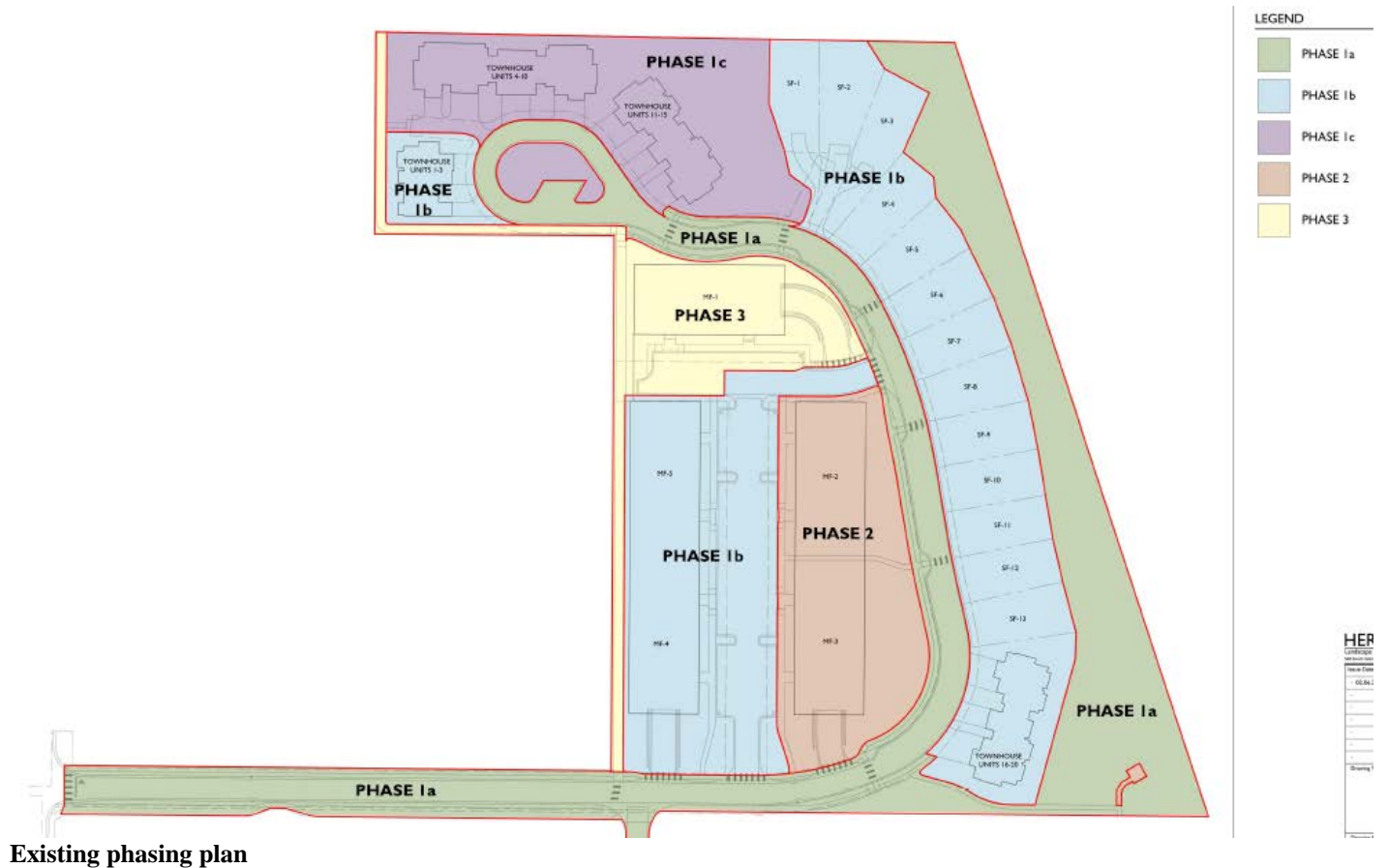
The means by which minor amendments are made to the Master Plan are spelled out in Section 1.5.B of the HHPUD Master Plan which contains a series of findings separate from the LDRs. Per the HHPUD Master Plan, Minor Amendments may be approved by the Planning Director pursuant to the procedures set forth 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:



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 (condominiums) 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 65 free market 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, one 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 series of memos 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.

	<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. At the September 4, 2018 Town Council meeting the applicant proposed to voluntarily deed restrict an additional 6 affordable rental units and 14 workforce units. See the added section Voluntary Affordable and Workforce Housing below for staff's analysis.*

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 PUD-ToJ Height (removed from the UR zone) 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.

Voluntary Affordable and Workforce Housing

At the September 4, 2018 Town Council meeting the applicant proposed to voluntarily deed restrict an additional 6 Affordable rental units and 14 Workforce units. The applicant provided a memorandum on September 10, 2018, outlining the required restricted Affordable housing mitigation and memorializing the proposal of an additional 6 one-bedroom deed restricted Affordable rental units, and 14 deed restricted Workforce rental units. This proposal is in addition to the required 8 income restricted Affordable rental units and 45 restricted Workforce housing units that the applicant must provide per the requirements of Division 7.4 Affordable Housing Standards for the townhomes and detached single family units, and Section 2.3.4.E.1 PUD-ToJ Height for the workforce housing height bonus of 48 feet. This brings the total to 14 restricted Affordable rental units, and 59 Workforce units for a total of 73 deed restricted rental units. The additional affordable units will be provided in Building 4/5 (currently under construction) as stated by the applicant at the Town Council meeting on September 4, 2018. The proposal is contrasted with the applicant's current requirement under an ownership model which results in 72 deed restricted units in the form of 27 Affordable ownership units and 45 Workforce ownership units. The current requirements and proposed changes are detailed in the chart on the following page:

	<i>Current Ownership Model: Housing Mitigation Requirements</i>	<i>Proposed Rental Model: Housing Mitigation Requirements and Proposed Voluntary Additional Units</i>
<i>Affordable Income Restricted Units</i>	<i>27 Units Required</i> <i>Category 1 (0-80% MFI): 9 Units</i> <i>Category 2 (80-100% MFI): 9 Units</i> <i>Category 3 (100-120% MFI): 9 Units</i>	<i>8 Units Required</i> <i>Category 1 (0-80% MFI): 3 Units</i> <i>Category 2 (80-100% MFI): 3 Units</i> <i>Category 3 (100-120% MFI): 2 Units</i> <i>6 Voluntary Units</i> <i>Should be split between income ranges</i> <i>0-50% MFI: 2 Units</i> <i>50-80% MFI: 2 Units</i> <i>80-120% MFI: 2 Units</i> <i>14 Total Units</i>
<i>Workforce Units</i>	<i>45 Units Required</i>	<i>45 Units Required</i> <ul style="list-style-type: none">○ <i>Includes 2% rent cap that is in the Workforce restriction that was approved with the original mitigation plan.</i> <i>14 Voluntary Units</i> <ul style="list-style-type: none">○ <i>Utilizes new Workforce restriction without rent cap</i> <i>59 Total</i>
<i>Total Deed Restricted Units</i>	<i>72 Units</i>	<i>73 Units</i>

The staff with the Housing and Planning Departments have provided the following comments related to this proposal for Council consideration:

- *“Unit Type. The applicant wishes to change the multifamily unit type from ownership to rental. According to the Workforce Housing Action Plan, Initiative 2B states that the Housing Supply Program should favor rental units over ownership units.*
- *Affordable Restriction Units. The applicant wishes to reduce the number of Affordable units provided while increasing the total number of deed-restricted units available to the public. The Workforce Housing Action Plan, Initiative 2A states that units for year-round households earning <120% of median income should be prioritized. In the mitigation plan, the applicant will provide 14 Affordable units that will serve households earning <120% of median income. This is a loss of 13 Affordable units from the approved mitigation plan. For the 6 “voluntary” Affordable units, the applicant is proposing that they all are 1-bedroom, but they are silent on the income ranges for each unit. Staff has provided a recommended condition of approval should Council accept the applicant's proposal that the 6 “voluntary” affordable units be divided equally between income ranges 0-50% MFI, 50-80% MFI, and 80-120% MFI.*
- *Workforce Restricted Units. In the proposed mitigation plan, the applicant is also proposing to provide 59 Workforce units that will serve households working full time locally and earning their*

money locally, but with no income or asset limit. This is a gain of 14 Workforce units and an overall gain of 1 deed-restricted unit. The applicant is requesting that the "voluntary" workforce units utilize the new deed restriction that removes rent caps, but that the required 45 workforce units would still be subject to the 2% rent cap.

- *Current Housing Need.* According to the most recent data from the Housing Department's Intake Form, over 50% of all households that have filled out the form earn less than 80% of median income and over 70% of all households are one or two people. While this data source is still new, it does track with the number of applicants the Housing Department sees relative to the income range and size of the unit.
- *Timing.* Under the applicants new proposal all multi-family rental units would be completed as part of next and final phase making more units available sooner. Should Council accept this proposal staff has provided a recommended condition of approval that building permits for both remaining multi-family buildings for vertical construction shall be submitted within 6 months of approval of this amendment, begin construction within 90 days of approval of the building permit and the applicant shall maintain continuous progress to completion. If these conditions are not met the issuance of building permits, inspections and Certificates of Occupancy for townhome and single family buildings may be withheld. The current phasing plan allows the applicant to complete the remaining two buildings in two additional phases with no required timeline."

The applicant has not provided a breakout of the location and unit sizes for the additional 14 workforce housing units, nor has the applicant provided the location of the Affordable one bedroom units within Building 4/5. Condition 4 for Item C requires that, "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". This condition covers the additional 6 Affordable units as these will be located within Building 4/5, however this does not address the location and unit sizes of the additional 14 Workforce housing units as the applicant has stated that the units will be integrated within the first and second floors of Buildings 2/3 and 4/5. As a result, staff has amended the condition to more broadly address the integration of Affordable and Workforce housing in the multifamily buildings as a whole. The revised condition now reads, "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 unit type integration of all Affordable and Workforce units in the multifamily buildings, to be reviewed and approved by the Planning Director and the Housing Director prior to issuance of any Building Permit for Phase 2."

The Planning Director continues to recommend approval of the two requested Minor Amendments and Development Plan. The voluntary addition of 6 Affordable units and 14 Workforce housing units on the part of the applicant reinforces this opinion.

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.

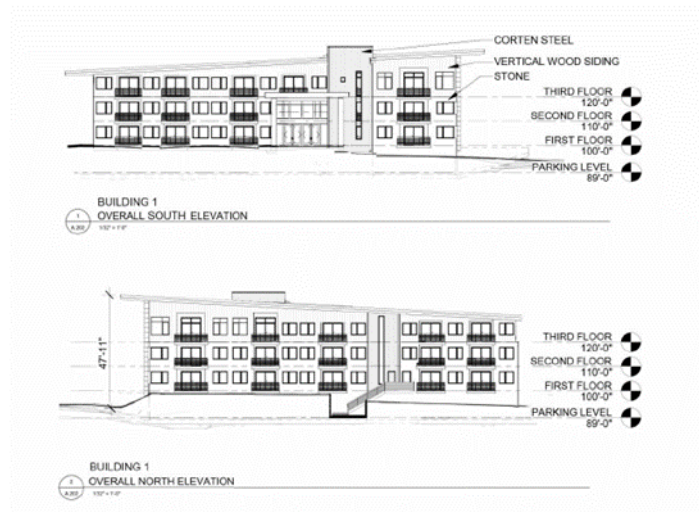


PERSPECTIVE LOOKING NORTHEAST

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 Mercill Avenue extension will be private. Upon completion of the Mercill 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

Memos 1, 2, and 3 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.

Following the September 4, 2018, Town Council meeting, a condition of approval have been added to the item clarifying the requirements of the consolidated Phase 2.

1. *Building permits for both remaining multi-family buildings for vertical construction shall be submitted within 6 months of approval of this amendment, begin construction within 90 days of approval of the building permit and the applicant shall maintain continuous progress to completion. If these conditions are not met the issuance of building permits, inspections and Certificates of Occupancy for townhome and single family buildings may be withheld.*

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.

Following the September 4, 2018, Town Council meeting, two conditions of approval have been added to the item clarifying the total number of affordable and workforce housing units as required by the applicant and a requirement that the units be divided equally among income categories.

- 1. The applicant shall provide 14 income restricted Affordable units and 59 Workforce restricted units subject to the Town of Jackson Land Development Regulations and Town Housing Department Rules and Regulations in place at the time of submission and as described .*
- 2. The 6 “voluntary” affordable units shall be divided equally between Categories 1, 2 and 3.*

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 unit type integration of all affordable and workforce units in the multifamily buildings, to be reviewed and approved by the Planning Director and the Housing Director prior to issuance of any Building Permit for Phase 2.*

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 one condition of approval and the departmental reviews.:

- 1. Building permits for both remaining multi-family buildings for vertical construction shall be submitted within 6 months of approval of this amendment, begin construction within 90 days of approval of the building permit and the applicant shall maintain continuous progress to completion. If these conditions are not met the issuance of building permits, inspections and Certificates of Occupancy for townhome and single family buildings may be withheld.*

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 and the following two conditions of approval.

- 1. The applicant shall provide 14 income restricted Affordable units and 59 Workforce restricted units subject to the Town of Jackson Land Development Regulations and Town Housing Department Rules and Regulations in place at the time of submission and as described in this report.*
- 2. The 6 “voluntary” affordable units shall be divided equally between Categories 1, 2 and 3.*

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 four 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 unit type integration of all affordable and workforce units in the multifamily buildings, to be reviewed and approved by the Planning Director and the Housing Director prior to issuance of any Building Permit for Phase 2.*

Memorandum

To: Tyler Sinclair and Brendan Conboy
From: Brenda Wylie
Cc: Zane Powell, Brendan Schulte, Audrey Cohen-Davis, April Norton and Town Council
Date: 9/10/2018
Re: HIDDEN HOLLOW MINOR AMENDMENT TO HHPUD

Issue: The purpose of this memorandum is to revisit the request of the developer of the Hidden Hollow Subdivision for a Minor Amendment to the Hidden Hollow Planned Unit Development (“HHPUD”). To clarify, the developer desires to change the use of the multi-family portion of the project from ownership units to rental units. Such desire is due to the developer’s attachment to the community and is also due to recent changes to Fannie Mae Regulations which impact the ability of the project to comply with Fannie Mae regulations in the future (see attached Memorandum attached hereto as **Exhibit “A”** which explains the recent changes to Fannie Mae regulations). Rental use will also allow the developer to complete the multi-family buildings years ahead of schedule due to more options for construction financing of rental projects.

Rental use of the multi-family buildings is permitted as a matter of right in the HHPUD. However, the HHPUD is silent regarding the mitigation required for such use. When the HHPUD was initially submitted to the Town of Jackson several years ago, the initial version of the HHPUD provided that if the HHPUD was silent regarding any issue, such concern would be interpreted based upon the Land Development Regulations in effect at the time the HHPUD was approved. The Town required that the HHPUD be modified to require that such interpretations be based upon the future Land Development Regulations that would be in place at the time of such interpretation. The developer agreed to make this change to the HHPUD and as a result the future Land Development Regulations control in this instance not the Land Development Regulations that were in effect at the time of the approval of the HHPUD. Historically, future Land Development Regulations have implemented more stringent housing mitigation as opposed to less but in this instance, the Land Development Regulations in effect at the time of the minor amendment submittal are less restrictive and require 8 affordable rental units as opposed to 27 affordable ownership units. It is also notable that the most recently adopted Land Development Regulations require even less mitigation (5 affordable rental units). To clarify, the minor amendment application does not impact the required 45 workforce rental housing units. In June, the developer submitted a Memorandum to the Town which is attached hereto as **Exhibit “B”** and such memorandum describes the allowed unconditional rental use, the silence regarding the

affordable housing mitigation for such unconditional rental use, the fact that the new Land Development Regulations control the interpretation of such mitigation and the authority of the Planning Director to approve the minor amendment. Since then, the Planning Director has requested that the minor amendment be considered by the Town Council.

Developer Proposal: It continues to be the position of the developer that the change is use of the multi-family units to rental use cannot be denied by the Town because rental use is permitted as a matter of right in the HHPUD within the multi-family buildings. However, the developer is sympathetic to the Town Council's frustration that originally 72 deed restricted units were required and now only 53 deed restricted units will be required by this change in use (8 affordable rental units and 45 workforce units). As such, at this time the developer has agreed to voluntarily deed restrict 18 additional rental units for a net amount of 73 deed restricted units, as follows:

Total Deed Restricted Units: 73 Deed Restricted Units

8 Required Affordable Rental Units

45 Required Workforce Rental Units

6 Voluntary Affordable Rental Units (one bedroom units)

14 Voluntary Workforce Rental Units (with deed restriction attached hereto as Exhibit "C")

EXHIBIT "A"

Wylie Law Firm LLC

Memorandum

To: Zane Powell
From: Brenda Wylie
Cc: Brendan Schulte, Brendan Conboy, Tyler Sinclair, Audrey Cohen-Davis and Town Council
Date: 8/31/2018
Re: HIDDEN HOLLOW – CHANGE IN FANNIE MAE COMPLIANCE REQUIREMENTS AND PERMITTED WORK-AROUND

History: In the past, Fannie Mae has disfavored multi-family projects that included both ownership and rental units (see below policy issued in the Fannie Mae Guide 8/18). Such Fannie Mae guidelines required all projects to meet certain rigorous restrictions in order for a project to be compliant and qualify for Fannie Mae financing for initial sales and resales. Such restrictions required that projects not include more than 25% commercial (rental) and in some circumstances projects would be permitted to have 50% commercial (rental). In addition, such restrictions prohibited an entity from owning more than 10% of each building (5 units). In years past, the work-around was to create separate plats for different phases to comply with the Fannie Mae restrictions. With respect to Hidden Hollow, the work-around plan for the multi-family portion of the project was to plat the affordable housing units (floor one) in a separate phase to guarantee that all of the affordable units complied with Fannie Mae financing for the initial sales and all future resales. The work-around plan for floors two and three was to apply strict ownership rules (to limit persons or entities from owning more than 5 units per building), to apply strict rental rules and to limit the number of required workforce rental units and market ownership units that would be available for rentals. The Homeowners Association would be delegated the difficult task of strictly monitoring rental percentages for floors 2 and 3. This has proven to be an ongoing administrative hurdle for other projects and often resales of units within similar projects would not qualify for Fannie Mae financing because rental percentages were exceeded or entities owned more than 10% of the units within such separately platted phase(s). Such work-around arrangement would, however, guarantee that the affordable units platted separately in floor 1 would continue to comply with Fannie Mae financing for both the initial and all future resales.

Changes in Fannie Mae Restrictions and Work-Around: As noted above, any time a project included mixture of ownership and rentals units in the same building, Fannie Mae compliance was difficult to obtain and maintain. In past years, the work-around for Fannie Mae compliance was to separately plat phases and floors of buildings. Below is a list of recent changes to Fannie Mae Guidelines that greatly impact the project:

- (1) For projects with 5 to 20 units, a single entity cannot own more than 2 units. For projects with 21 or more units, a single entity cannot own more than 20% (this restriction previously was 10%).
- (2) The total non-residential/commercial use (i.e. rental units) within the multi-family portion of the project may not exceed 35% (this restriction previously was 50%). We are confirming whether this means that 65% of each building must be owner-occupied by first and second homeowners and cannot be rented and the guidelines are unclear.
- (3) There may not be more than one legal phase per building. This means that Fannie Mae and FHA no longer permit developers to separately plat different floors and phases of projects to work-around the overly restrictive Fannie Mae guidelines and requirements.
- (4) At least 50% of the project or legal phase must be under contract or conveyed to principal residences or second home purchasers. There is a further clarification that once the entire building has been sold in compliance with the regulations, the foregoing requirement doesn't apply for principal residence or second home resales.
- (5) No more than 15% of the owners of each phase may be more than 60 days delinquent in paying HOA dues.

Conclusion: The prior work-around of separately platting floors would have guaranteed that the initial sales and all future resales of affordable deed restricted units within floor one would comply with and be eligible for Fannie Mae financing. The prior work-around plan was not perfect and still would have required that the Homeowners Association rigorously monitor floors 2 and 3 to continue to meet the rental and ownership requirements for the market and workforce deed restricted units. Now that Fannie Mae no longer allows the foregoing described work-around, the project may struggle to continue to meet the Fannie Mae initial and resale requirements (neither CPM nor PERS). The material issue is that even though some of the restrictions noted above have recently loosened, HUD added new restrictions and made some critical guidelines more restrictive. Essentially, we have no control over the Fannie Mae guidelines and HUD continues to change the regulations at a moment's notice – often being more restrictive after recently loosening the same guideline. The best case scenario would be that we would be able to successfully restrict the units to have all initial sales comply with Fannie Mae but there would always be the risk for the resales of affordable, workforce and/or market units would not be eligible for Fannie Mae financing given the continued changes to the requirements by HUD. While many market and workforce unit owners would have the option to work to find buyers for re-sales that would be all-cash buyers, the resales for affordable units would not have the same option. As such, the applicant/developer believes that utilizing rental use for 100% of the multi-family portion of the project will eliminate the Fannie Mae concerns and still will provide much-needed workforce housing for the community.

FANNIE MAE GUIDE 8/18:

The quality of mortgages secured by units in condo, co-op, and planned unit development (PUD) projects can be influenced by certain characteristics of the project or by the project as a whole.

Project eligibility risk is a risk that is distinct from the credit risk presented by individual borrowers. Units located in a project present risks that are also distinct from the risks associated with properties that are not part of a homeowners' association (HOA) or project. These risks include the following:

- the financial stability and viability of the project;
- the condition and marketability of the project;
- limitations on the unit owner's ability to control the decision-making for the project, occupy the unit, or utilize the project's amenities and common elements;
- dissolution of the project and the unit owner's resulting rights and responsibilities;
- project-level litigation;
- project-level misrepresentation and fraud;
- the inability to cure a mortgage default due to restrictions in the project documents such as, but not limited to, right of first refusal provisions; and
- insurance coverage that is inadequate to protect the project from unexpected losses.

Project eligibility and financial strength are key drivers of credit performance on individual unit mortgages and critical to the long-term success of the project. Fannie Mae's project eligibility and underwriting requirements seek to mitigate project level risks and to ensure that projects are demonstrably well-managed.

EXHIBIT "B"

Wylie Law Firm LLC

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.

Attachment "A"

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:

- ~~Development of 54 multi-family units in two Area C Buildings~~
- ~~Development of 20 townhome units in Area B~~
- Subdivision and sale or development of 13 single-family units in Area A
 - ~~o Provision of including provision for affordable housing ownership or rental units for at least 36-47.80 persons to be provided 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 provided within Building 4/5~~
- Development of 55 multi-family units in Building 4/5 within Area C
 - ~~o If the two multi-family buildings 55 multifamily units in Area C Building 4/5 are developed under Phase 1 as for sale, condominium units, provision for affordable housing ownership units for at least 16.95 persons will be provided.~~
 - ~~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 ~~two multi-family buildings~~ 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

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- Completion of all landscape requirements for all Phase 1 development in Area B and C

Phase 2:

- Development of ~~54 multi-family Units~~ 12 townhome units in two Area C buildings
 - o ~~Provision of Including provision for affordable housing ownership or rental units for at least 46-46.60 persons to be provided within the two multi-family buildings in Area C, developed under Phase 2~~
- Development of 55 multi-family units in Building 2/3 and 28 multifamily units in Building 1 within Area C.
 - o If the 55 multifamily units in Building 2/3 and/or the 28 multifamily units in building 1 are developed as for sale, condominium units, provision for affordable housing ownership units will be provided within Area C as follows:
 - 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 such Building from the affordable housing mitigation standards.
- 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 ~~in Area C.~~

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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.~~

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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 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

Attachment "B"

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

D. Affordable Housing Rental Units Maximum Rental Amount Calculation: The maximum Fair Market Rents published by HUD shall be utilized to establish Fair Market Rents.

- Category 1 Units – 80% of the Fair Market Rents from HUD for such year for applicable unit bedrooms
- Category 2 Units – 100% of the Fair Market Rents from HUD for such year for the applicable unit bedrooms
- Category 3 Units – 120% of the Fair Market Rent from HUD for such year for the applicable unit bedrooms

Final Fiscal Year 2018 Fair Market Rents by Unit Bedrooms (To be updated annually by HUD and utilized for FMR)					
Year	Studio	One-bedroom	Two-bedroom	Three-bedroom	Four-bedroom
Fiscal Year 2018	\$846	\$1,038	\$1,192	\$1,610	\$2,099

The above fair market rents are with utilities included.
Dorm rooms are 75% of Studio

E. Affordable Housing Ownership Units Maximum Sales Price Calculation:

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.

(i)

E. Down Payment. The Maximum Sales Price shall be calculated assuming a 5% down payment.

(ii) Down Payment. The Maximum Sales Price shall be calculated assuming a 5% down payment.

(iii) 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.

(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.

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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.

(v) 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.

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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~~ ~~s 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
 $\$49,420.80 \times 25\% = \$12,355.20$
 $\$12,355.20 / 12 \text{ months} = \$1,029.60$ (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
 $\$61,776.00 \times 25\% = \$15,444.00$
 $\$15,444 / 12 \text{ months} = \$1,287.00$ (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
 $\$74,131.20 \times 25\% = \$18,532.80$
 $\$18,532.80 / 12 \text{ months} = \$1,544.40$ (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.

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EXHIBIT "C"
Special Restrictions
for Rental Workforce Housing
Located at
_____, **Town of Jackson**

These Special Restrictions for Rental Workforce Housing located at _____ Broadway, are made this ___ day of _____, 20____ (the "Effective Date"), by the undersigned Declarant ("Declarant" or "Owner").

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

See Exhibit A attached hereto

PIN: _____ (the "Residential Unit Complex" or "Complex");

WHEREAS, the Residential Unit Complex consists of _____ apartments (each a "Residential Unit").;

WHEREAS, as a condition of the Development Option Plan Approval dated _____ for the Residential Unit Complex to the Town of Jackson (the "DOP Approval"), the Declarant Agreed (was required) to Dedicate _____ Residential Units as Rental Workforce Housing Units to be rented to households who work in Teton county and will occupy the units as their sole primary residences (The "Restricted Units");

WHEREAS, in furtherance of the goals, objectives, requirements and conditions of the DOP Approval, and consistent with the Town of Jackson's goals of providing decent, safe, sanitary and affordable housing to qualified employees working in Teton County, Declarant has agreed to restrict the use and occupancy of the Restricted Units to "Qualified Households";

WHEREAS, a "Qualified Household" means natural persons meeting the employment, income and real estate ownership qualifications at the time of occupancy of the Restricted Unit and during the course of such occupation;

WHEREAS, the determination of whether a household is qualified to rent the Residential Unit shall initially be made by the Declarant, but such determination shall be subject to subsequent verification by the Jackson/Teton County Affordable Housing Department ("Housing Department") as discussed further below; and,

WHEREAS, consistent with the foregoing, Declarant agrees to adopt these Special Restrictions and declare that the Restricted Units shall be held, occupied and conveyed in perpetuity subject to these Special Restrictions, which Special Restrictions shall be in addition to all other covenants, conditions or restrictions of record affecting the Restricted Units, and shall be enforceable by the Housing Department, or by the Town of Jackson.

RESTRICTIONS:

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

SECTION 1. OCCUPANCY BY QUALIFIED HOUSEHOLD.

A. Qualified Household. The use and occupancy of the Restricted Units shall be limited to natural persons who meet the definition of a Qualified Household for Workforce Housing, as set forth below ("Qualified Household").

1. Employment Requirement. At least one member of the Qualified Household must maintain an average of thirty (30) hours per week employment on an annual basis, or a minimum of one thousand five hundred and sixty hours per year, from a local business, and the entire Qualified Household must earn at least seventy-five percent (75%) of the Household's income from a local business, all as may be further set forth in the current Housing Rules and Regulations. A "local business" shall mean a business or not for profit agency 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 physically located in Teton County, Wyoming.
2. Sole Residence Requirement. No member of the Qualified Household may own or have any interest (whether direct, indirect or beneficial) in whole or in part in any other residential real estate within 150 miles of Teton County, Wyoming.
3. Initial Determination by the Declarant. The Declarant shall require each prospective renter of a Restricted Unit to provide information sufficient to show eligibility as a Qualified Household under the Workforce Housing Program pursuant to the requirements of this restriction and the Housing Rules and Regulations. The determination shall be based upon written applications, representations, information and verifications, including *at a minimum*, a W-2 for each adult renter or other IRS filing showing source of earnings, a signed and sworn statement regarding ownership of other real estate and a list of current employer(s), hours worked as well as contact information for each employer(s) and other such information reasonably requested by the Housing Department to verify and

substantiate as a Qualified Household.

4. Continuing Obligation to Remain a Qualified Household. The occupants of the Restricted Unit shall satisfy the definition of a Qualified Household at all times during the occupancy of the Restricted Unit.
 5. Reporting Requirement – Housing Department Override. Declarant shall, by January 31 of each year, provide to the Housing Department a summary of the eligibility verification information contained above for each occupant of a Restricted Unit as set forth on the Housing Department Template that will be provided to Declarant. Upon written request by the Housing Department for supporting documentation, the Declarant shall provide the same within fifteen (15) business days of receipt of such written request. Additionally, the Declarant shall, by January 31 of each year, provide the Housing Department with its most current lease form for Restricted Units. Each Restricted Unit Lease must state, and it is a material consideration of this restriction, that the Housing Department has the ultimate and final authority to determine eligibility of households renting Restricted Units. If the Housing Department, upon review of supporting documentation determines that an occupant of a Restricted Unit does not qualify as a Qualified Household, the Housing Department shall have the authority to terminate the lease between the Declarant and the occupant of a Restricted Unit pursuant to Section 4 & 5 below.
- B. No Legal Action. No owner of the Residential Unit, prospective purchaser of the Residential Unit, renter or occupant, or other party shall have the right to sue or bring other legal process against the Housing Department, or any person affiliated with the Housing Department arising out of these Special Restrictions, and neither shall the Housing Department have any liability to any person aggrieved by the decision of the Housing Department regarding qualification of a Qualified Household or any other matter relating to these Special Restrictions.

SECTION 2. RESTRICTIONS ON OCCUPATION AND USE OF RESTRICTED RESIDENTIAL UNIT.

In addition to any restrictions included in the current Housing Rules and Regulations, Occupancy and use of the Restricted Unit shall be restricted as follows:

- A. Rental Unit. Except as provided herein, the Restricted Unit shall remain a rental unit for Qualified Households;
- B. Rental Term & Rent. The Restricted Unit shall be offered for rent in periods of not less than three (3) months and not more than three (3) years; the Declarant/Owner shall set the rents, there shall be no caps on rent or rent appreciation;
- C. Vacancies. The Restricted Unit may be vacant intermittently between tenancies to allow for proper verification, advertisement for Qualified Households and reasonable maintenance. However, a Restricted Unit shall not be vacant for a period greater than sixty (60) days, unless authorized by the Housing Department. If a Restricted Unit remains

vacant for more than sixty (60) days without approval, then the Housing Department shall have the right, but not the obligation, to identify a Qualified Household to rent the Unit. Notwithstanding the foregoing, the Owner of the Complex shall have the right to deny occupancy to any proposed tenant who in such Owner's reasonable discretion does not meet the Owner's standard for occupancy, so long as such denial does not violate Federal or state fair housing laws;

- D. Occupancy by Qualified Household. Restricted Units may only be occupied by Qualified Households and shall be such Qualified Household's sole and exclusive primary residence. A Qualified Household shall physically occupy it on a full-time basis, at least eighty percent (80%) of the Term;
- E. Business Activity. No business activities shall occur in a Restricted Unit, other than a home occupation use that is permitted by applicable zoning;
- F. Guests. No persons other than those comprising the Qualified Household shall be permitted to occupy the Restricted Unit for periods in excess of ten percent (10%) of the term in cumulative days per calendar year;
- G. Insurance. The occupant shall maintain renter's insurance for the Restricted Unit. The Declarant shall keep the Restricted Unit Complex continuously insured against "broad form coverage" or of physical loss for the full replacement value of the Restricted Unit Complex;
- H. Compliance with Laws, Declaration. The Restricted Unit shall be occupied in full compliance with all Laws, including without limitation, the Declaration, as amended; and
- I. Periodic Reporting, Inspection. In order to confirm compliance with these Special Restrictions, the Declarant shall comply, and shall cause all occupants of Restricted Units to comply, with any reporting or inspection requirements as set forth herein and as may be required by the Housing Department from time to time. Upon reasonable notice to the occupant of a Restricted Unit, the Housing Department shall have the right to inspect a Restricted Unit from time to time to determine compliance with these Special Restrictions and to review the written records required to be maintained by Declarant. The Declarant shall maintain such records for a period of two (2) years.

SECTION 3. SALE OF THE RESTRICTED UNIT COMPLEX. The Restricted Unit Complex may be bought and sold as the then Owner may determine except that all reporting and record-keeping required herein shall be continuous and any new Owner shall obtain the required records from the prior Owner. Within ten (10) days prior to the closing of the sale or other transfer of the Complex, the then Owner shall notify the Housing Department of the pending sale or transfer and, prior to closing, shall provide the Housing Department with contact information (including without limitation, mailing address, phone number and email) for the new owner.

SECTION 4. DEFAULT. The following shall be considered a default ("Default"):

- A. Failure at any time of the occupants of the Restricted Unit to qualify as a Qualified Household.
- B. A violation of any term of these Special Restrictions or any Laws affecting the Restricted Unit.

In the event the Housing Department believes there to be a Default, the Housing Department shall send written notice to the owner informing the owner of the Default and the required action to cure. The owner will be given forty-five (45) days from receipt of such notice to cure the default. If the owner disputes the Housing Department's decision, the Owner shall proceed in accordance with the Housing Rules and Regulations.

SECTION 5. DEFAULT REMEDIES. In addition to any other remedies the Housing Department may have at law or equity, in the event of a Default, after notice and opportunity to cure as set forth in the preceding section, the Housing Department's remedies shall include, without limitation, the following:

- A. Specific Performance. The Housing Department shall have the right of specific performance of these Special Restrictions and the right to obtain from any court of competent jurisdiction a temporary restraining order, preliminary injunction and permanent injunction to obtain such performance.
- B. Equitable Relief. In addition to subsection A, any equitable relief provided for herein may be sought singly or in combination with such other remedies as the Housing Department may be entitled to, either pursuant to these Special Restrictions or any other action authorized under the laws of the State of Wyoming.

SECTION 6. TERMINATION AND MODIFICATION OF SPECIAL RESTRICTIONS.

- A. Termination by the Town of Jackson. These Special Restrictions may be terminated after a determination by the Town of Jackson that these Special Restrictions are no longer consistent with the Town's goals for workforce housing and that they should therefore be terminated.
- B. Amendment. These Special Restrictions may be amended, in whole or in part, as follows:
 - 1. With the written consent of the then Owner of the Restricted Unit Complex, the Housing Manager for the Housing Department and the Planning Director for the Town of Jackson, Wyoming.
 - 2. The Housing Department, the Planning Director and the then Owner of the Restricted Unit Complex may modify these Special Restrictions by a signed, written amendment executed by all and recorded in the Teton County Clerk's Office

against the title to the land. Notwithstanding the foregoing, however, the parties shall not unreasonably withhold consent to amending these Special Restrictions to address such matters as scrivener's errors, legal descriptions or typographical errors.

SECTION 7. SPECIAL RESTRICTIONS AS COVENANT. These Special Restrictions shall constitute covenants running with the Restricted Units, as a burden thereon, and shall be binding on all parties having any right, title, or interest in the Restricted Units, or any part thereof, their heirs, devisees, successors and assigns, and shall inure to the benefit of and shall be enforceable by the Housing Department and the Town of Jackson. Where these Special Restrictions are silent, the Housing Rules and Regulations govern.

SECTION 8. NOTICES. All notices required to be served upon the parties to this Declaration shall be transmitted by one of the following methods: hand delivery; prepaid overnight courier; or by postage paid certified mail, return receipt requested, at the address set forth below for said party; or at such other address as one party notifies the other in writing pursuant to this paragraph. Notice shall be effective when hand delivered, one (1) day after being deposited with an overnight courier or five (5) business days after being placed in the mail. Either party may change its address in the manner provided for giving notice.

To Housing Department

Jackson/Teton County Affordable Housing Department
P.O. Box 714
Jackson, WY 83001

With a Copy to:

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

To Owner

SECTION 9. ATTORNEY'S FEES. In the event any party shall be required to retain counsel and file suit for the purpose of enforcing the terms and conditions of these Special Restrictions, the prevailing party shall be entitled to recover, in addition to any other relief recovered, a reasonable sum as determined by the court for attorney's fees and costs of litigation.

SECTION 10. CHOICE OF LAW, FORUM. These Special Restrictions and every related document, are to be governed by and construed in accordance with the laws of the State of Wyoming. The parties agree that the appropriate court in Teton County, Wyoming and/or the Ninth Judicial District for the State of Wyoming shall have sole and exclusive jurisdiction over any dispute, claim,

or controversy which may arise involving these Special Restrictions or their subject matter.

SECTION 11. SEVERABILITY. Each provision of these Special Restrictions and any other related document shall be interpreted in such a manner as to be valid under applicable law; but, if any provision, or any portion thereof, of any of the foregoing shall be invalid or prohibited under said applicable law, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable, or if such modification is not possible, such provision shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provision(s) of such document.

SECTION 12. SECTION HEADINGS. Paragraph or section headings within these Special Restrictions are inserted solely for convenience or reference, and are not intended to, and shall not govern, limit or aid in the construction of any terms or provisions contained herein.

SECTION 13. WAIVER. No claim of waiver, consent or acquiescence with respect to any provision of these Special Restrictions shall be valid against any party hereto except on the basis of a written instrument executed by the parties to these Special Restrictions. However, the party for whose benefit a condition is inserted herein shall have the unilateral right to waive such condition.

SECTION 14. INDEMNIFICATION. The owner shall indemnify, defend, and hold, the Housing Department and/or the Town of Jackson, and its directors, officers, agents and employees harmless against any and all loss, liability, claim, or cost (including reasonable attorneys' fees and expenses) for damage or injury to persons or property from any cause whatsoever on or about the Restricted Unit, or for an owner's breach of any provision of these Special Restrictions. The owner waives any and all such claims against the Housing Department and/or the Town of Jackson.

SECTION 15. SUCCESSORS AND ASSIGNS. These Special Restrictions shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors, heirs, devisees, administrators and assigns.

SECTION 16. SOVEREIGN IMMUNITY. Neither the Town of Jackson, nor the Housing Department (Teton County) waives sovereign immunity by executing these Special Restrictions and specifically retain immunity and all defenses available to them as sovereigns pursuant to Wyo. Stat. § 1-39-104(a) and any other applicable law.

IN WITNESS WHEREOF, the undersigned have executed this instrument as of the Effective Date.

Declarant:

STATE OF WYOMING)
) SS
COUNTY OF TETON)

On this _____ day of _____, 2018, before me, the undersigned Notary Public, personally appeared _____ for _____, LLC, a Wyoming limited liability company, and known to me, or proven by satisfactory evidence, to be the _____ of the company that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the company, by authority of Statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that such person is authorized to execute said instrument on behalf of the limited liability company.

[SEAL]

Notary Public

Pete Muldoon, Mayor

Pete Muldoon, Mayor

ATTEST:

By:

Sandy Birdyshaw, Town Clerk

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 2018, the foregoing instrument was acknowledged before me by Pete Muldoon as Mayor, of the Town of Jackson, Wyoming.

Witness my hand and official seal.

(Seal)

Notary Public
My commission expires:

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 2018, the foregoing instrument was acknowledged before me by Sandy Birdyshaw as Town Clerk, of the Town of Jackson, Wyoming.

Witness my hand and official seal.

(Seal)

Notary Public
My commission expires:

Approved as to form:

JACKSON/TETON COUNTY AFFORDABLE HOUSING DEPARTMENT:

Stacy A. Stoker, Housing Manager

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the day _____ of _____, 2018, the foregoing instrument was acknowledged before me by Stacy A. Stoker, as Housing Manager of the Jackson/Teton County Affordable Housing Department.

Witness my hand and official seal.

(Seal)

Notary Public
My commission expires:

LEGAL DESCRIPTION - EXHIBIT A

PIN NUMBER _____



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: August 10, 2018
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.



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: August 10, 2018
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

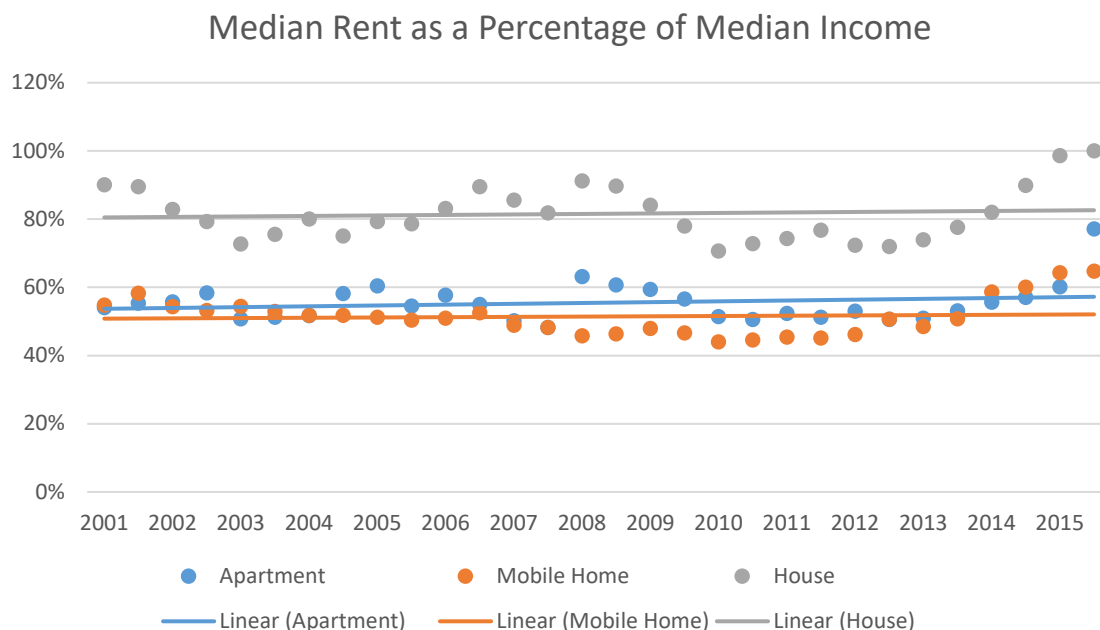
The applicant has submitted Sketch Plan and PUD applications reliant on this amendment. This application, however, is an LDR Text Amendment and not unique to the applicant's site. It would apply to any and all apartment building development and is reviewed for its broad applicability regardless of the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

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: August 10, 2018

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)

[This item was continued from the March 20 meeting. No new information is provided except that public comment received since March 16 is attached.]

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

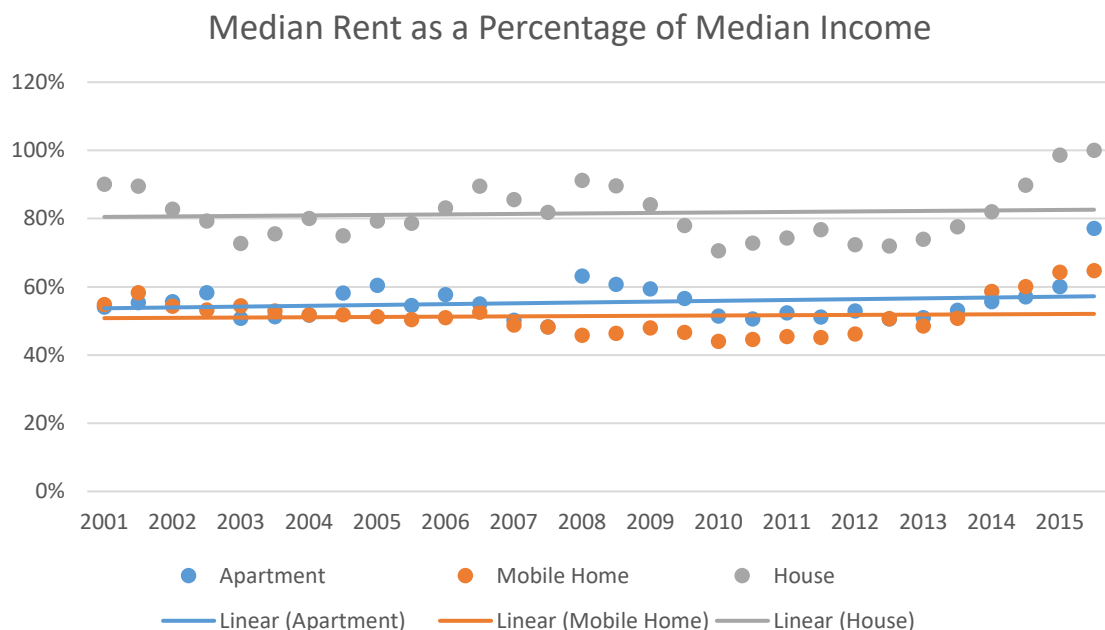
The applicant has submitted Sketch Plan and PUD applications reliant on this amendment. This application, however, is an LDR Text Amendment and not unique to the applicant's site. It would apply to any and all apartment building development and is reviewed for its broad applicability regardless of the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

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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.

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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.

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How much subsidy do the required affordable housing units represent?

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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.
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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.

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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?

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- 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

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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

Public comment received is attached.

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
3. Public Comment

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.

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			
		Sent	Due	Received	Remarks
Contact					
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			
		Sent	Due	Received	Remarks
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					
Parks and Rec					
Steve Ashworth					
Planning					
Tyler Sinclair					
TC Housing Authority					
Stacy Stoker					



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- ☒ Public Works/Engineering
- ☒ Building
- ☐ Title Company
- ☒ Town Attorney
- ☒ Police

Joint Town/County

- ☒ Parks and Recreation
- ☒ Pathways
- ☒ Housing Department

Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ Surveyor- *Nelson*
- ☐ Assessor
- ☐ Clerk and Recorder
- ☐ Road and Levee

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☒ START
- ☒ Jackson Hole Fire/EMS
- ☐ Irrigation Company

<p>Date: June 27, 2018</p> <p>Item #: P18-205, 206</p> <p>Planner: Brendan Conboy</p> <p>Phone: 733-0440 ext. 1302</p> <p>Fax: 734-3563</p> <p>Email: bconboy@jacksonwy.gov</p> <p>Owner/Applicant: Jorgensen Associates Brendan Schulte PO Box 9550 Jackson, WY 83002</p>	<p style="text-align: center;">REQUESTS:</p> <p>The applicant is submitting a request for a Development Plan and Master Plan Minor Amendment for Hidden Hollow Development located at 301 Hidden Hollow Drive, legally know as PT. NW1/4SW1/4 SEC. 27, TWP. 41, RNG. 116 (MOS T-20F)</p> <p>For questions, please call Brendan Conboy at 733-0440, x1302 or email to the address shown below. Thank you.</p>
<p>Please respond by: July 11, 2018 (Sufficiency) July 18, 2018 (with Comments)</p>	

RESPONSE: For Departments not using Trak-it, please send responses via email to:
tstolte@jacksonwy.gov

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 06/06/18 AMOUNT \$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 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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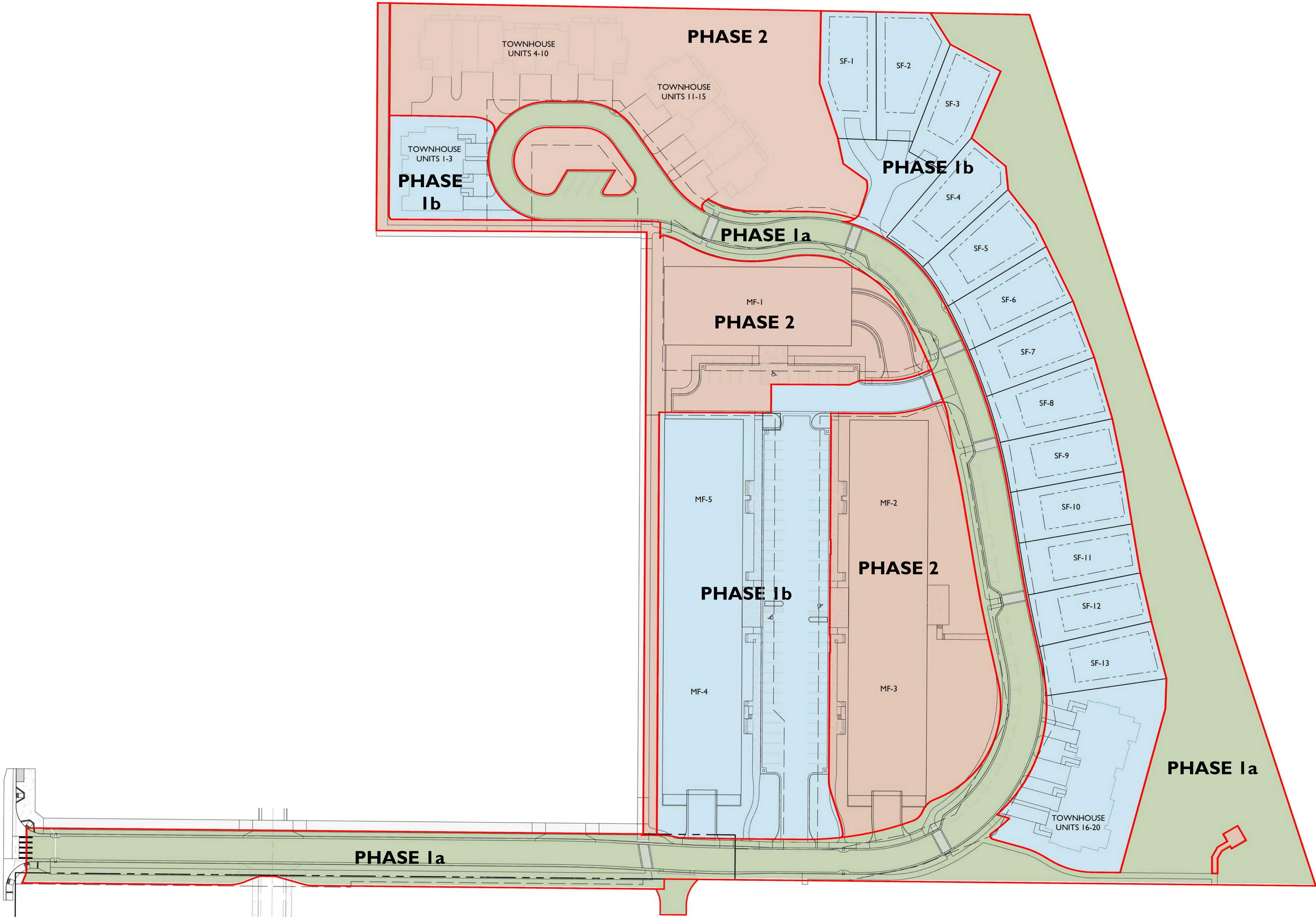
SECTION 7 – APPLICATION MATERIALS

- 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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Drawing Title:

PHASING PLAN

Drawing Number:

L3.0

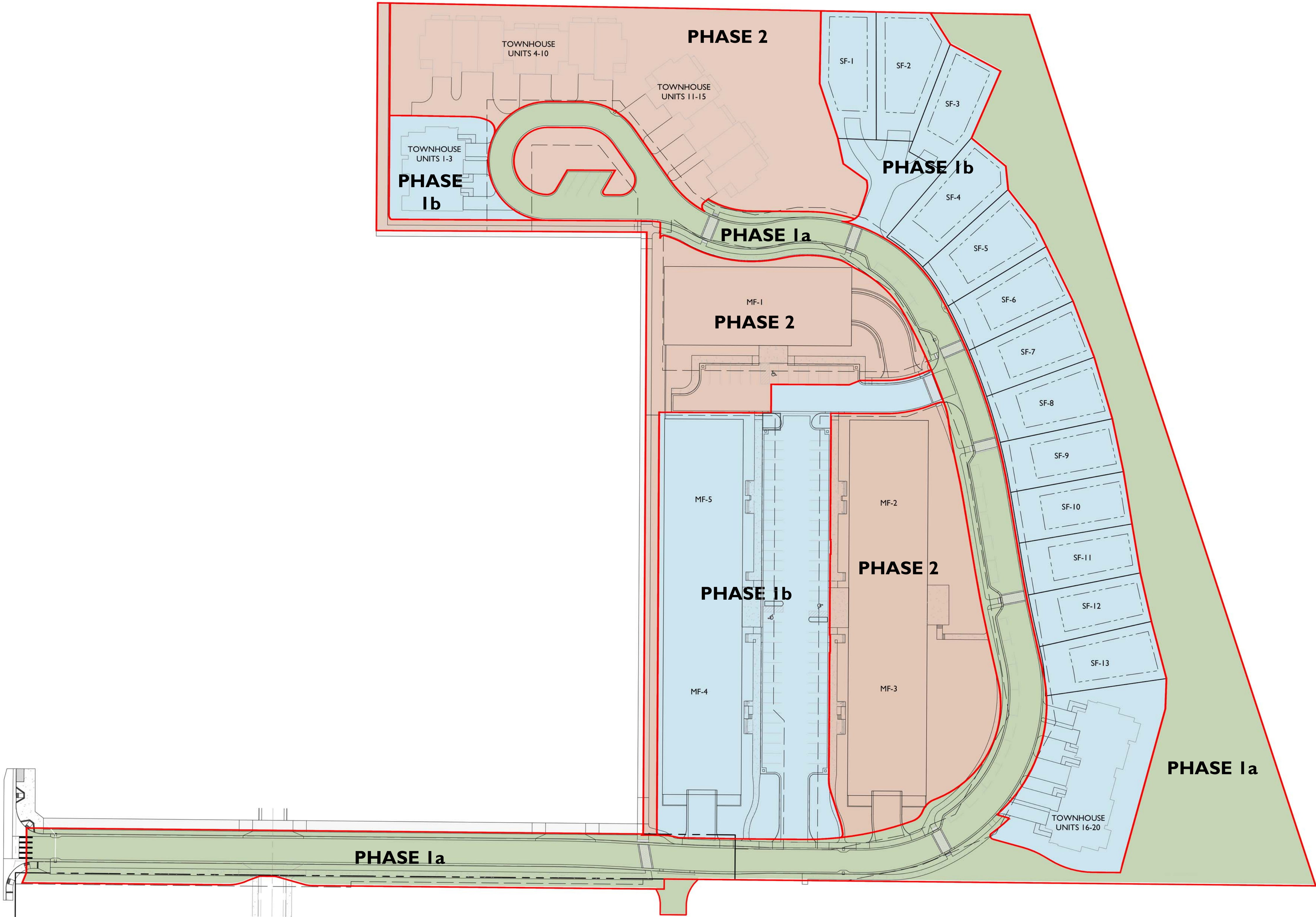
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0 25 50 100 150 200 250

1"=50'-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

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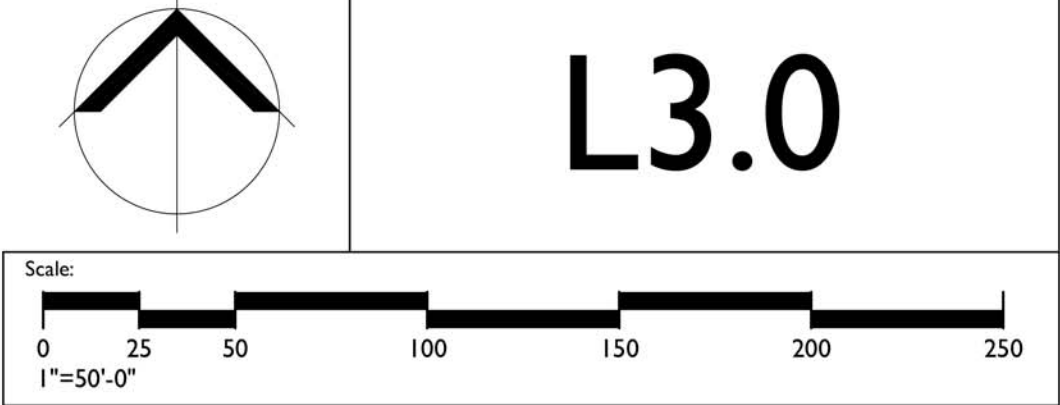
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Drawing Title:

PHASING PLAN

Drawing Number:

L3.0



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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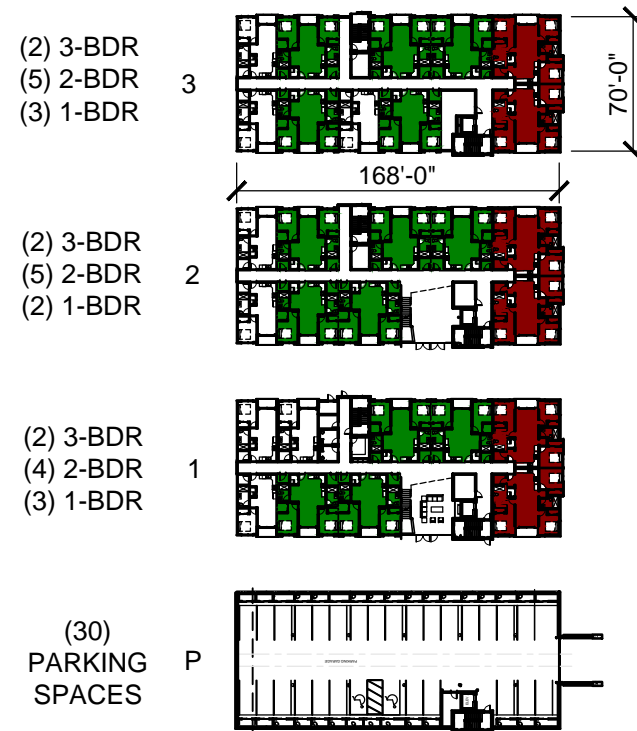
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DATE
6.15.2018

REVISION

REF SHEET

SHEET NAME
G101

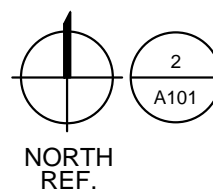


11,517sf/ PLATE (GROSS)
32,993sf/ BUILDING (NET)
8,641sf CIRCULATION/PUBLIC (26%)

TOTALS
(6) 3-BDR = 6,996sf
(14) 2-BDR = 13,706sf
(8) 1-BDR = 5,136sf
(28) UNITS = 25,838sf

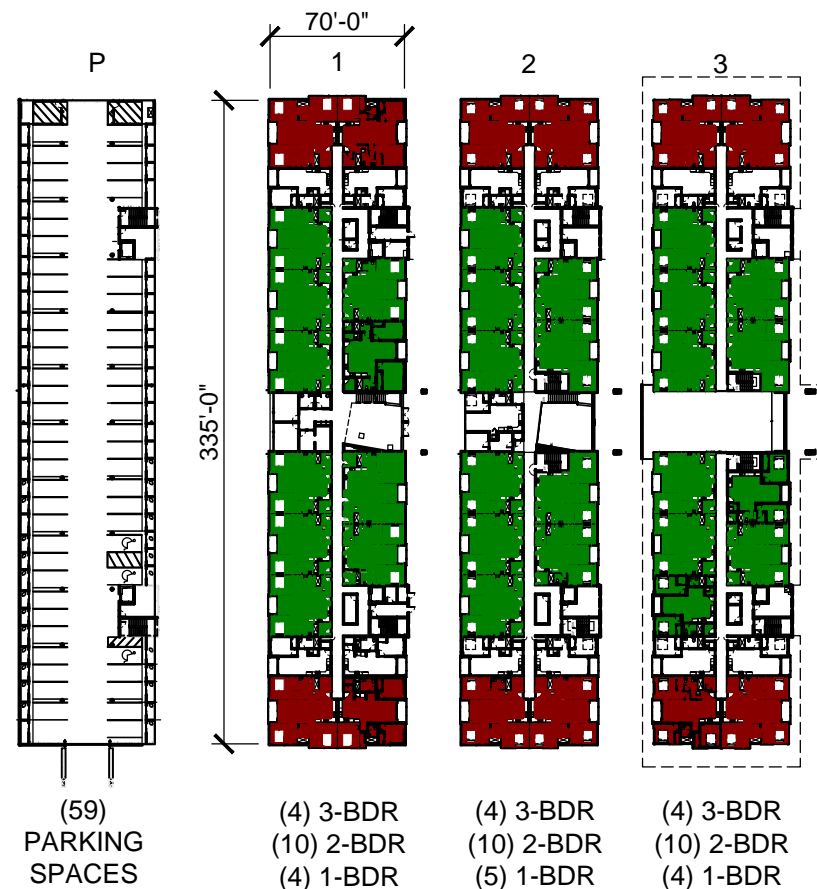
3-BDR 1,166 sf
2-BDR 979 sf
1-BDR 642 sf

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

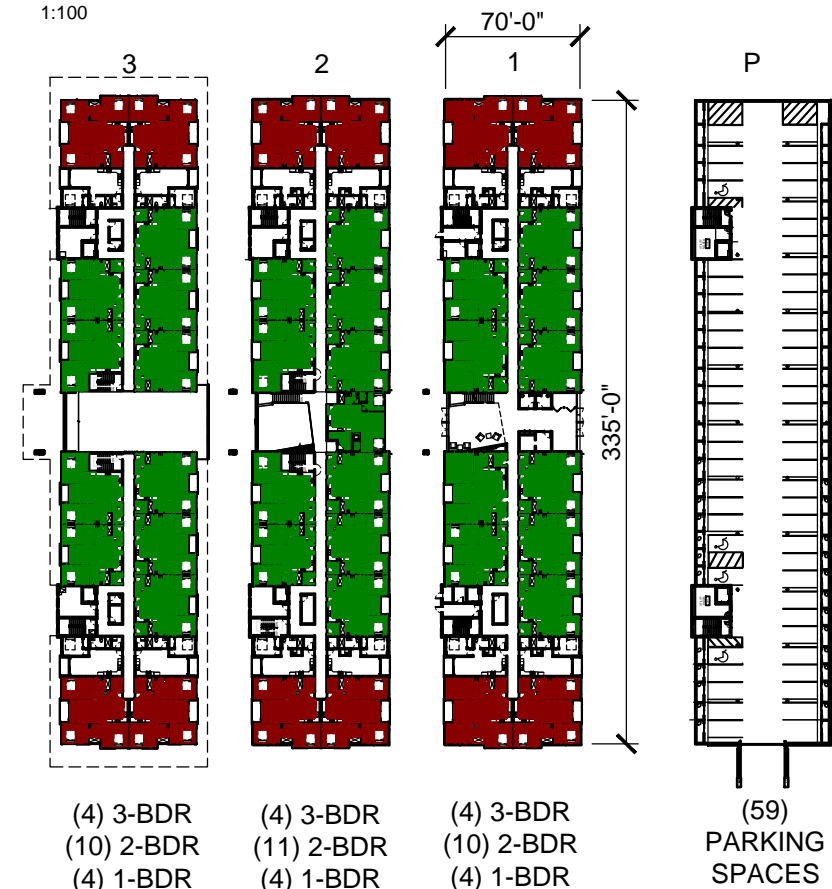


Building 4/5 Floor Plan

1

A101

1:100



Building 2/3 Floor Plan

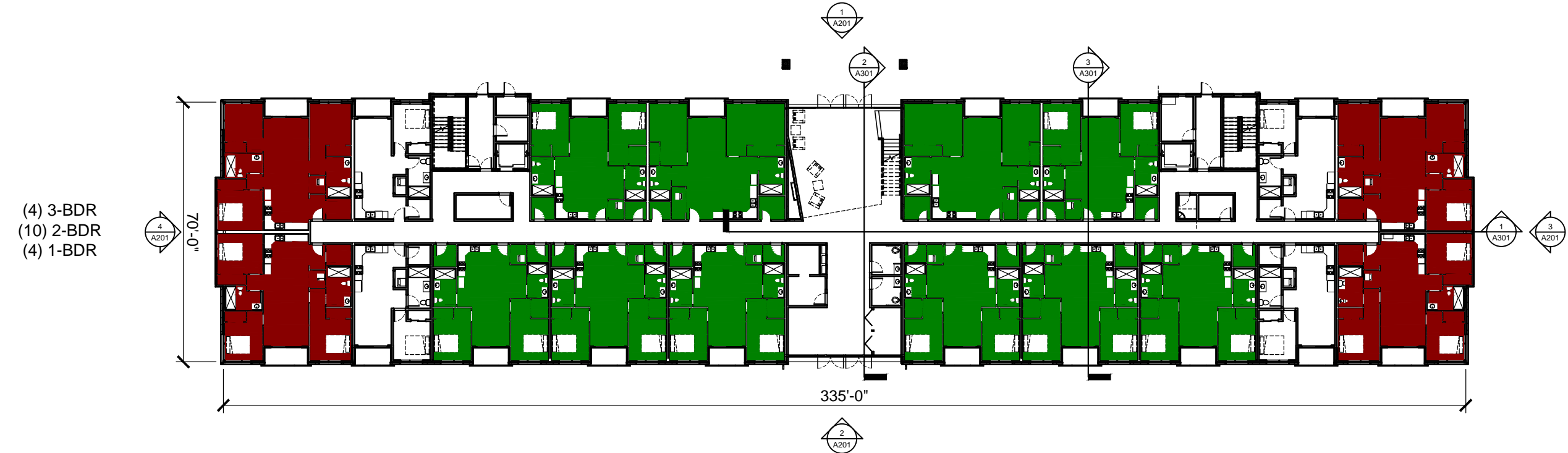
3

A101

1:100

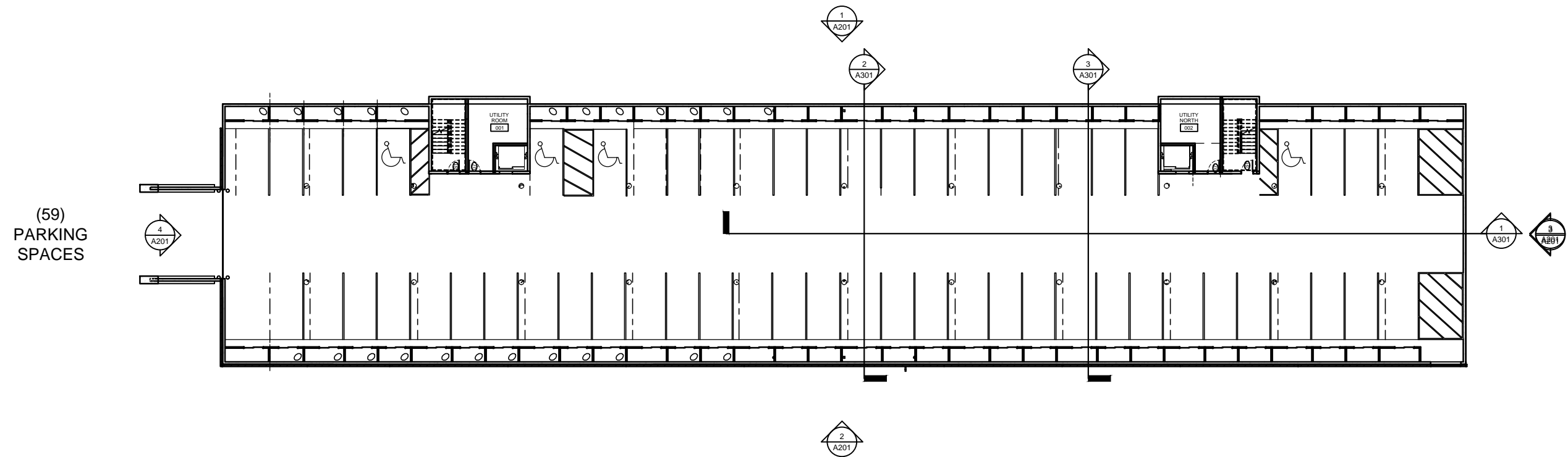


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p 307.733.9955
f 307.733.9954



- 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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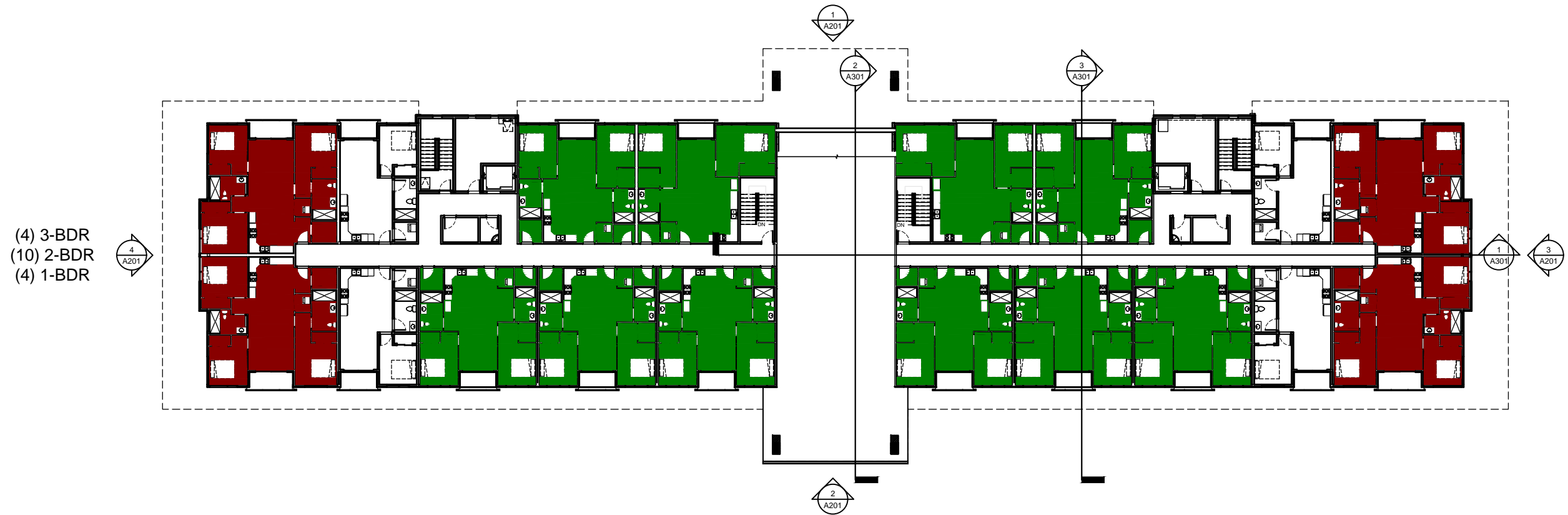
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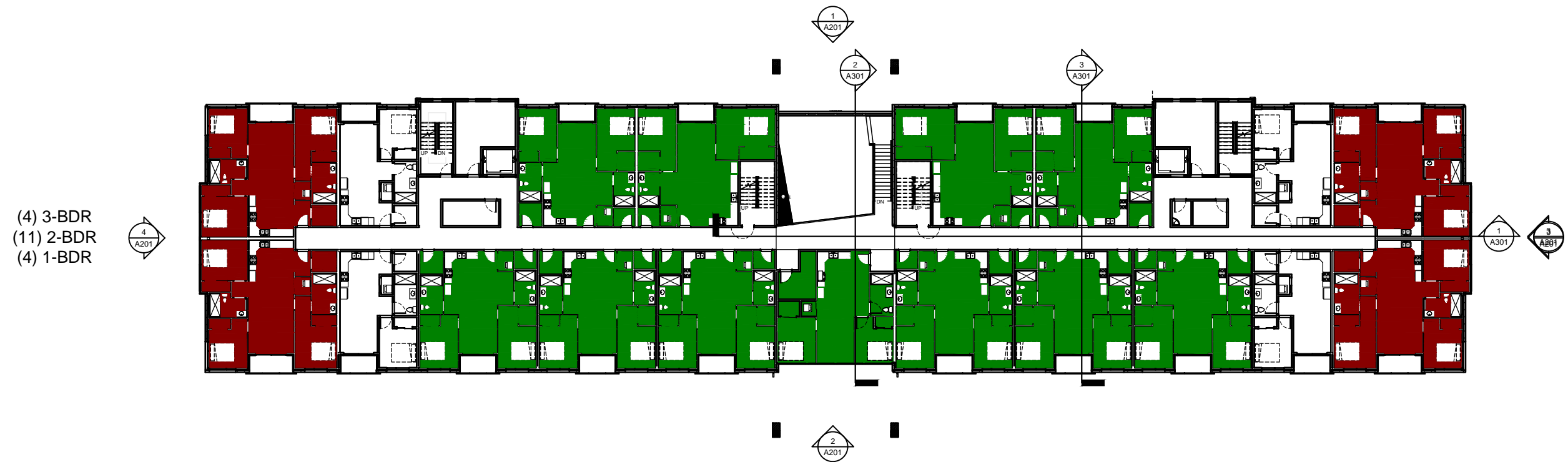
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A103



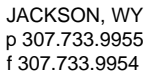
3-BDR 1,166 sf
2-BDR 979 sf
1-BDR 642 sf

1 A103 Third Floor Plan - Building 2/3
1/32"=1'-0"



(4) 3-BDR
(11) 2-BDR
(4) 1-BDR

2 A103 Second Floor Plan - Building 2/3
1/32"=1'-0"



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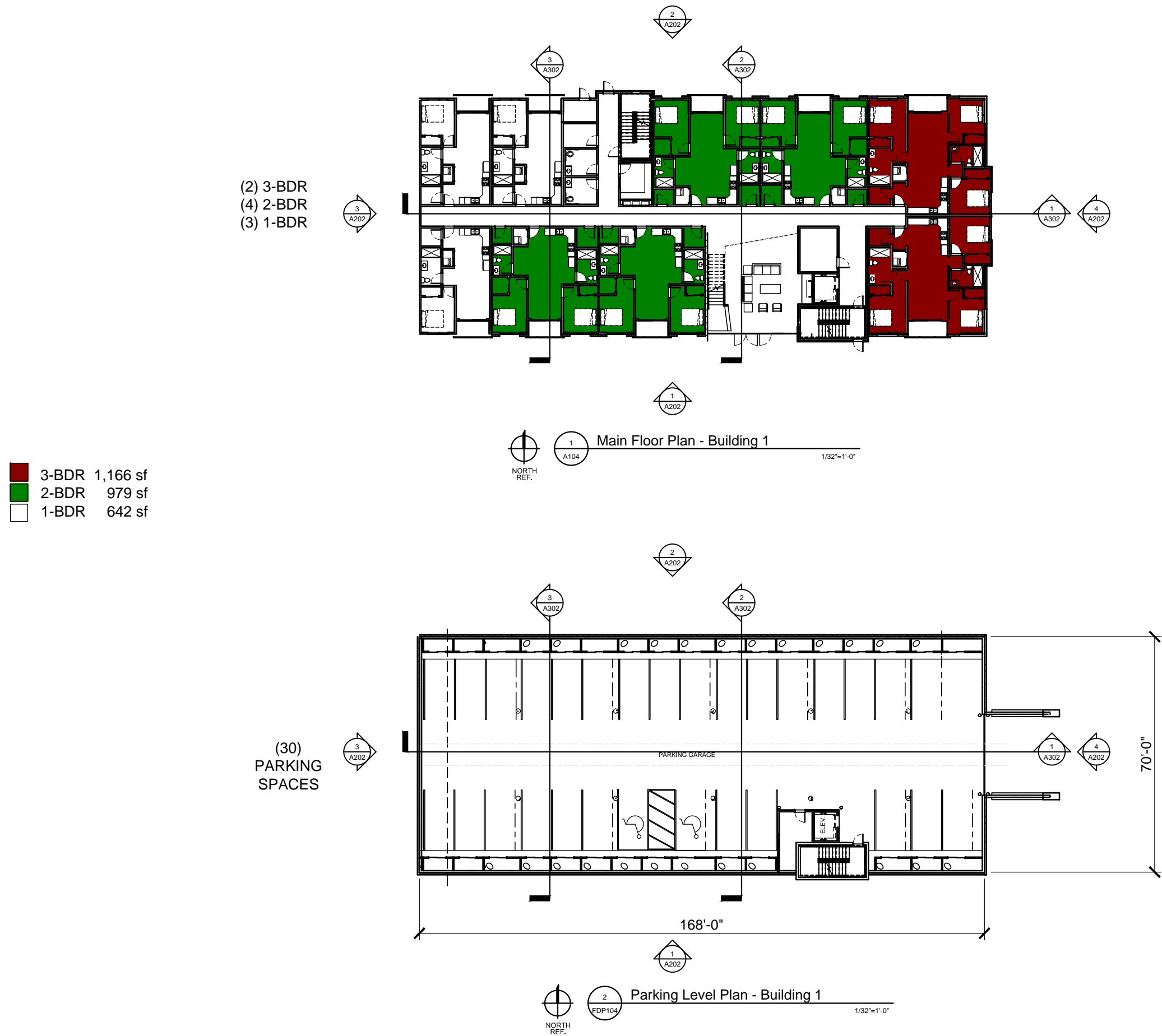
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A105



3-BDR	1,166 sf
2-BDR	979 sf
1-BDR	642 sf





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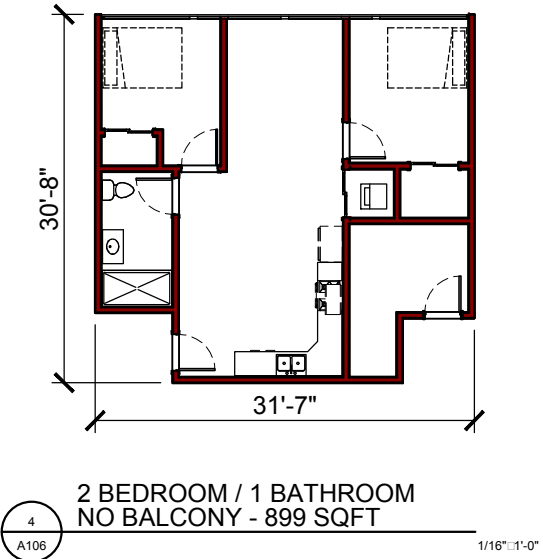
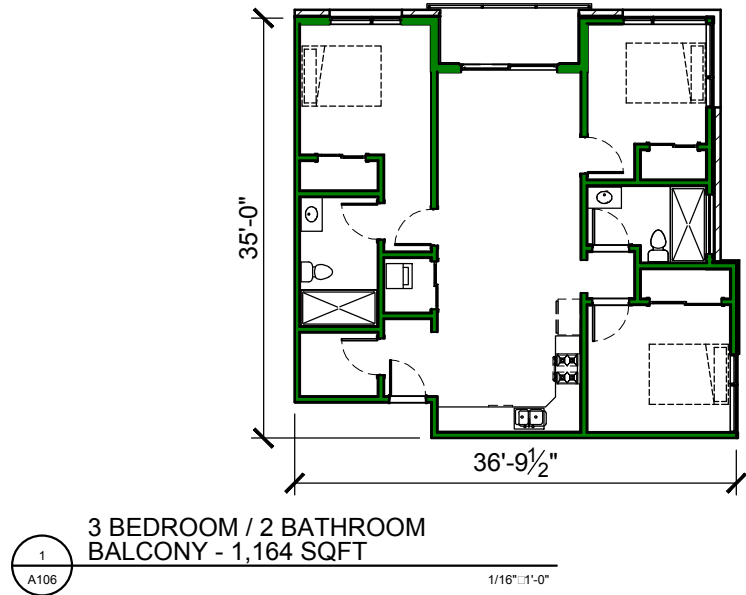
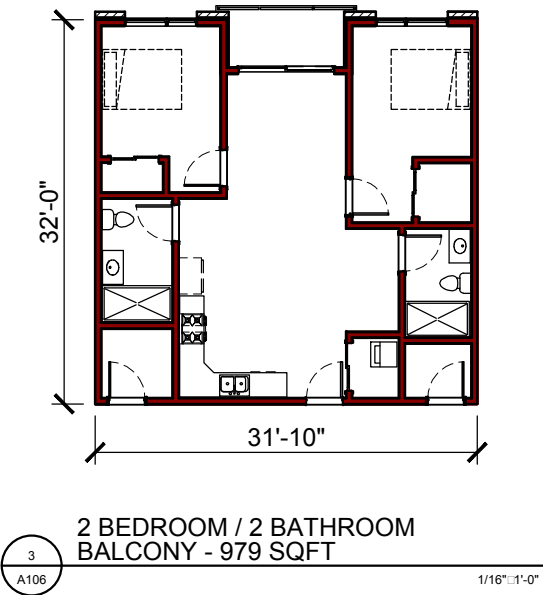
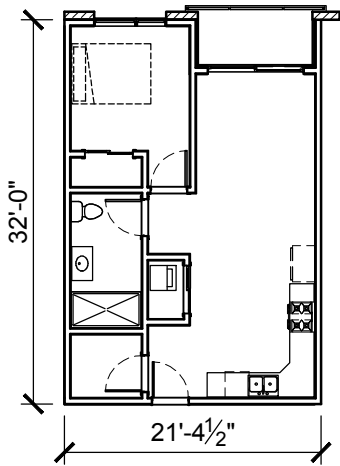
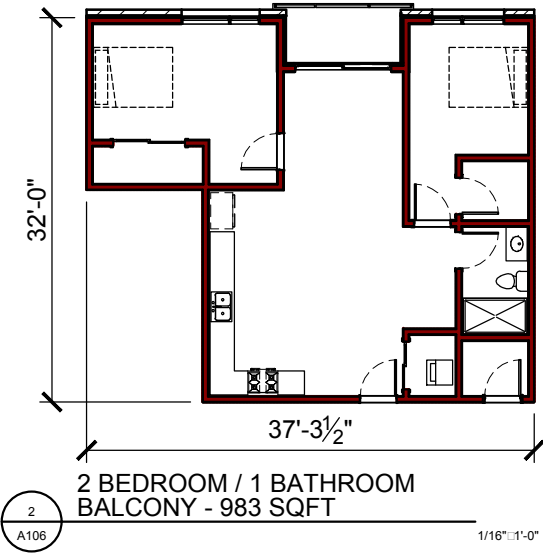
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A106





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PERSPECTIVE LOOKING NORTHEAST

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SHEET NAME
A200a



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PERSPECTIVE LOOKING NORTHWEST

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SHEET NAME
A200b



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PERSPECTIVE LOOKING SOUTHWEST

REF SHEET

SHEET NAME
A200c



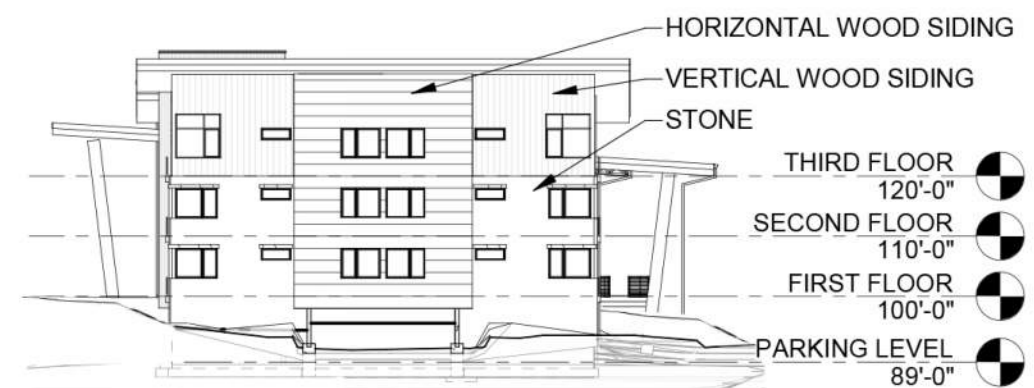
1 OVERALL WEST ELEVATION
A.201 1/32" = 1'-0"



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

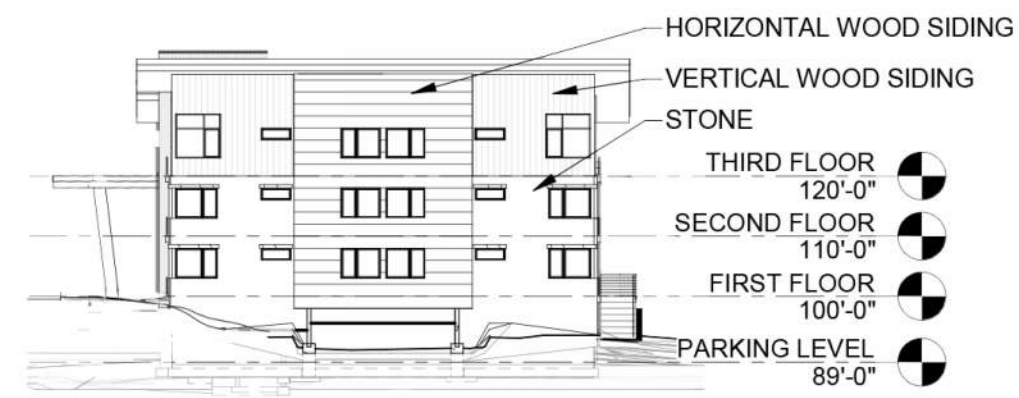
1/32" = 1'-0"



BUILDING 1
OVERALL WEST ELEVATION

3
A.202

1/32" = 1'-0"



BUILDING 1
OVERALL EAST ELEVATION

4
A.202

1/32" = 1'-0"

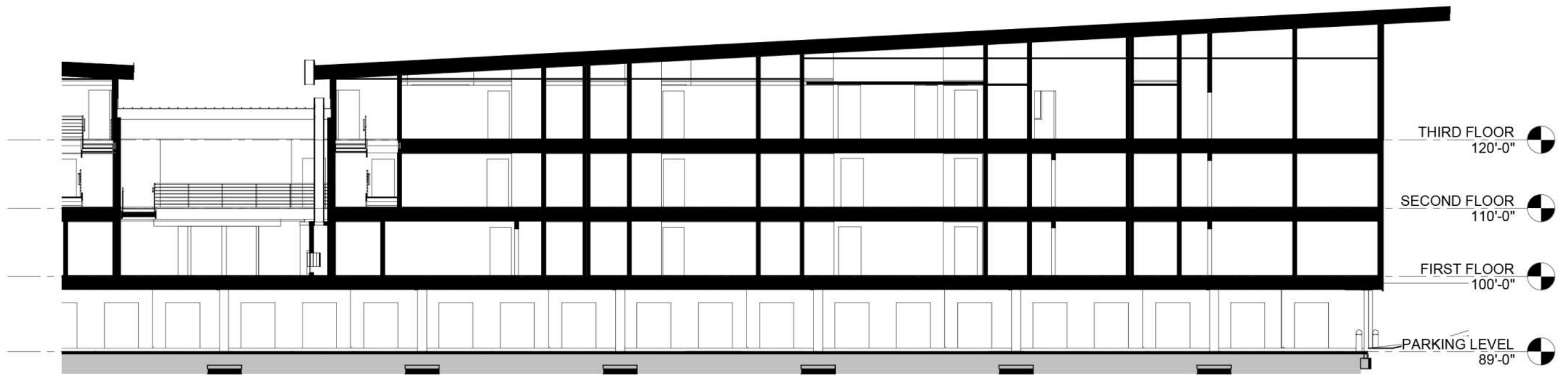
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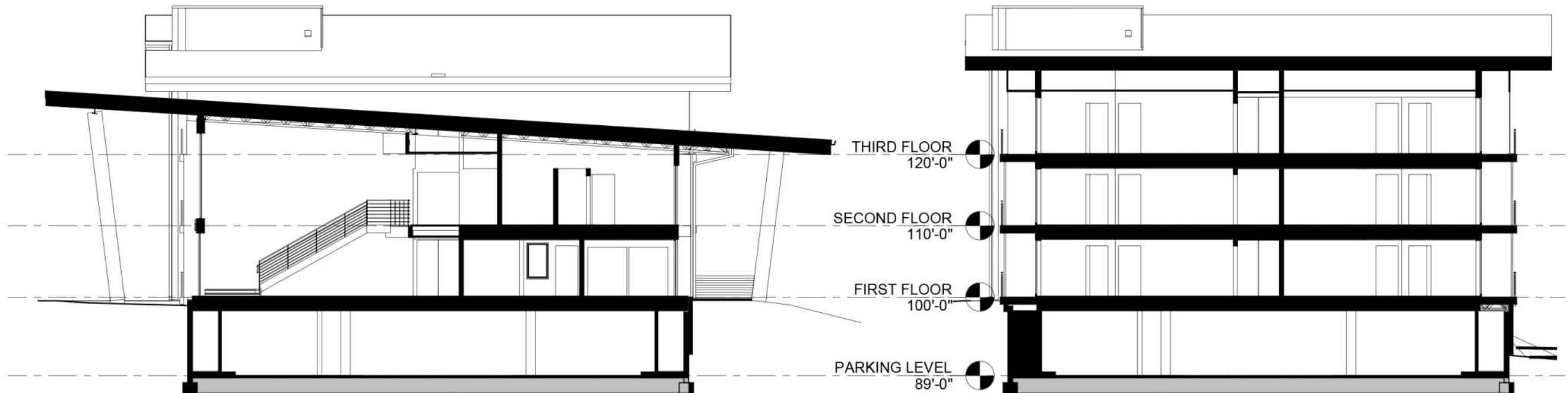
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REVISION

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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"

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HIDDEN HOLLOW

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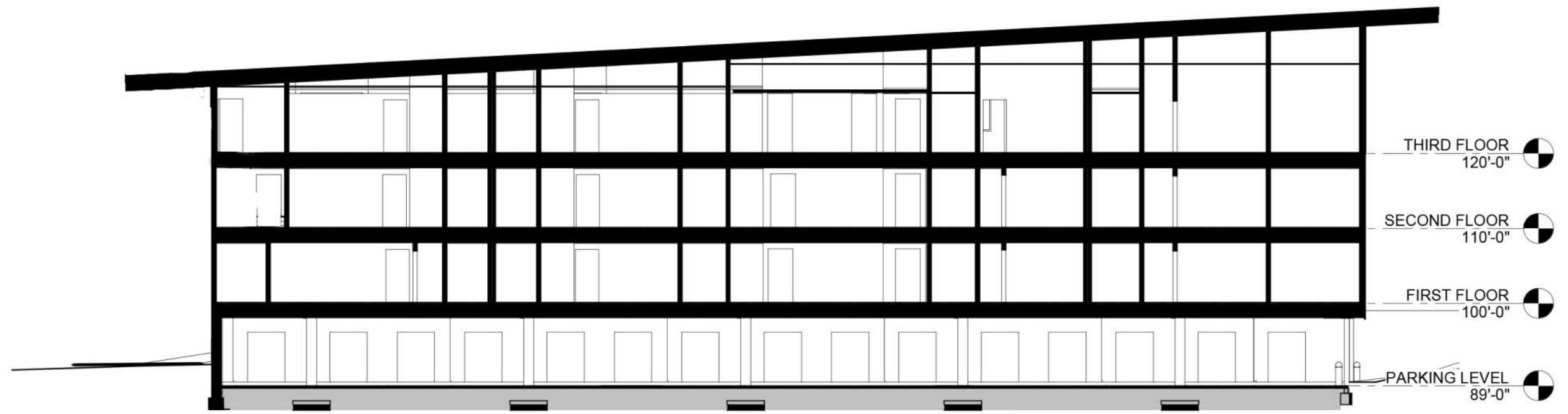
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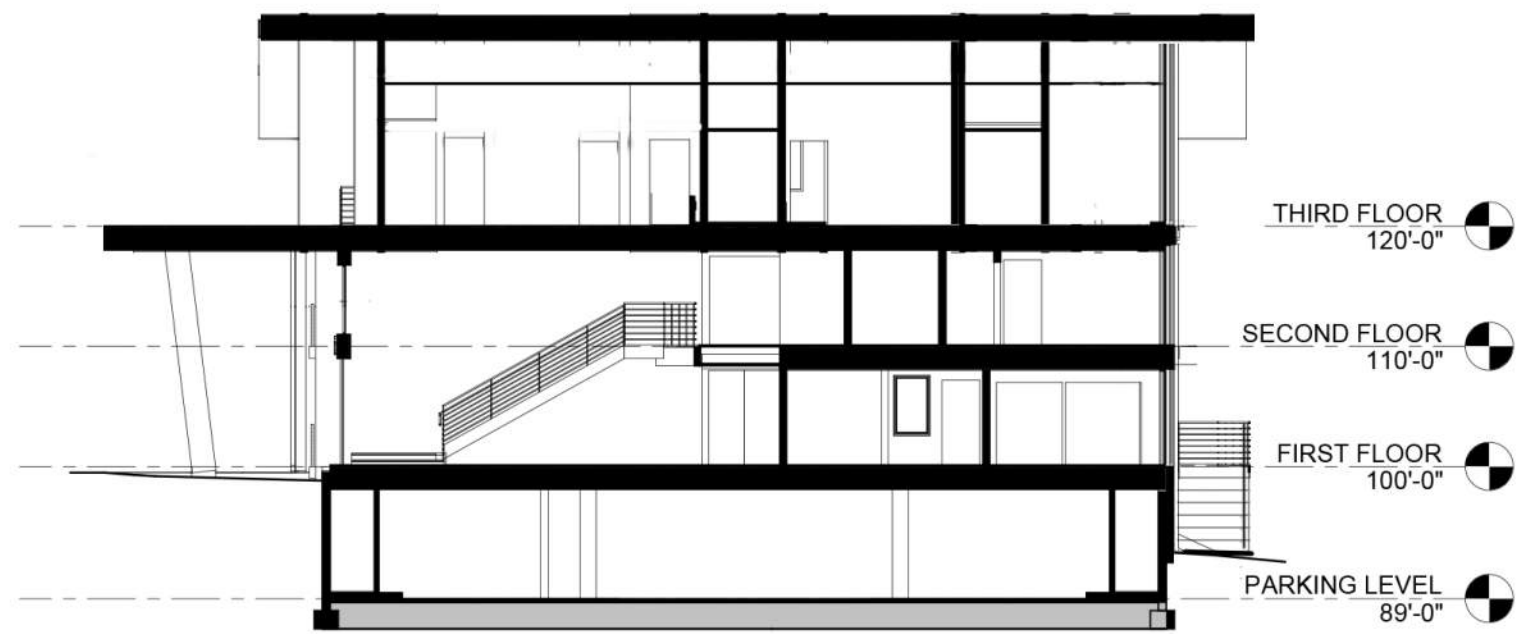
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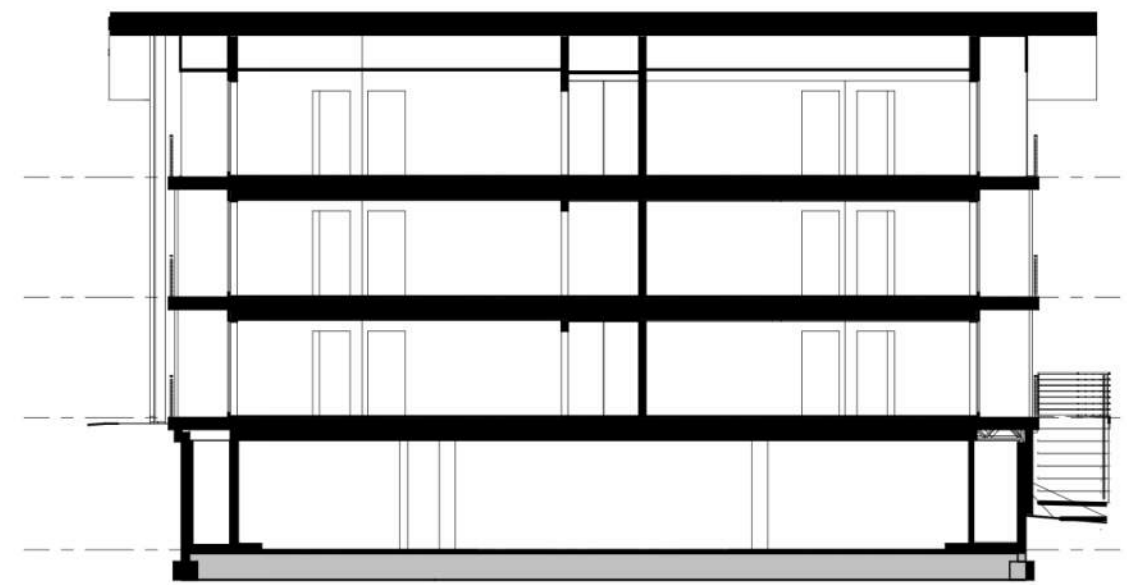
SHEET NAME
A301



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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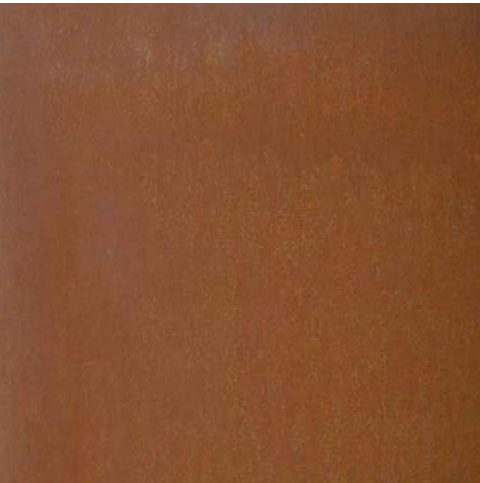
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VERTICAL WOOD SIDING



HORIZONTAL WOOD SIDING



CORTEN STEEL



STONE



WINDOWS & FLASHING

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HIDDEN HOLLOW

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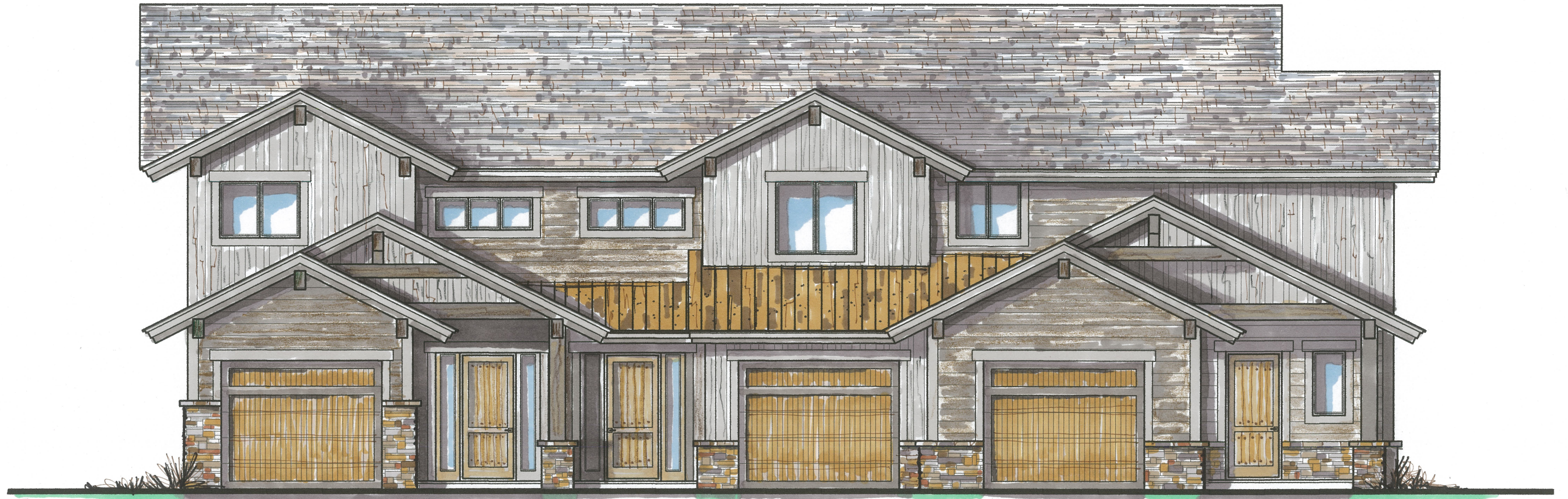
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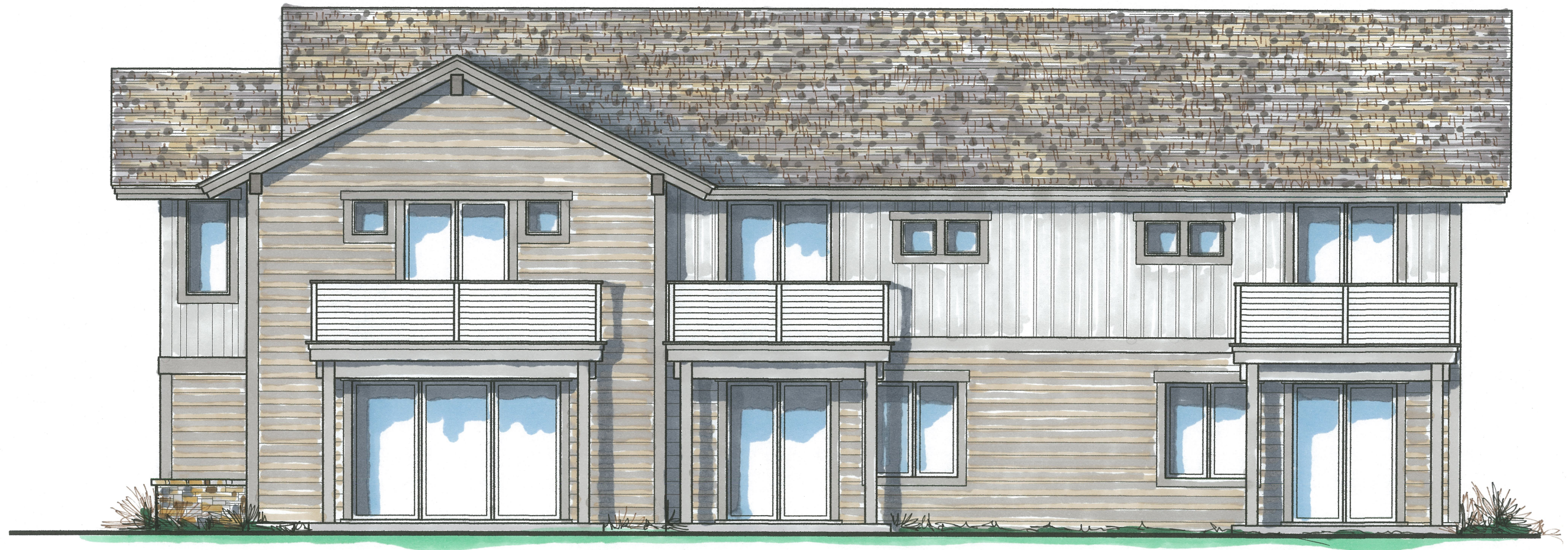
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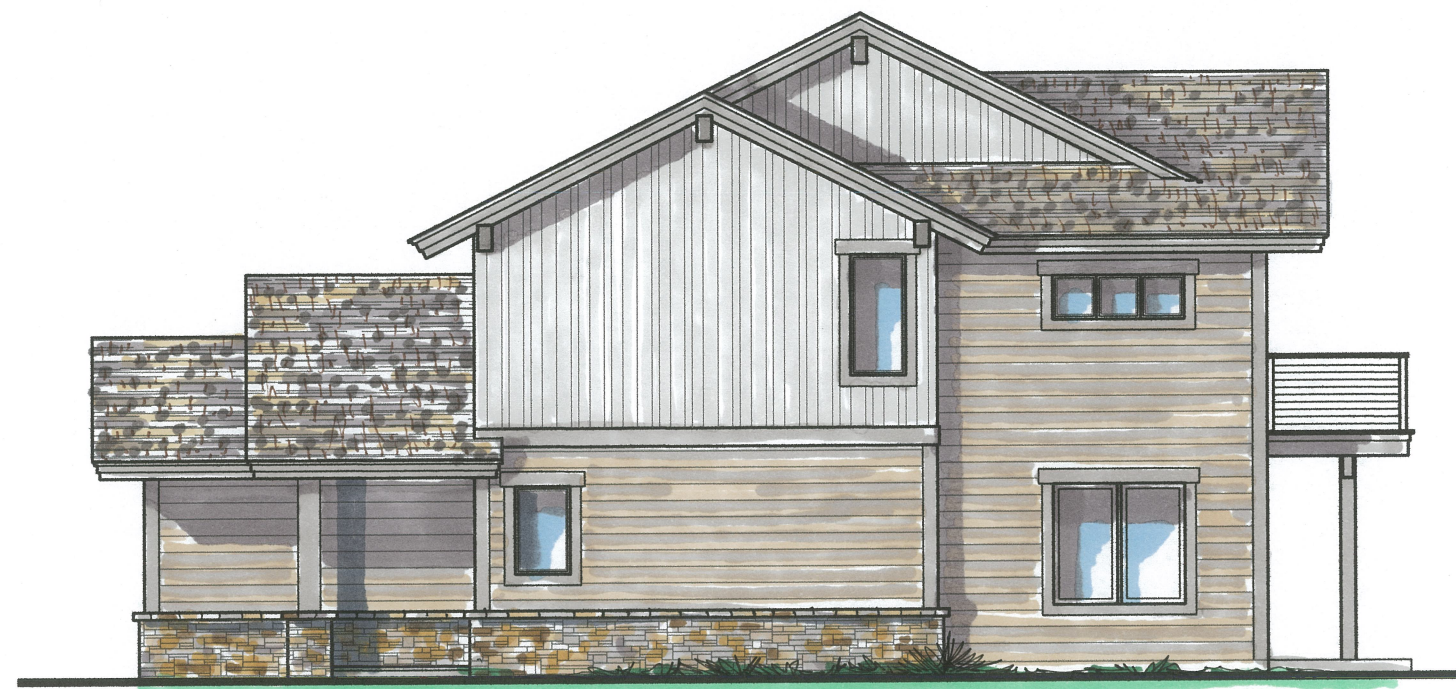
FRONT EXTERIOR ELEVATION



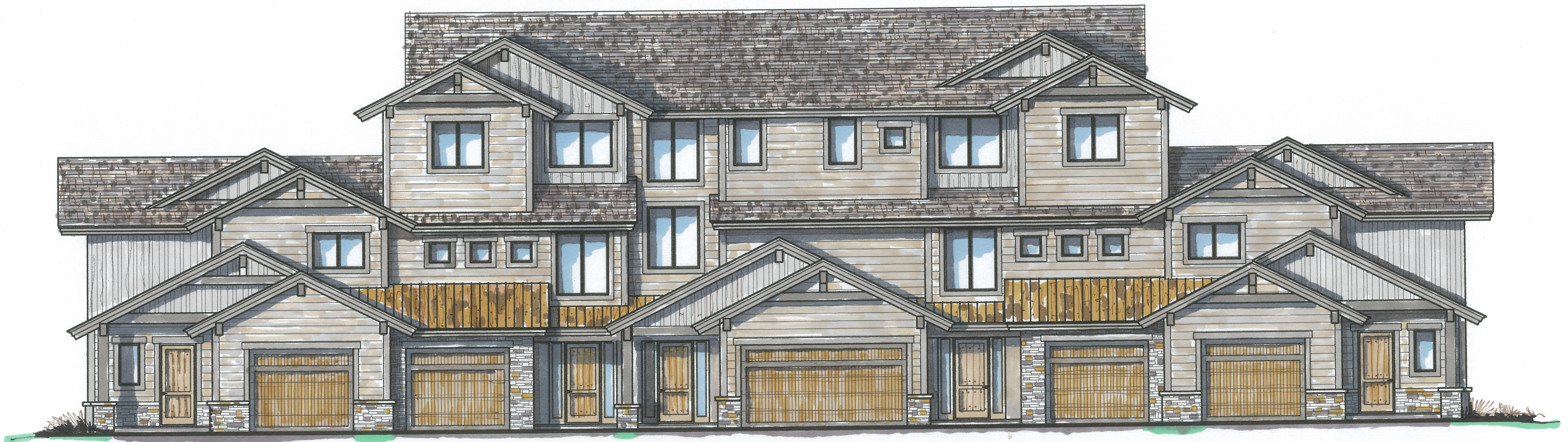
REAR EXTERIOR ELEVATION



LEFT EXTERIOR ELEVATION



RIGHT EXTERIOR ELEVATION



FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



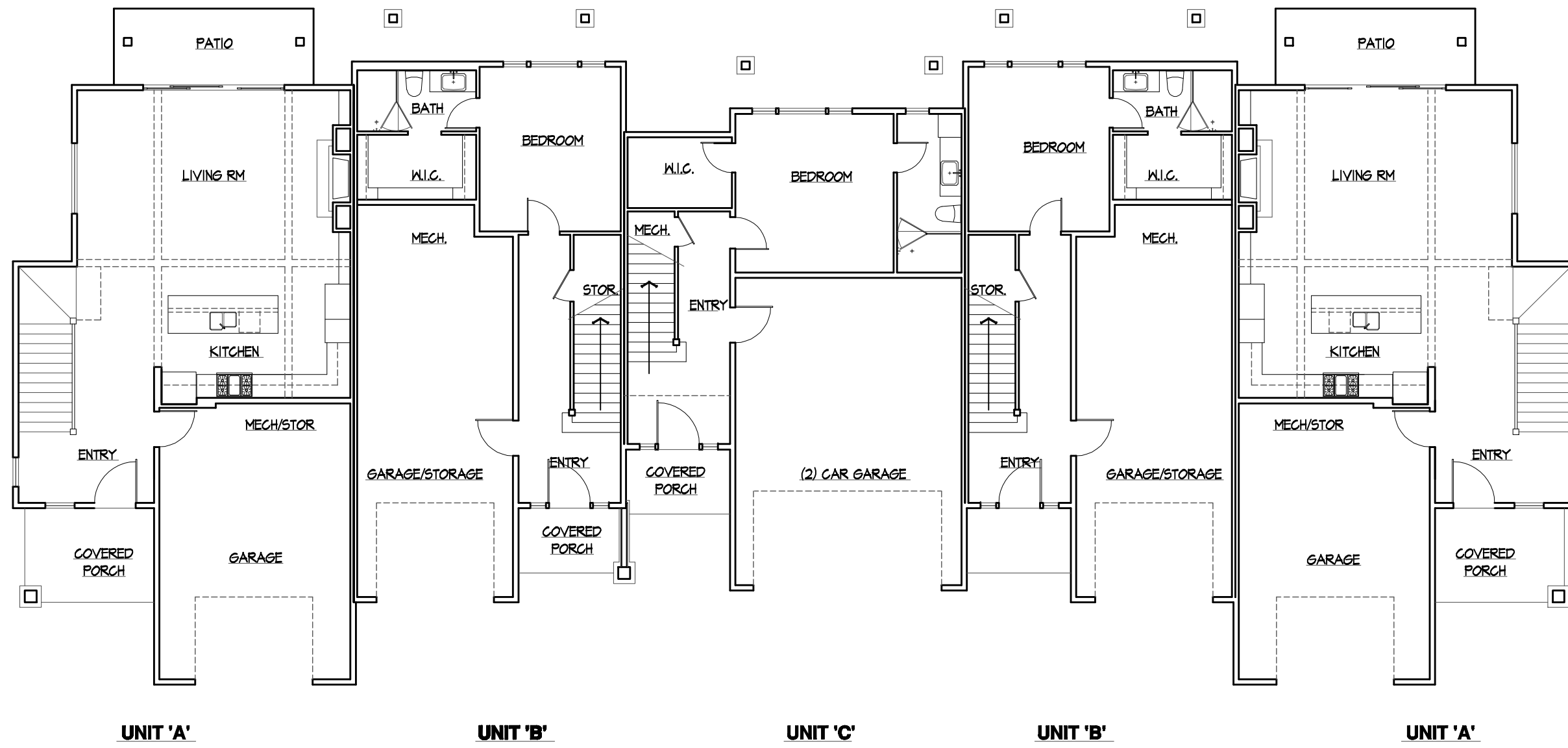
REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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

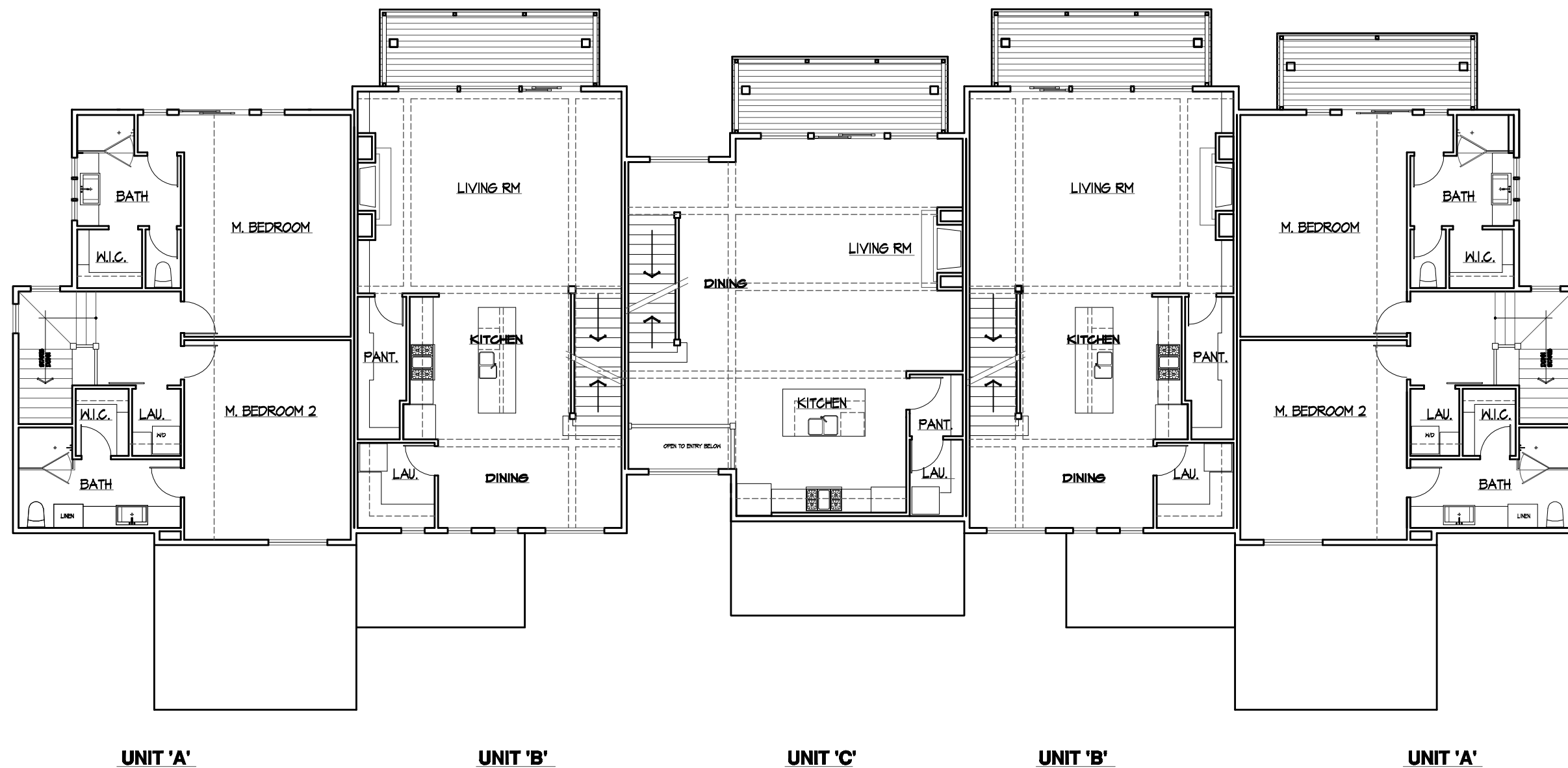
GARAGE: 2,255 SQ FT
DECKS: 1,118 SQ FT
FRONT PORCH: 354 SQ FT

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"

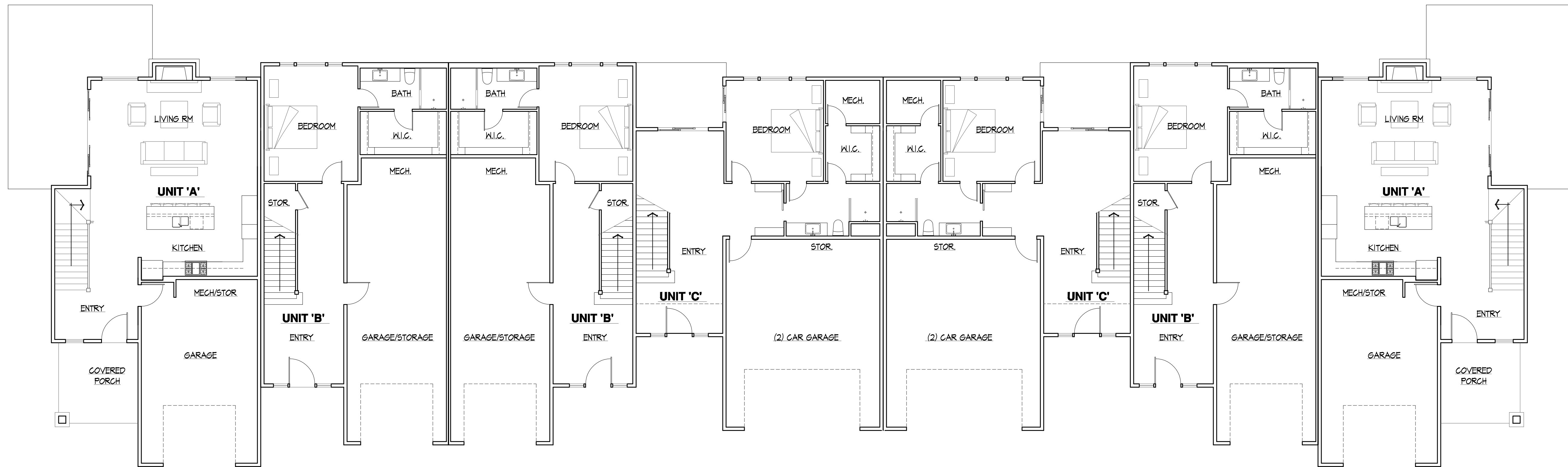
Hidden Hollow Townhomes



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

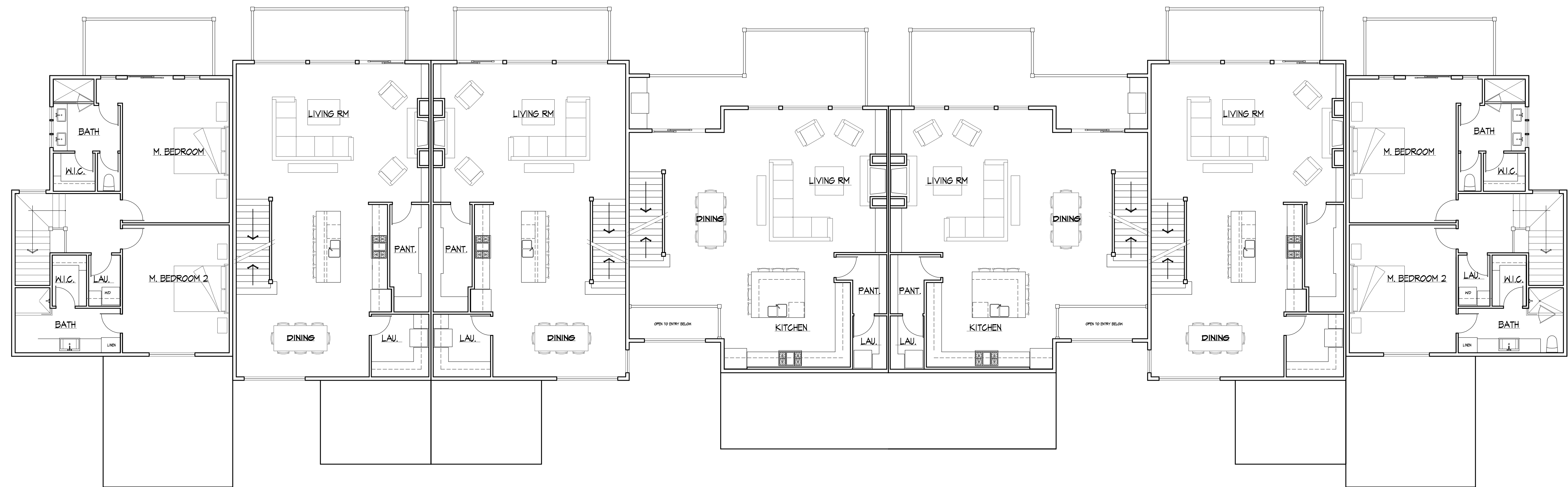
MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

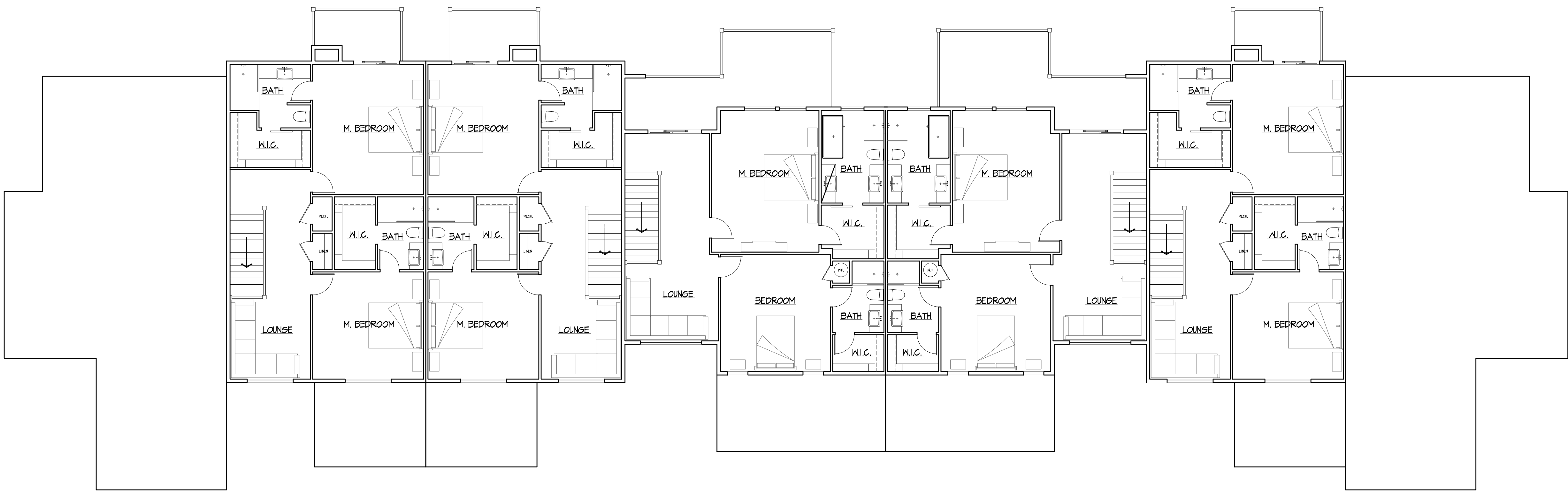
Robertson Associates

P.O. Box 678
Rigby, Idaho
83442

Phone: (208) 589-9967
Fax: (208) 523-7640




2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

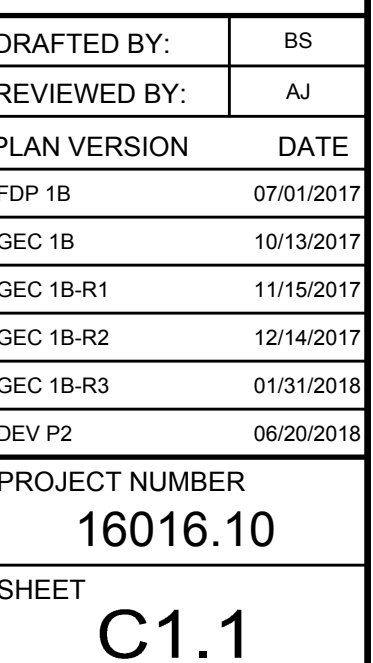


3RD FLOOR PLAN

SCALE: 1/8" = 1'-0"



HERSHBERGERDESIGN
LANDSCAPE ARCHITECTURE PLANNING URBAN DESIGN

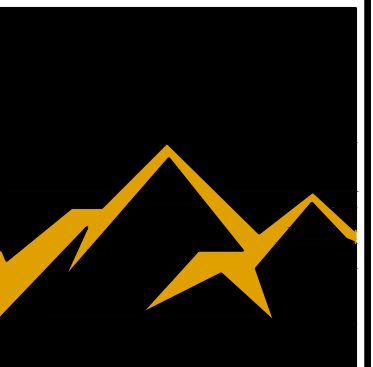


LINE LEGEND

EXISTING	PROPOSED
	</

WYOMING
GAME AND FISH
COMMISSION

US FOREST SERVICE
ADMINISTRATION SITE



JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgensenassociates.com

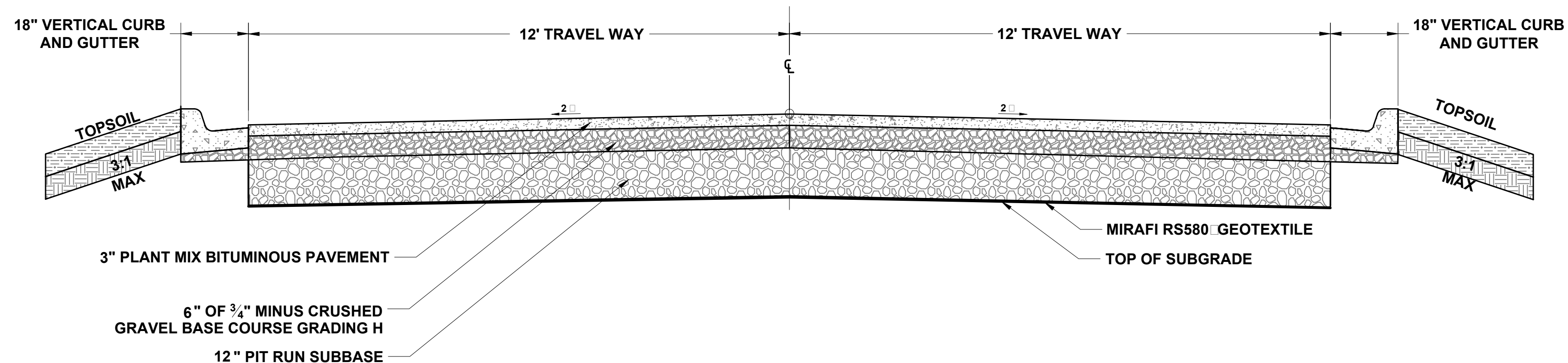


SCALE: 1 INCH = 40 FEET
THIS SCALE VALID ONLY FOR 22X34 PRINTS

PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

SHEET TITLE:
CIVIL OVERVIEW

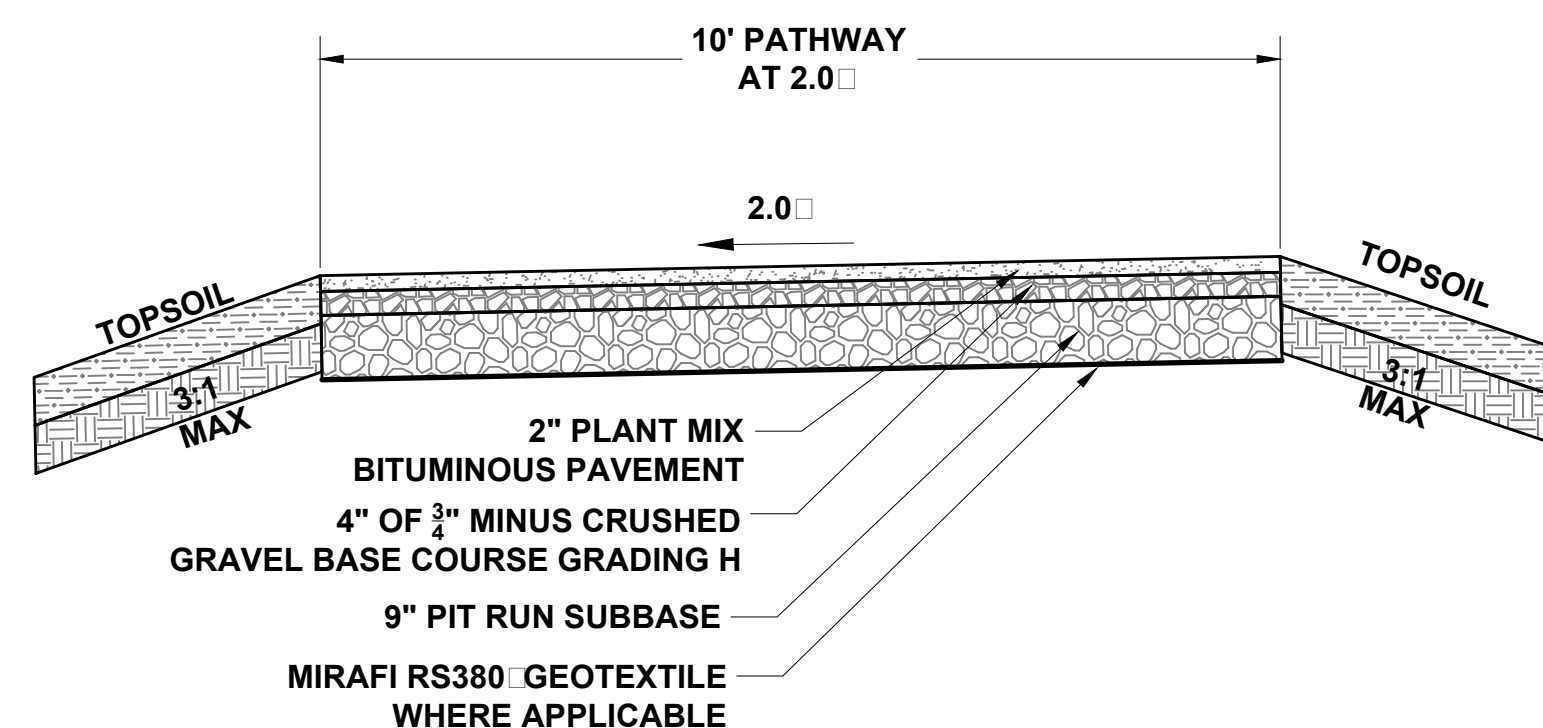
DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C2.1



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 1 ON ABOVE GRADE PARKING ACCESS NORTH - STA: 0 91.53 ▯ STA: 0 96.03

1 **ROAD TYPICAL SECTION G** C3.1 NOT TO SCALE APARTMENT ACCESS AND UNDERGROUND

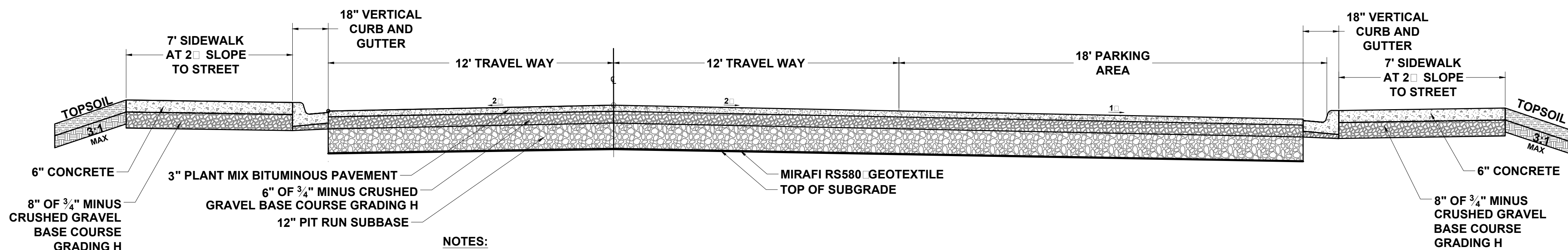


NOTES:

1. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE.
2. SCARIFY AND COMPACT SUBGRADE. PROOF ROLL IN THE PRESENCE OF THE ENGINEER

4
C3.1

10' ASPHALT PATHWAY
NOT TO SCALE



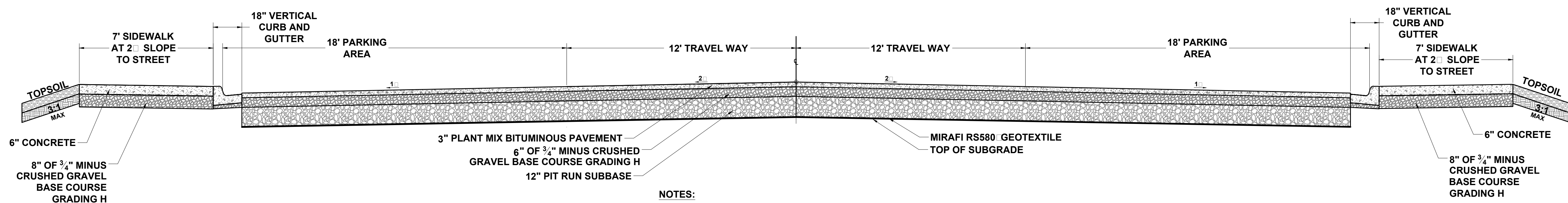
NOTES:

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
C3.1

ROAD TYPICAL SECTION H

NOT TO SCALE
APARTMENT ACCESS NORTH ROAD

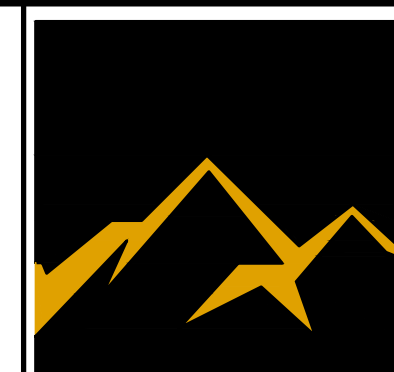


NOTES:

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 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.



JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgensenassociates.com

PROJECT TITLE: HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

SHEET TITLE:
ROAD TYPICAL SECTIONS
ROAD SECTIONS G THROUGH I

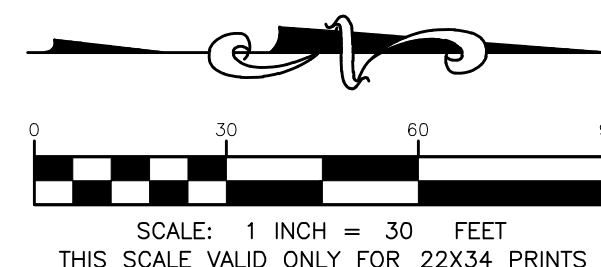
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REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2011
GEC 1B	10/13/2011
GEC 1B-R1	11/15/2011
GEC 1B-R2	12/14/2011
GEC 1B-R3	01/31/2012
DEV P2	06/20/2012

PROJECT NUMBER

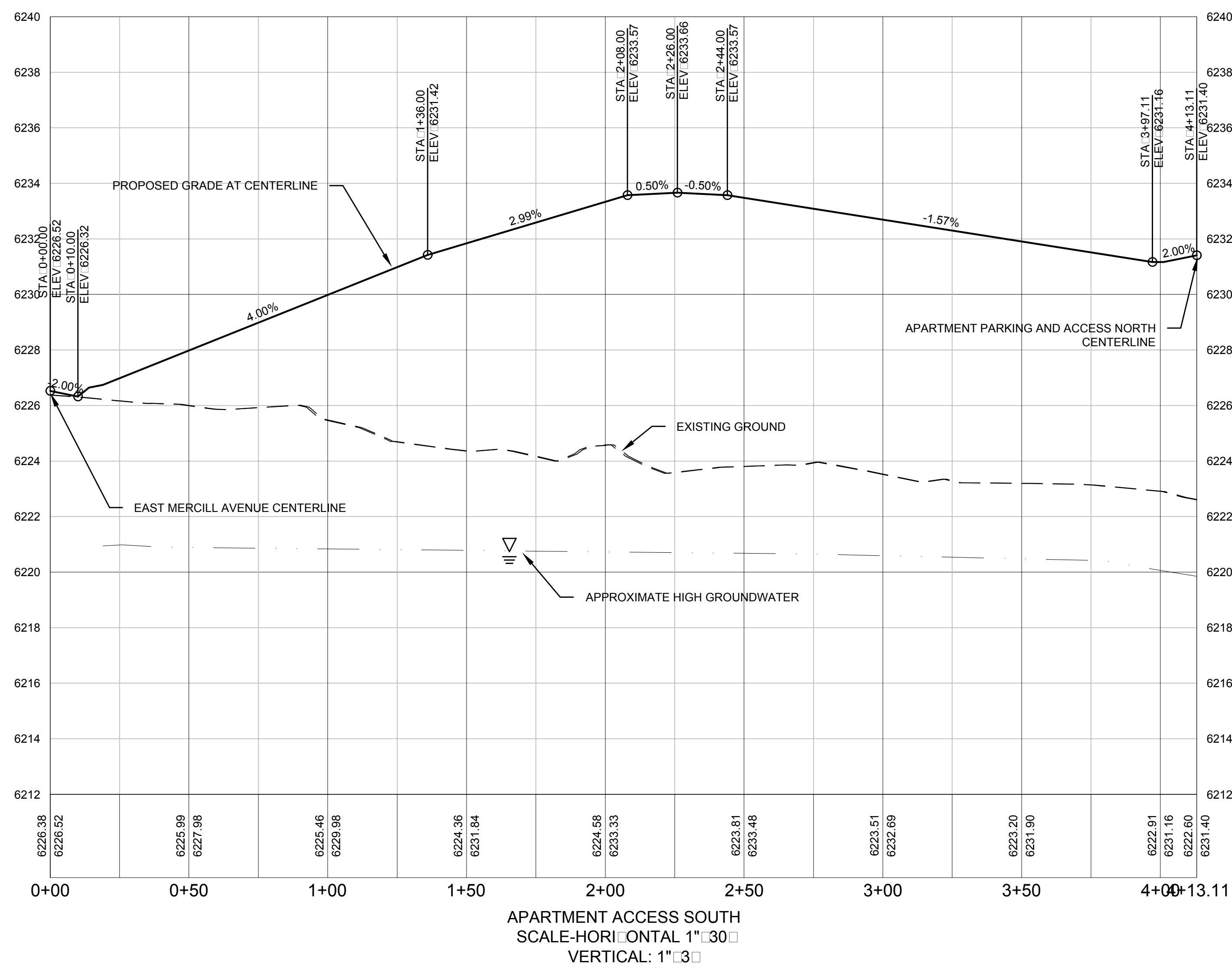
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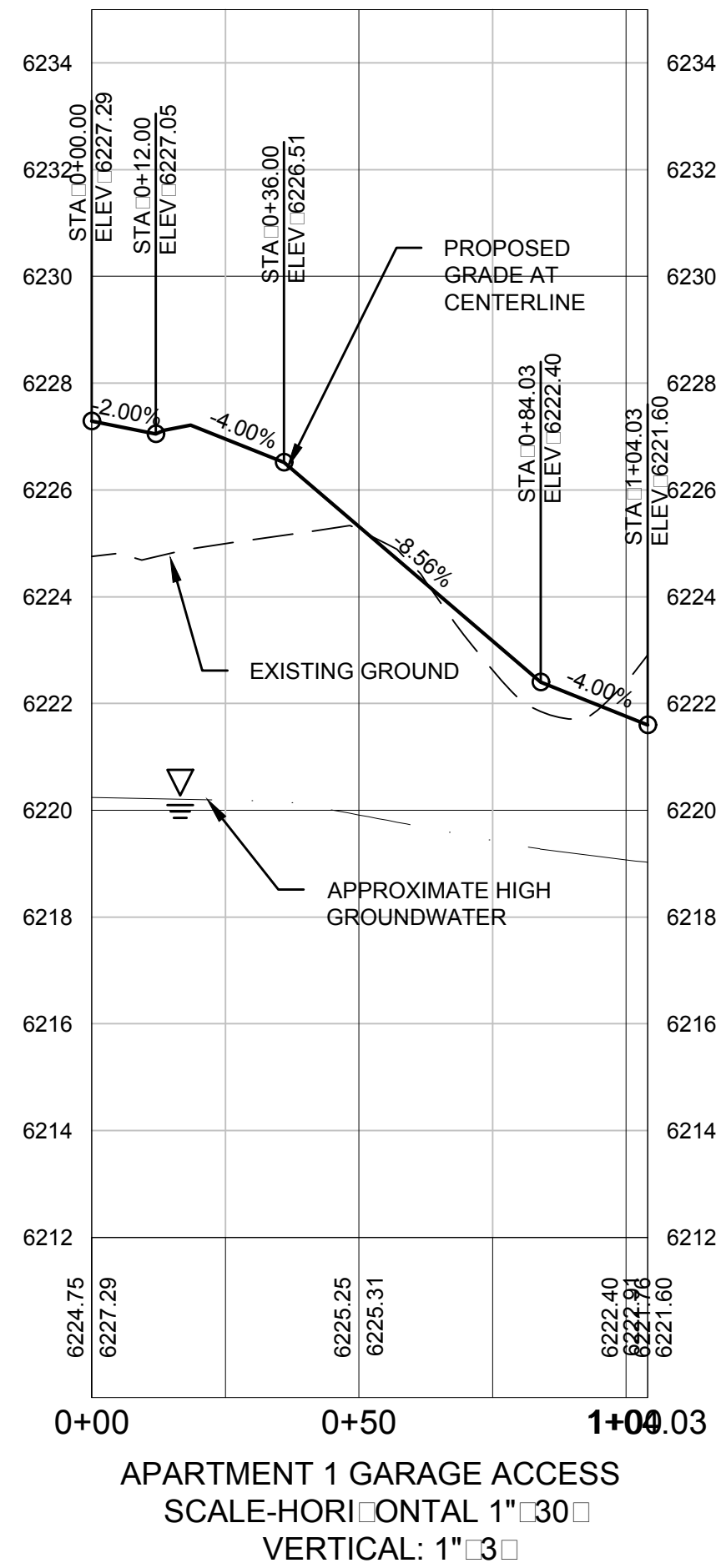
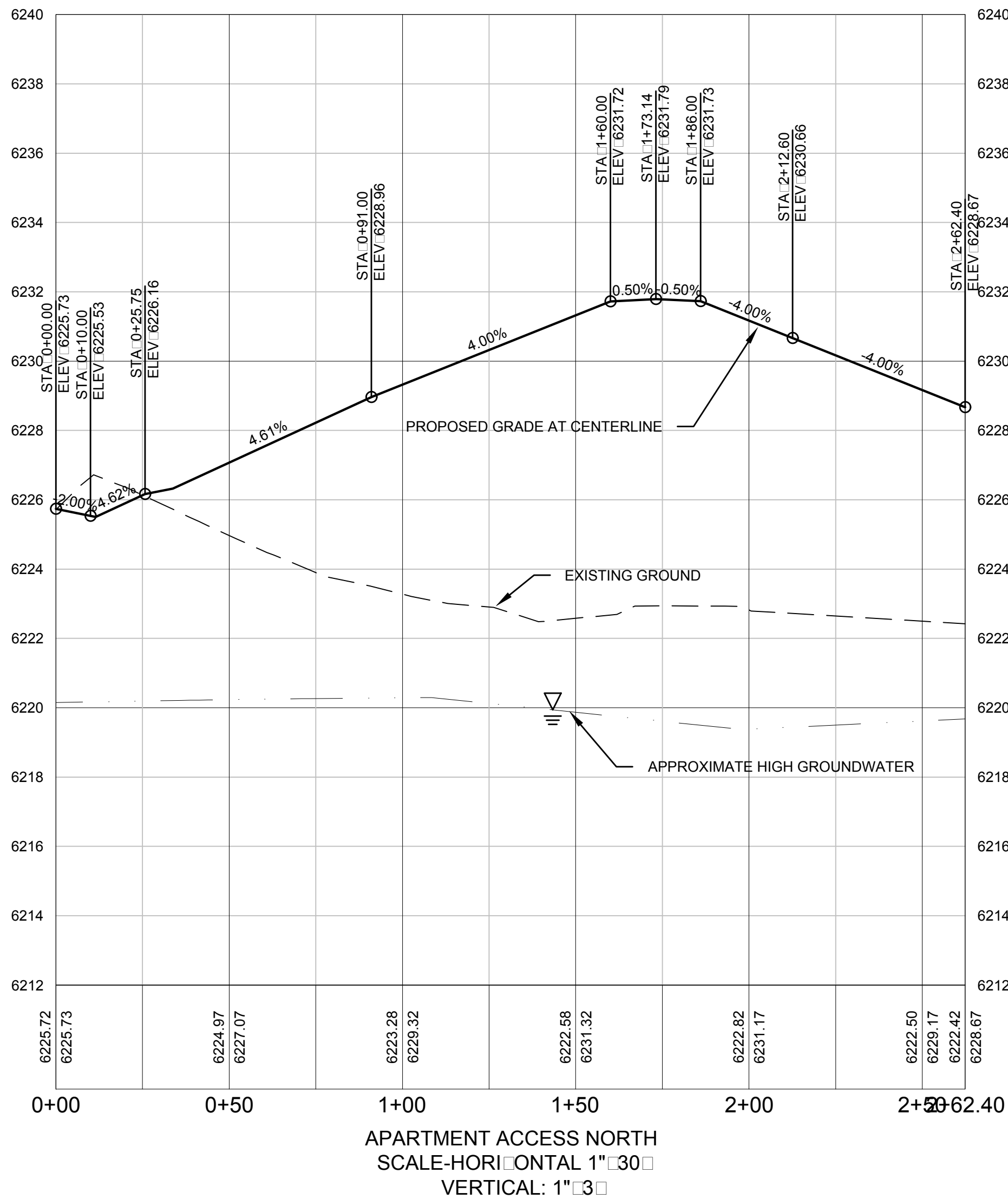
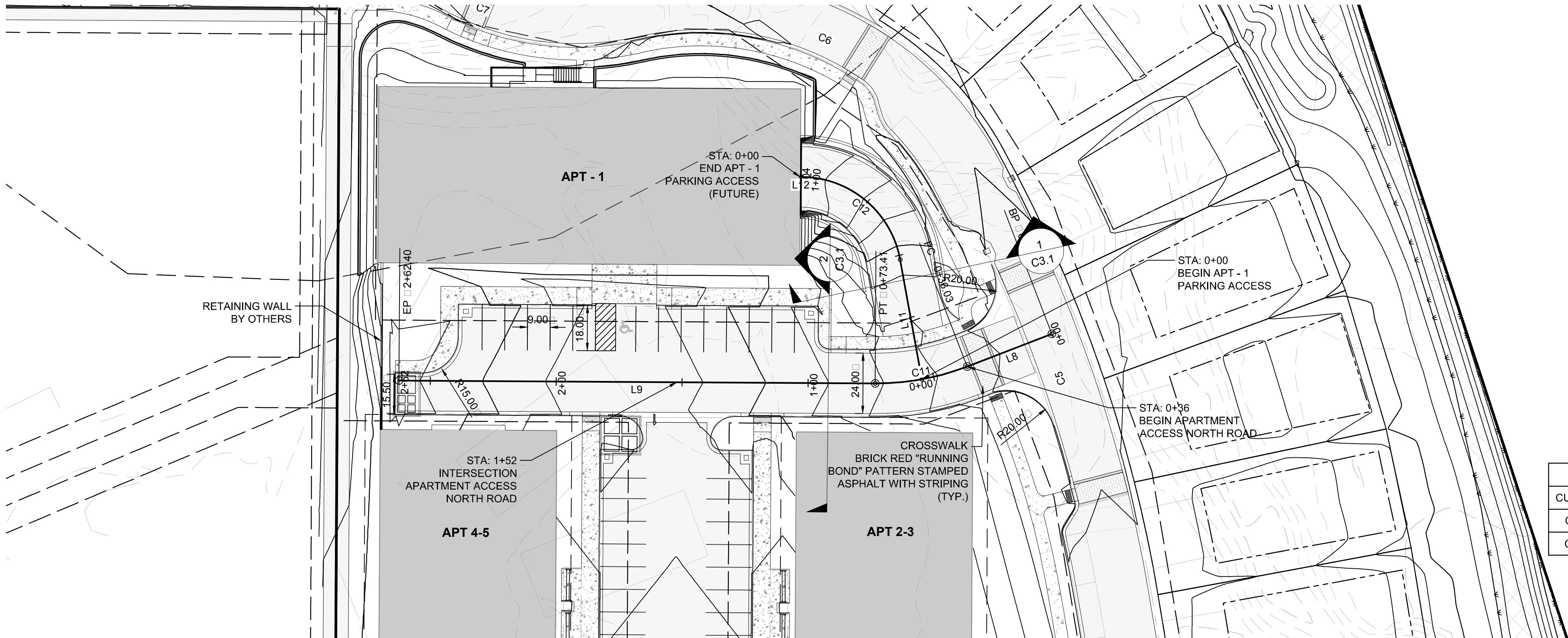
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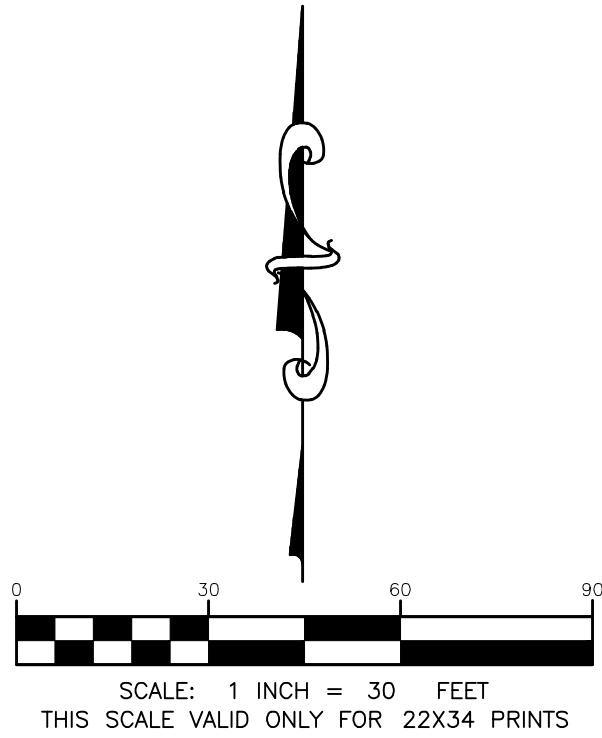
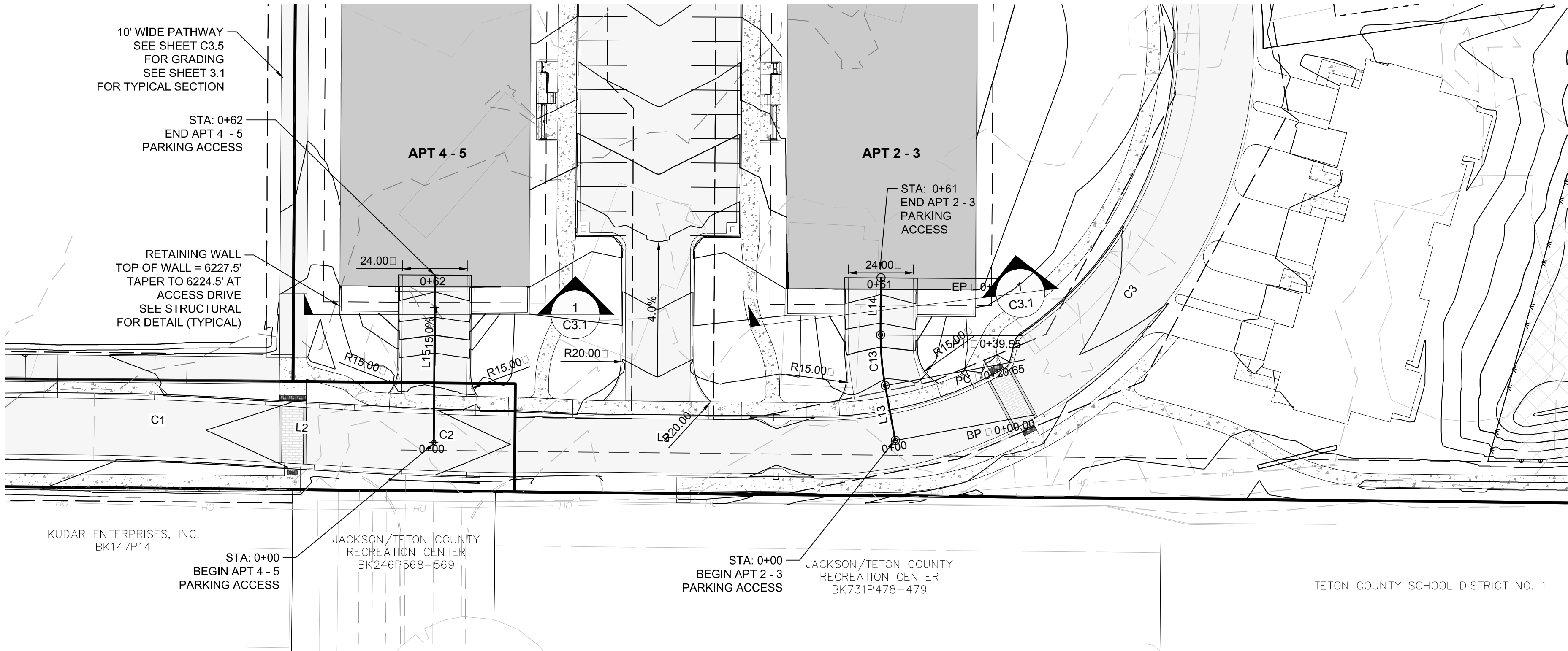
SHEET 331



LINE TABLE		
LINE	LENGTH	BEARING
L10	413.11	N00° 20' 24"E

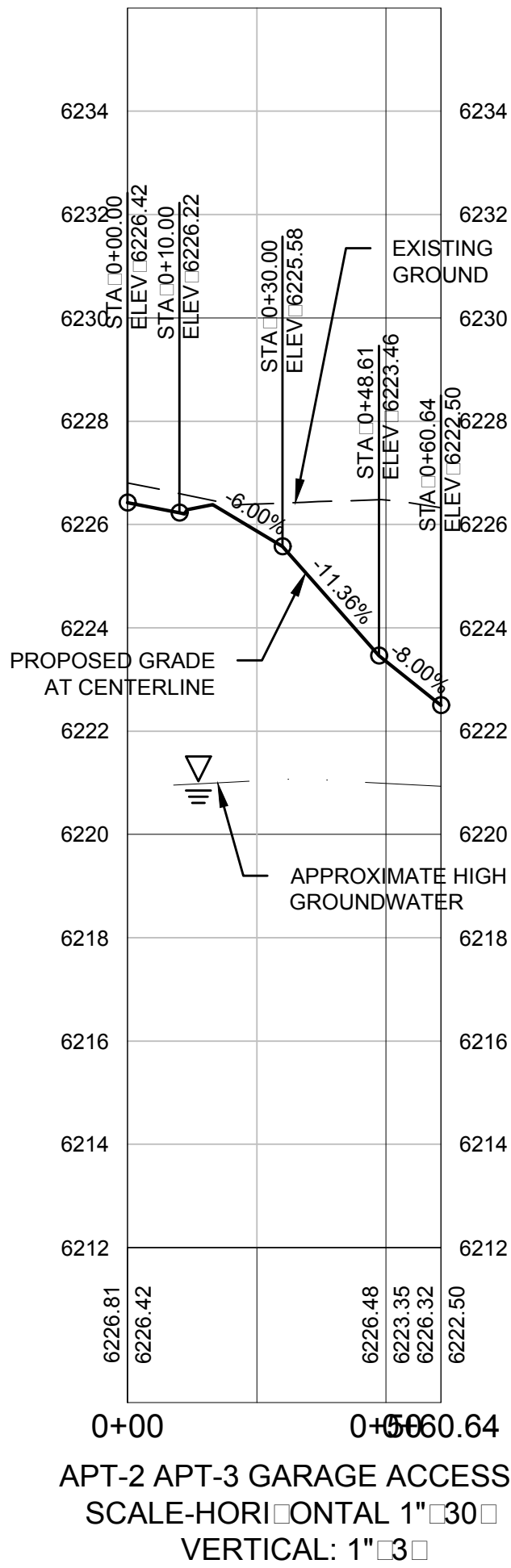
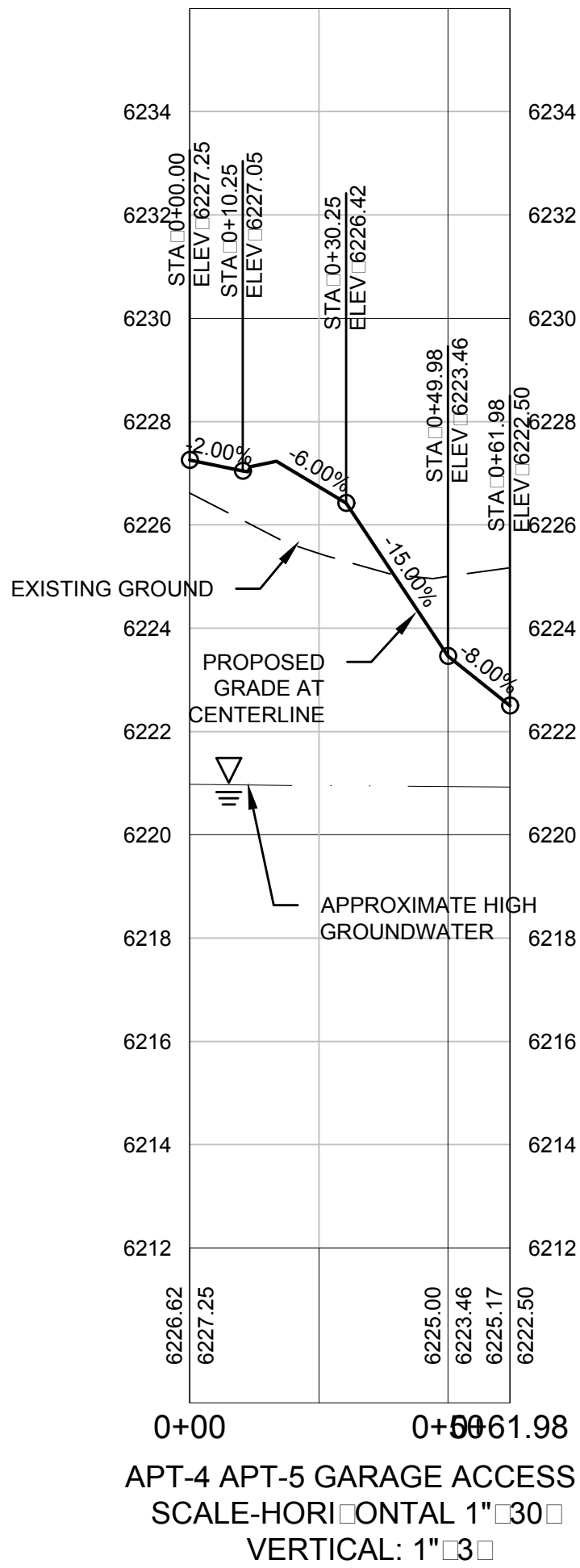


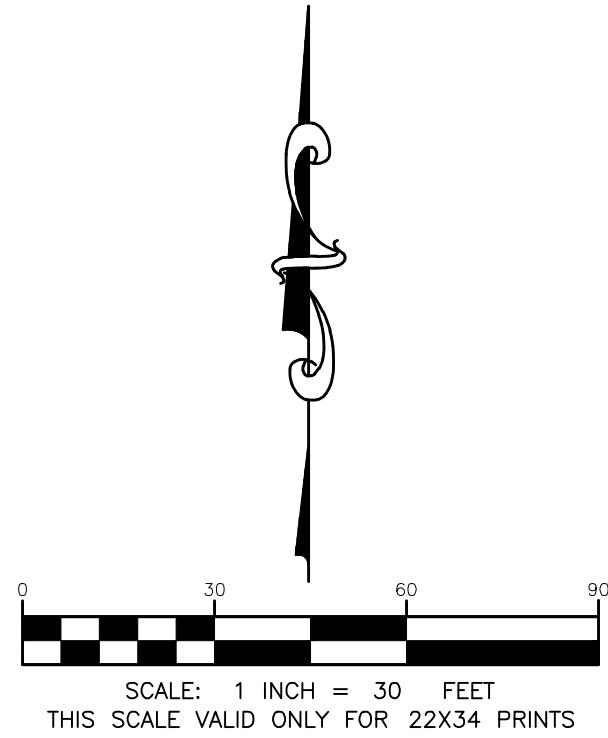
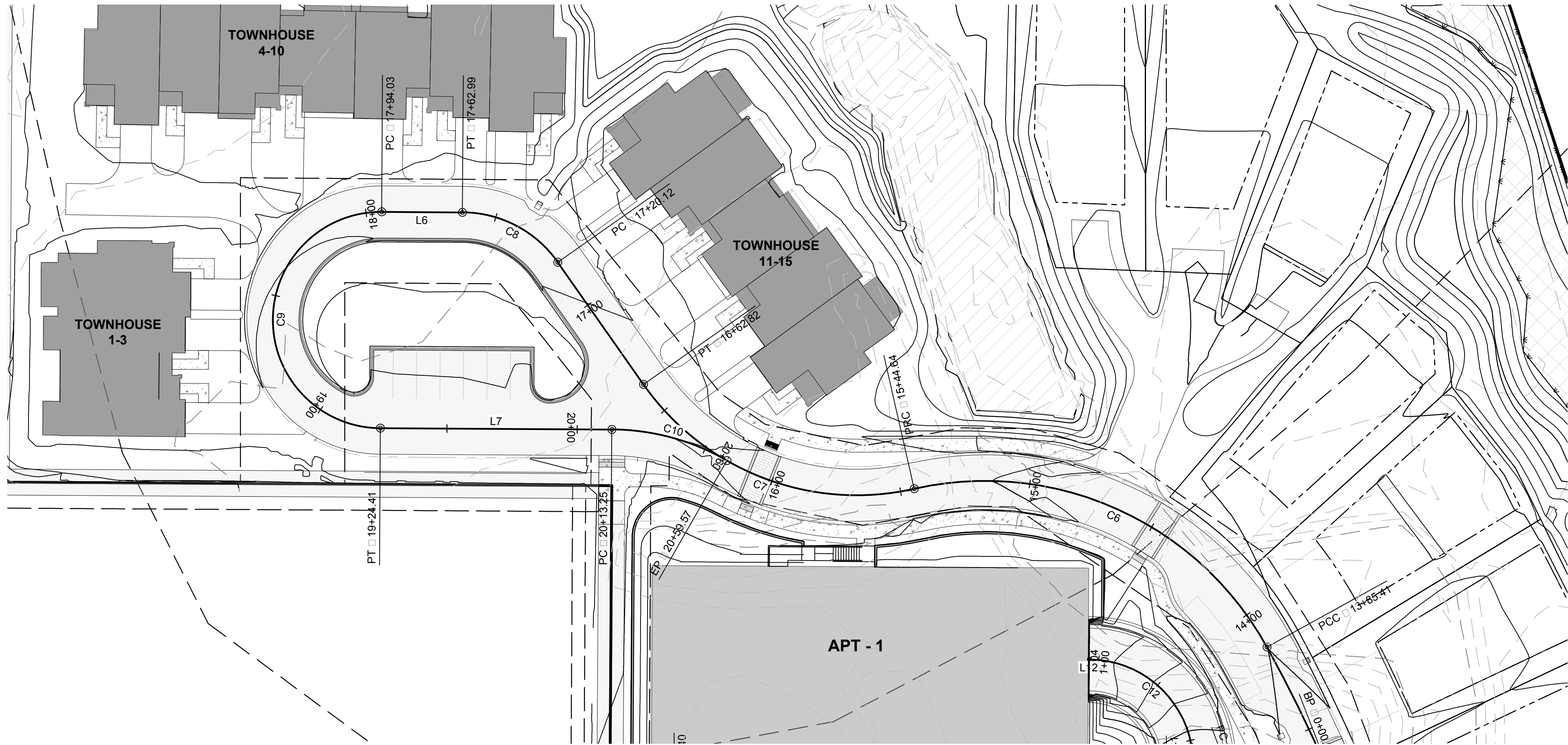




LINE TABLE		
LINE	LENGTH	BEARING
L13	20.65	N10° 29' 29"W
L14	21.08	N00° 20' 24"E
L15	61.98	N00° 20' 24"E

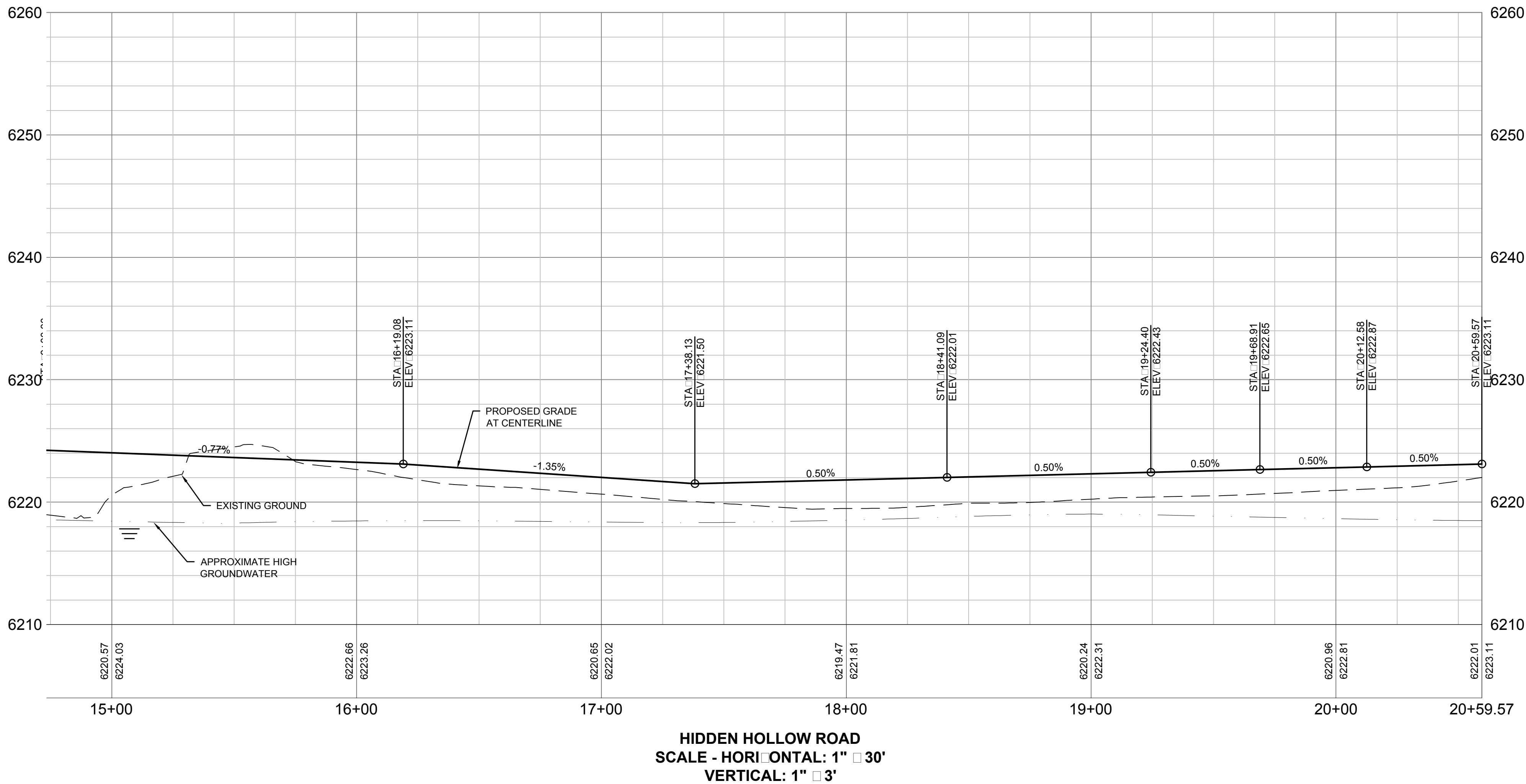
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C13	18.90	100.00	010.83	N05° 04' 32"W	18.88

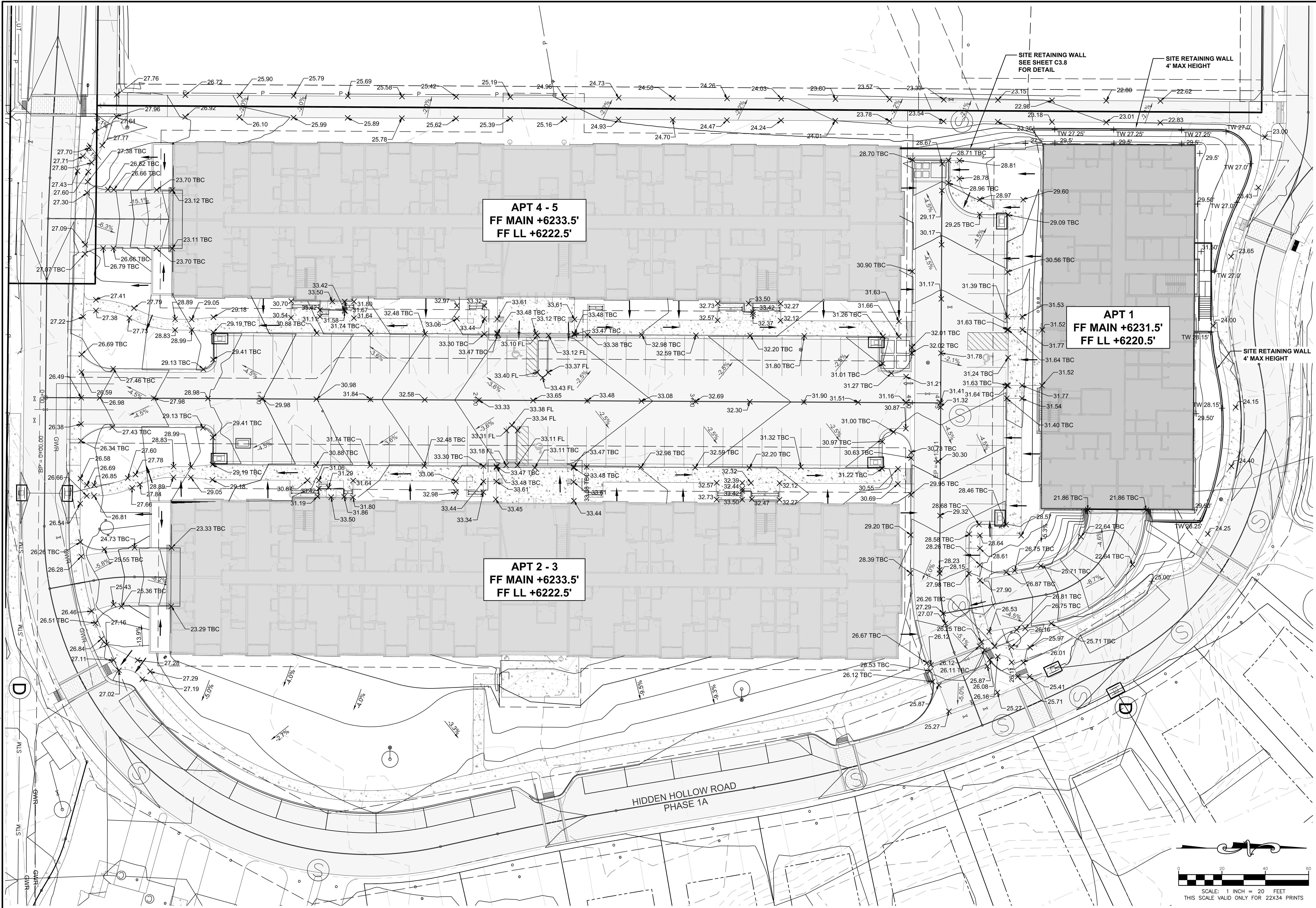




LINE TABLE		
LINE	LENGTH	BEARING
L13	20.65'	N10° 29' 29"W
L14	21.08'	N00° 20' 24"E
L15	61.98'	N00° 20' 24"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C13	18.90'	100.00'	010.83	N05° 04' 32"W	18.88'



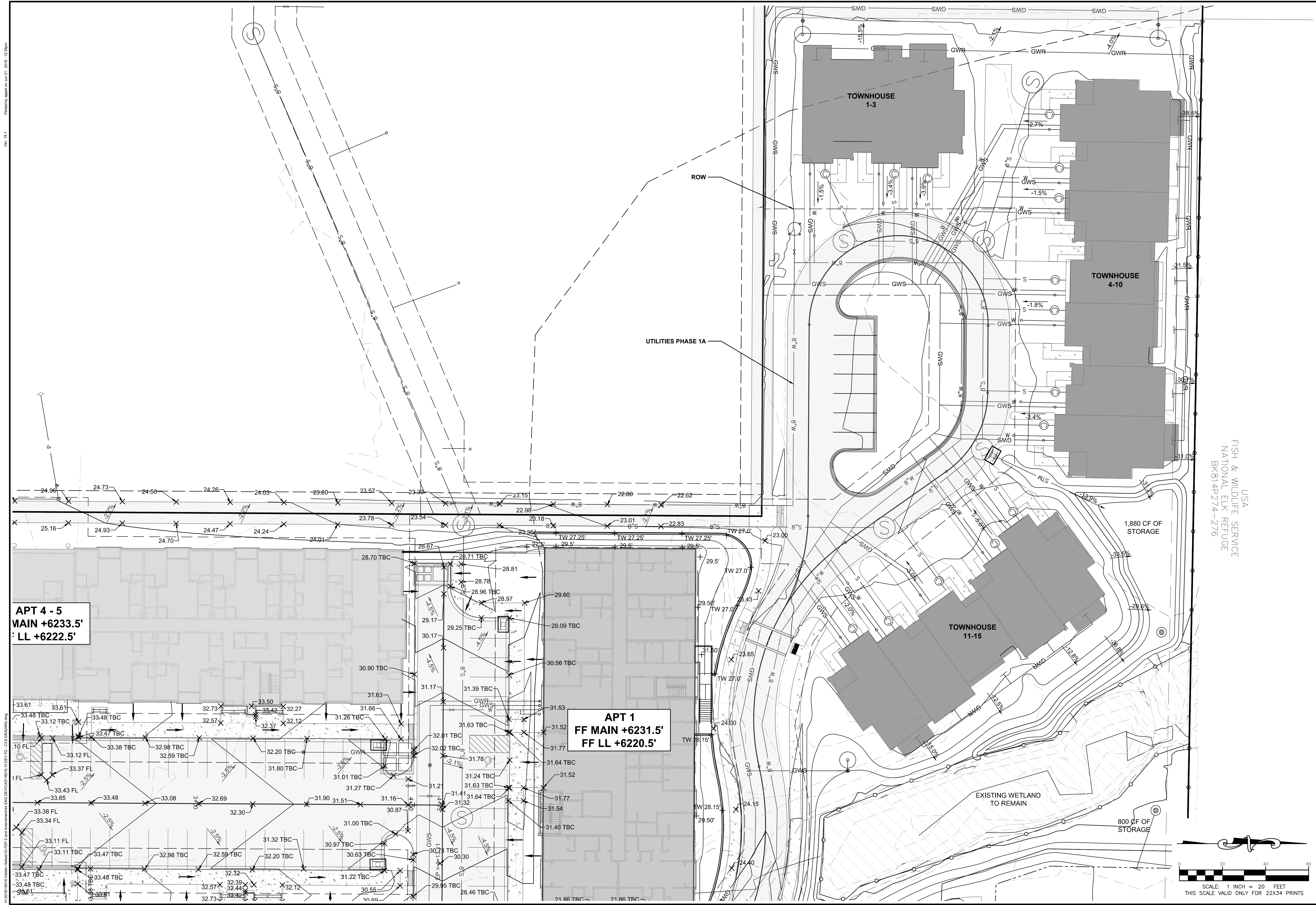



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JACKSON, WYOMING
307.733.5160
www.jorgensenassociates.com

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
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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307.733.5150
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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

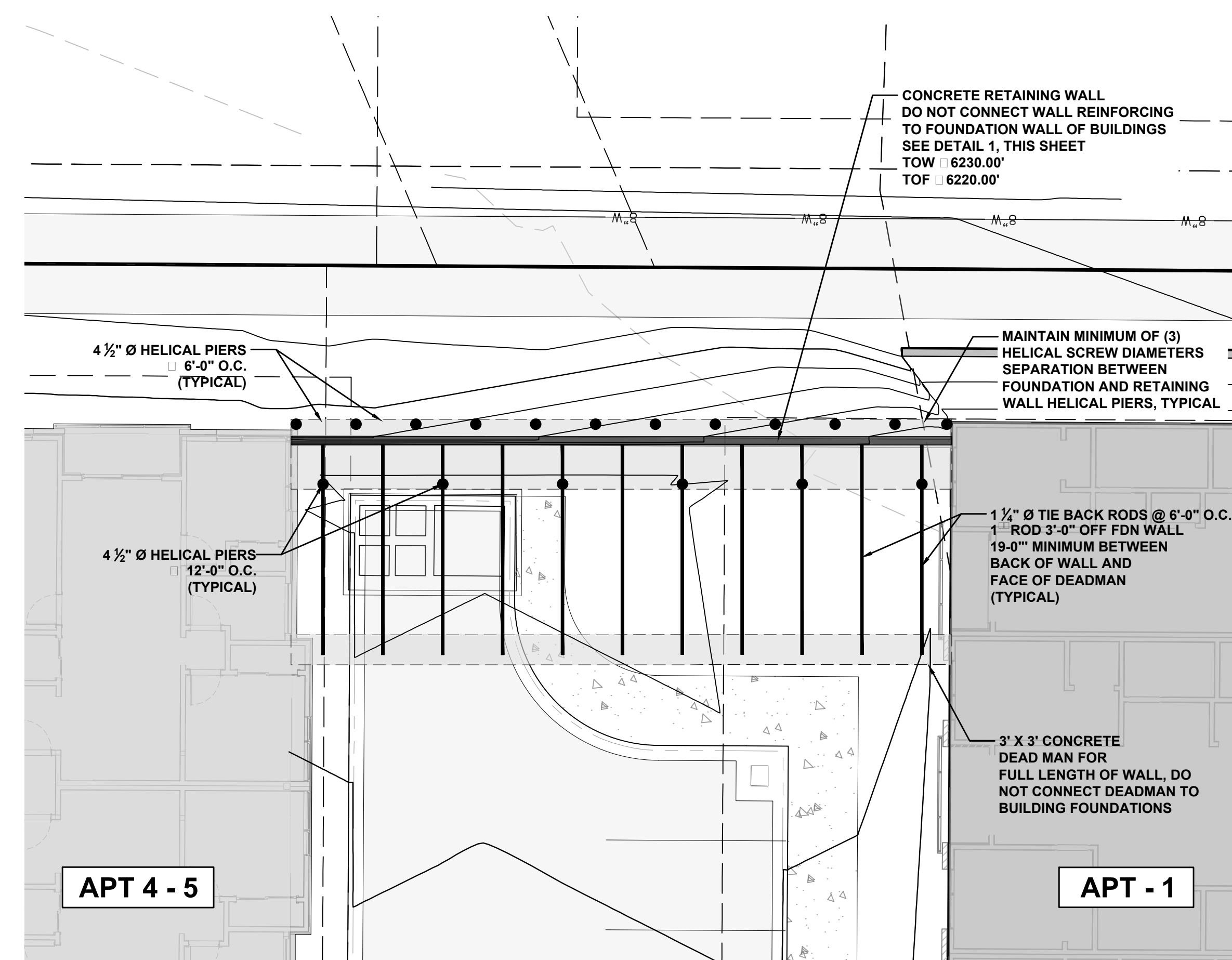
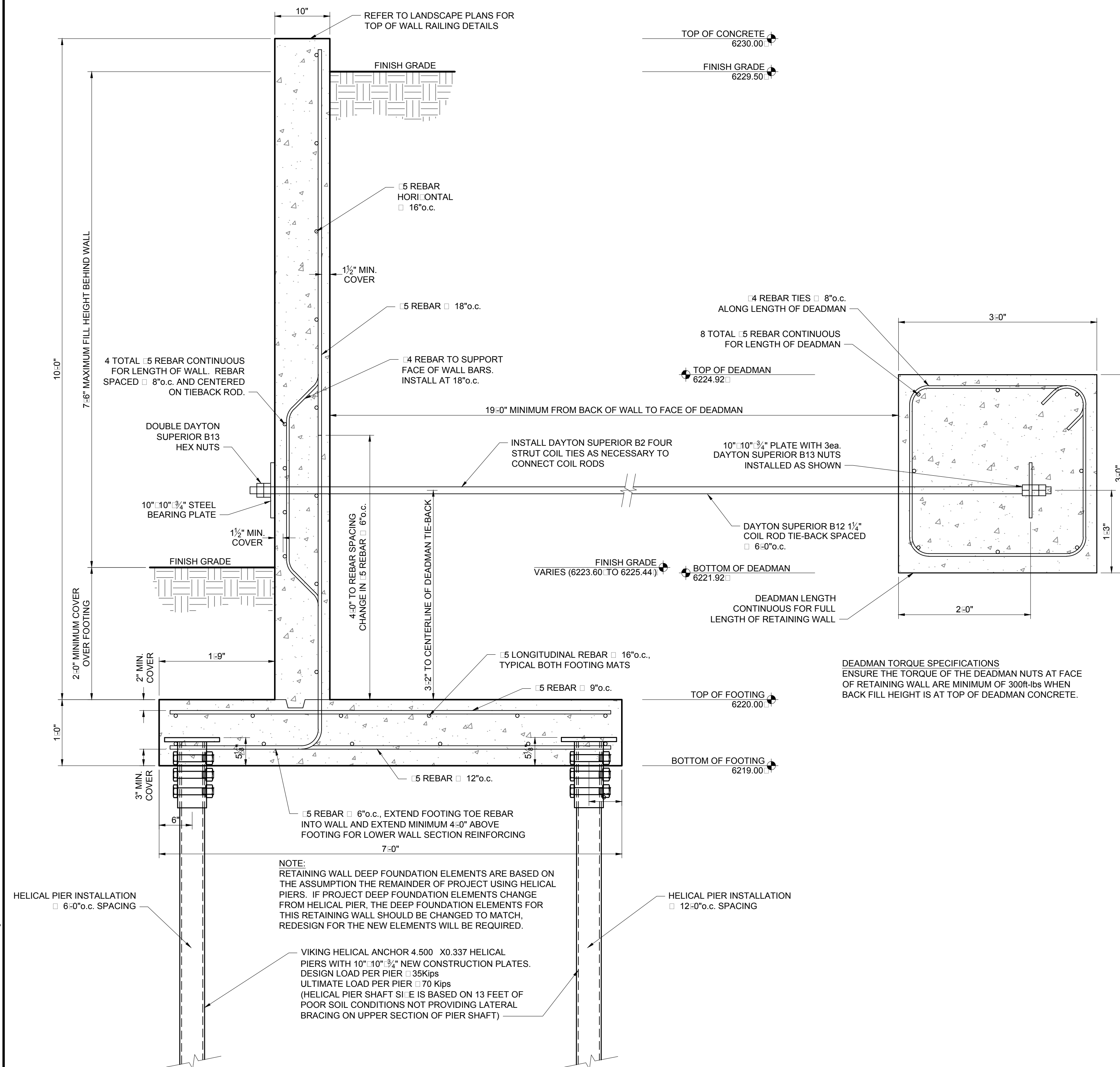
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REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C3.7



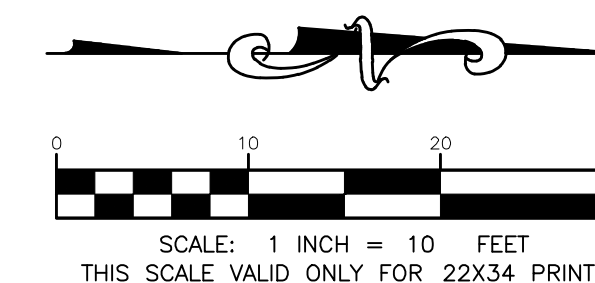
PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

SHEET TITLE:
SITE RETAINING WALL

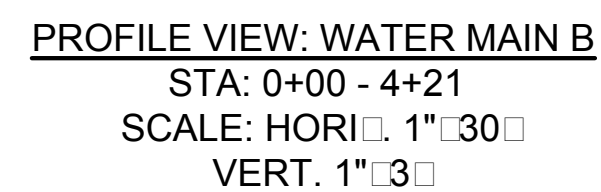
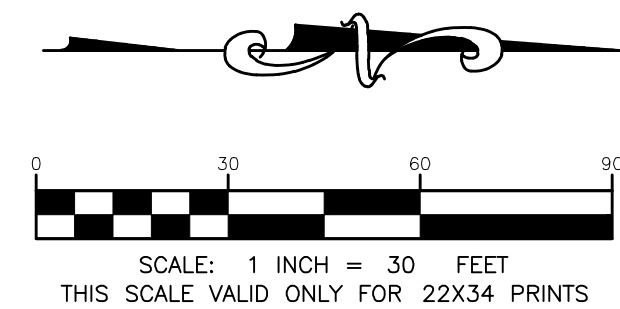
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PLAN VERSION	DATE
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GEC 1B	10/13/20
GEC 1B-R1	11/15/20
GEC 1B-R2	12/14/20
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DEV P2	06/20/20
PROJECT NUMBER	
16016.10	
SHEET	
C3.8	



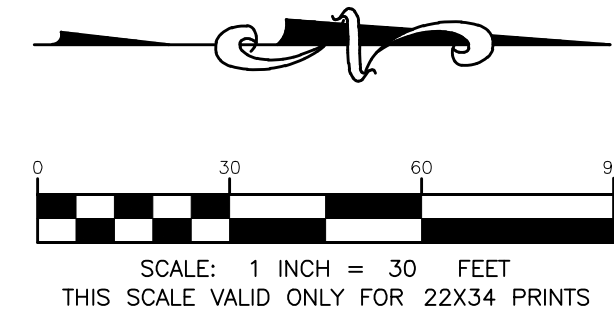
RETAINING WALL PLAN VIEW



1 RETAINING WALL DETAIL
C3.6 SCALE: 1"=1'-0"

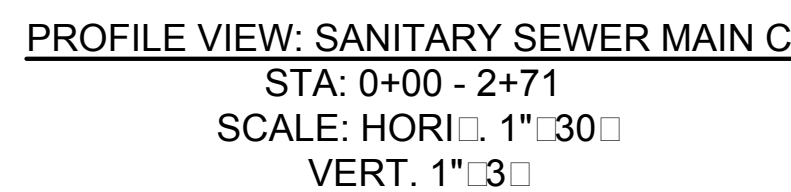


1. PHASE 1B WATER INSTALLATION IS LIMITED TO THE CONSTRUCTION OF WATER MAIN B. ONLY DESIGN FOR THIS LINE IS PROVIDED IN THIS PLAN SET. ADJACENT WATER MAINS ARE SHOWN FOR REFERENCE PURPOSES ONLY. ADJACENT WATER MAINS MUST BE CONSTRUCTED AS PART OF PHASE 1A WORK. REFER TO PHASE 1A PLANS FOR DETAIL.
2. 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 UTIL IING 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.

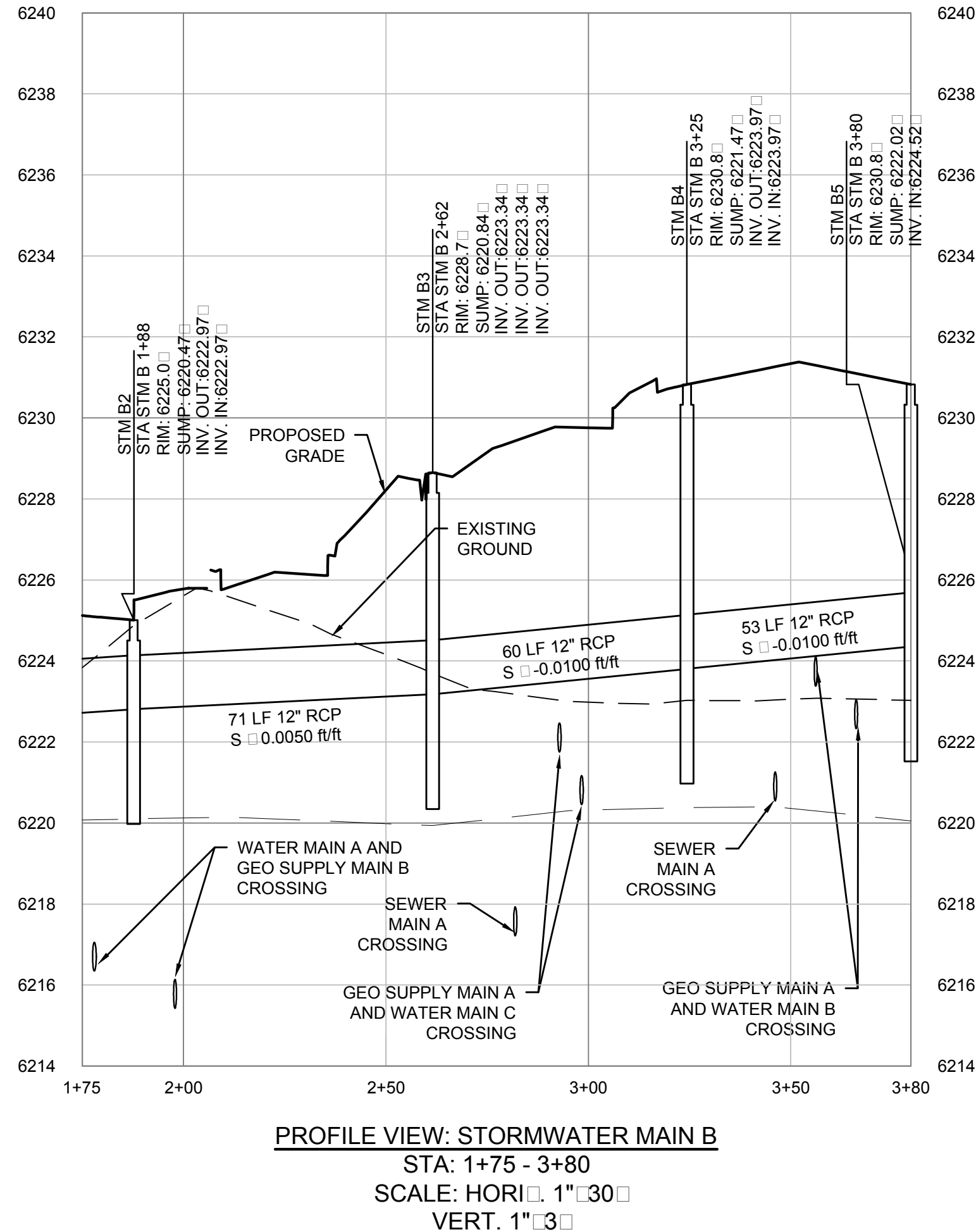
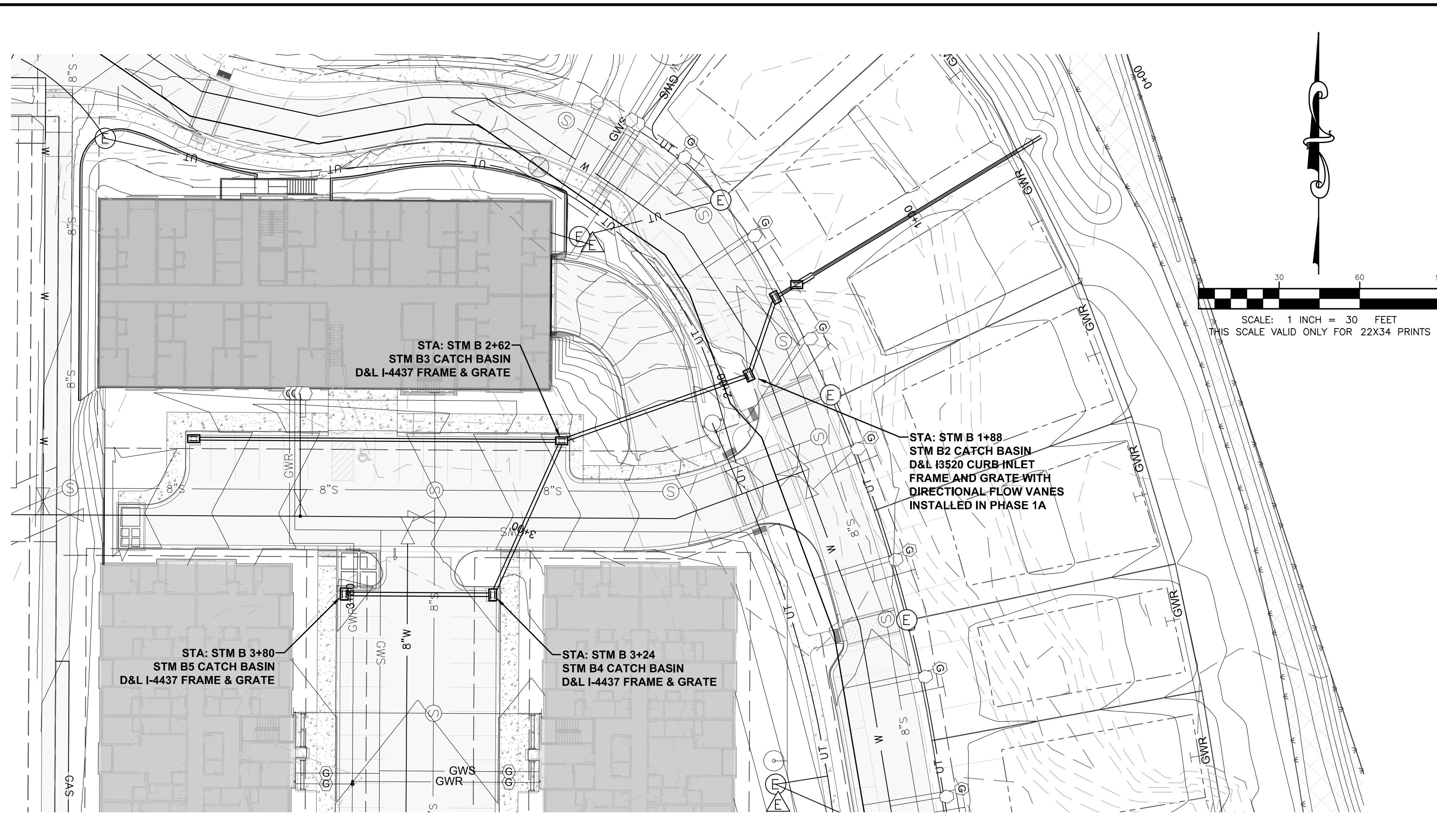


SANITARY SEWER MANHOLE TABLE				
MANHOLE NAME	RIM ELEV.	INV. IN	INV IN ANGLE	INV. OUT
SSMH B1	6230.99	8' 6217.09: S 6' 6217.09: N 8' 6217.09: E		8' 6216.89
SSMH C1	6231.96	8' 6224.97: S 6' 6224.97: E 6' 6224.97: W		8' 6224.77
SSMH C2	6231.75	6' 6226.12: E 6' 6226.12: W		8' 6225.92

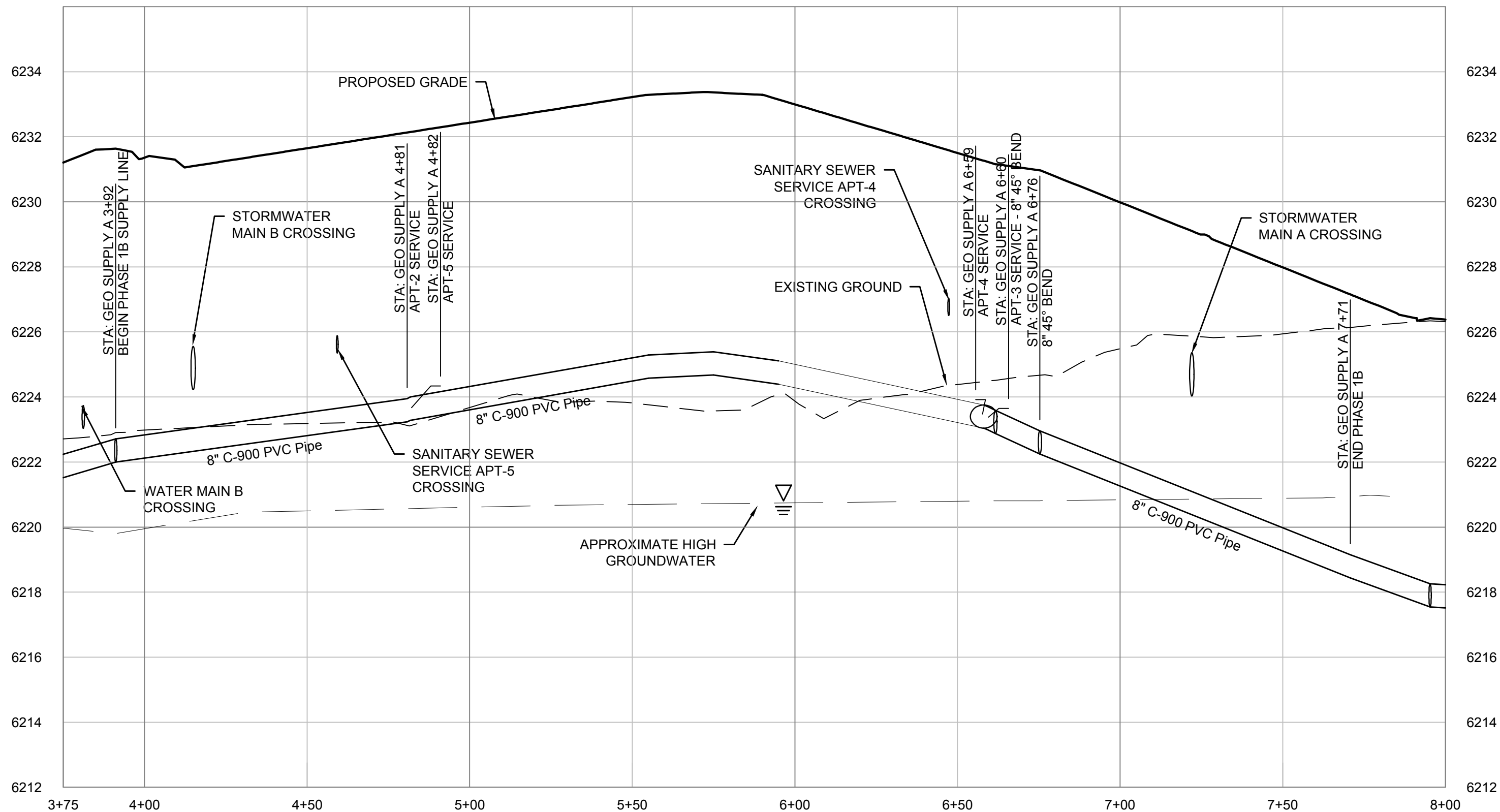
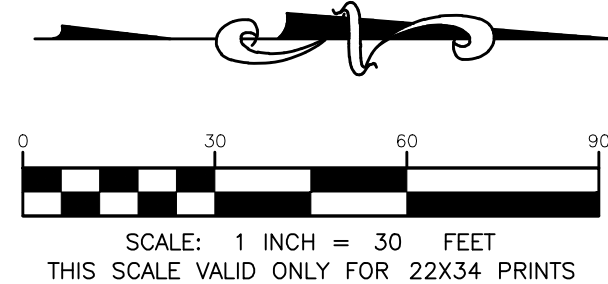
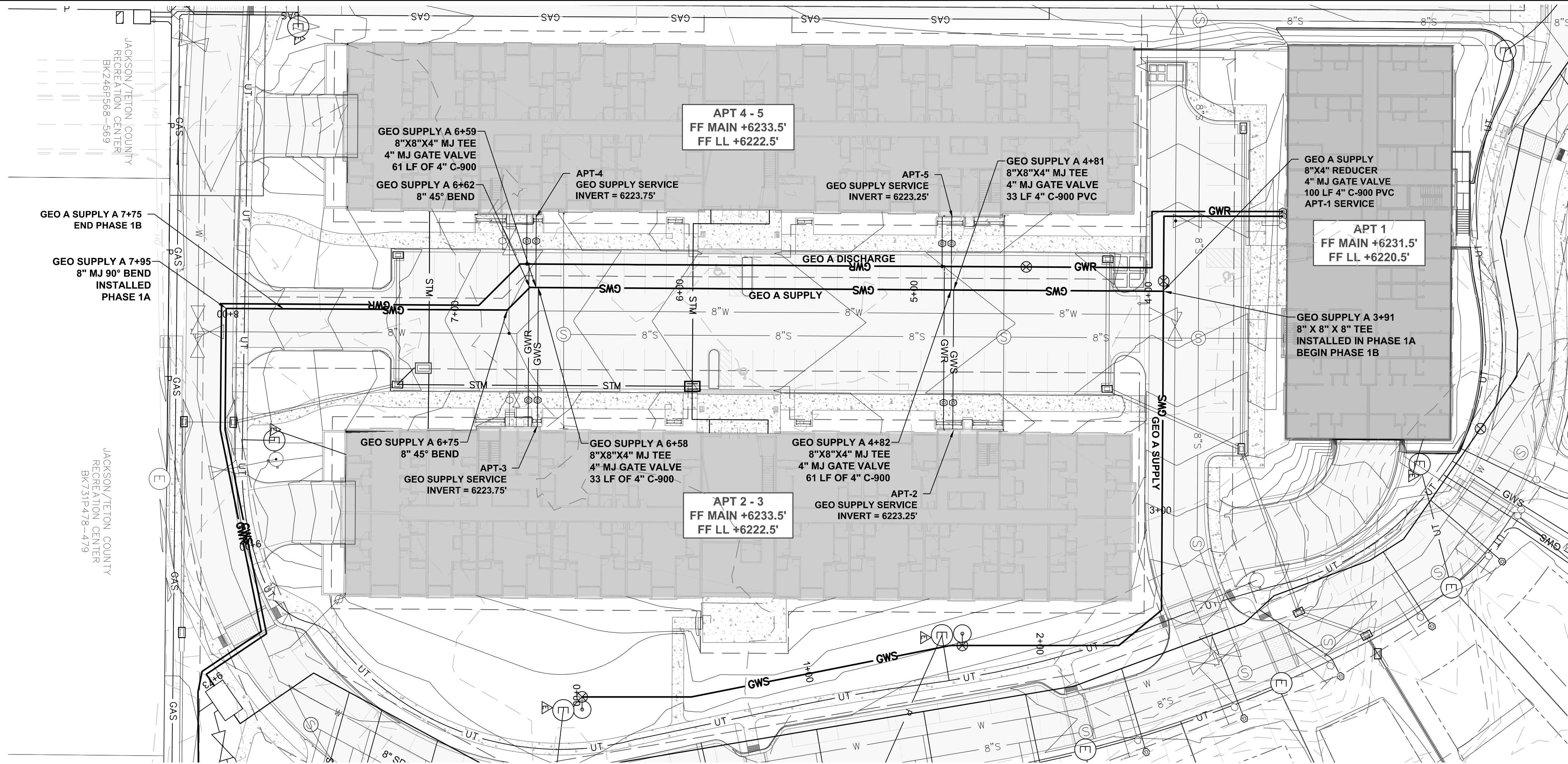
ANGLES MEASURED WITH 0° AT INV. OUT.
INV. IN MEASURED CLOCKWISE FROM INV. OUT



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 $\frac{1}{4}"$ 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.



1. 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.
2. 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.
3. STORM WATER LINES INSTALLED UNDER TRAVEL WAYS SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE.
4. ALL STORM LINES SHALL BE INSTALLED UTILIZING ELEVATION CONTROL, SUCH THAT RECORD DRAWINGS CAN BE ACCURATELY DRAWN AND CONFORMANCE WITH THE CONSTRUCTION PLANS DOCUMENTED.
5. 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.
6. STORM WATER MAN HOLES SHALL BE CONSTRUCTED/INSTALLED TO THE SAME STANDARDS OF SANITARY SEWER MANHOLES WITH THE FOLLOW EXCEPTIONS.
 - 6.1. THE SUMP DEPTH AS INDICATED ON PLANS (FLAT BOTTOMS)
 - 6.2. THE MANHOLE FRAME AND COVER SHALL BE MODEL NO. A-1055, AS MANUFACTURED BY D&L SUPPLY OF LINDON, UTAH, MODIFIED PER TOJ STANDARDS, OR APPROVED EQUAL. COVER SHALL BE MARKED "STORM DRAIN".
7. ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A FILTER FABRIC, OR EQUIVALENT BARRIER.

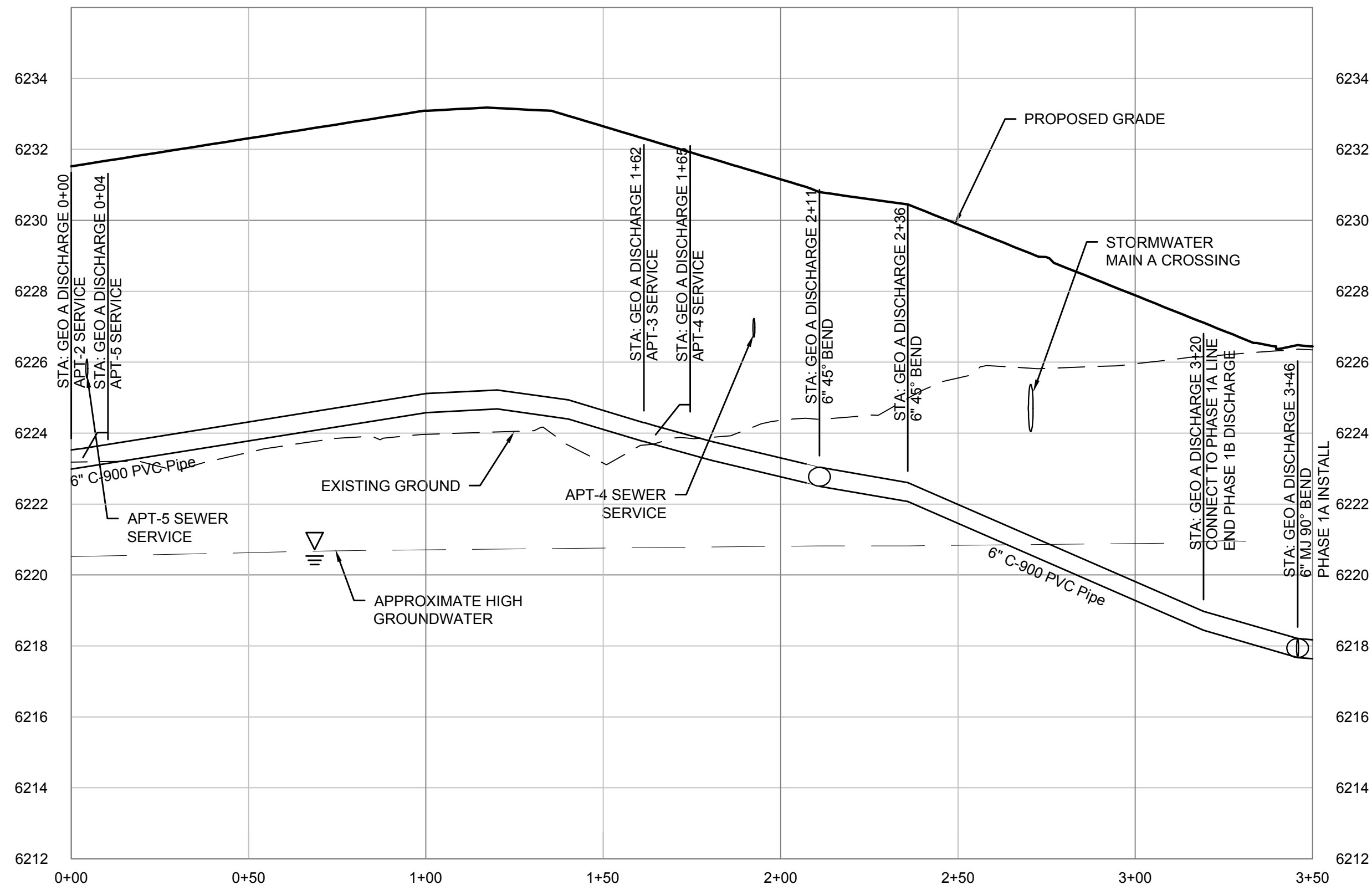
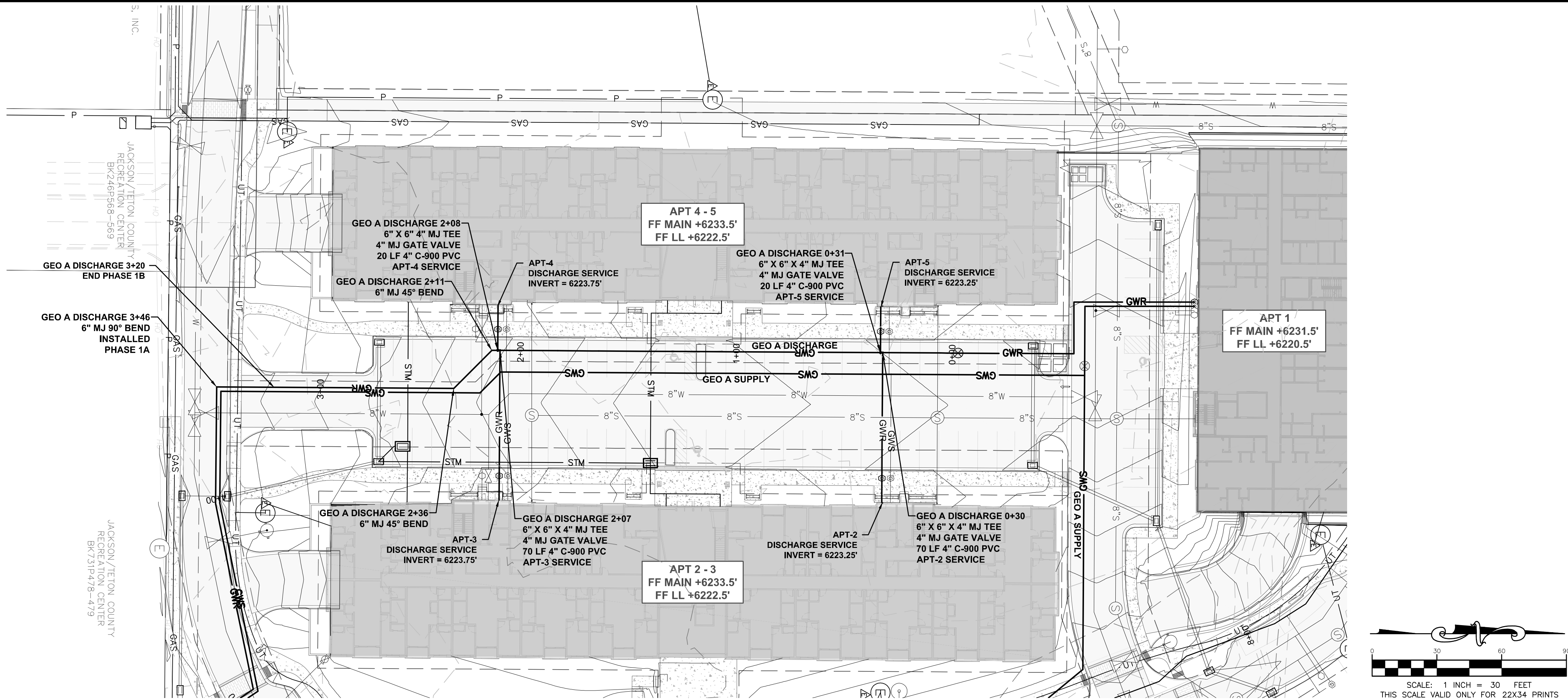


PROFILE VIEW: GEOTHERMAL SUPPLY MAIN A
STA: 3+75 - 8+00
SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=3'

GEOTHERMAL INSTALLATION NOTES:

1. 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.
2. 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.
3. SERVICE LINES ARE TO BE POLYETHYLENE, SIZED PER PLANS. LARGER SERVICES 12", SHALL BE DR-18 C900 PIPE.
4. GEOTHERMAL LINES (SUPPLY AND DISCHARGE) SHALL BE INSTALLED WITH TRACE WIRE FOR LOCATING PURPOSES. TRACE WIRE TO BE INSTALLED PER SPECIFICATIONS.
5. GEOTHERMAL LINES ARE TO BE CONSTRUCTED IN THE SAME MANNER AS WATER LINES WITH THE EXCEPTION OF THE FOLLOWING:
 - 5.1. 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).
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. HOA WILL LOCATE GEOTHERMAL OR ALLOW TOWN TO LOCATE GEOTHERMAL LINES AS NEEDED.

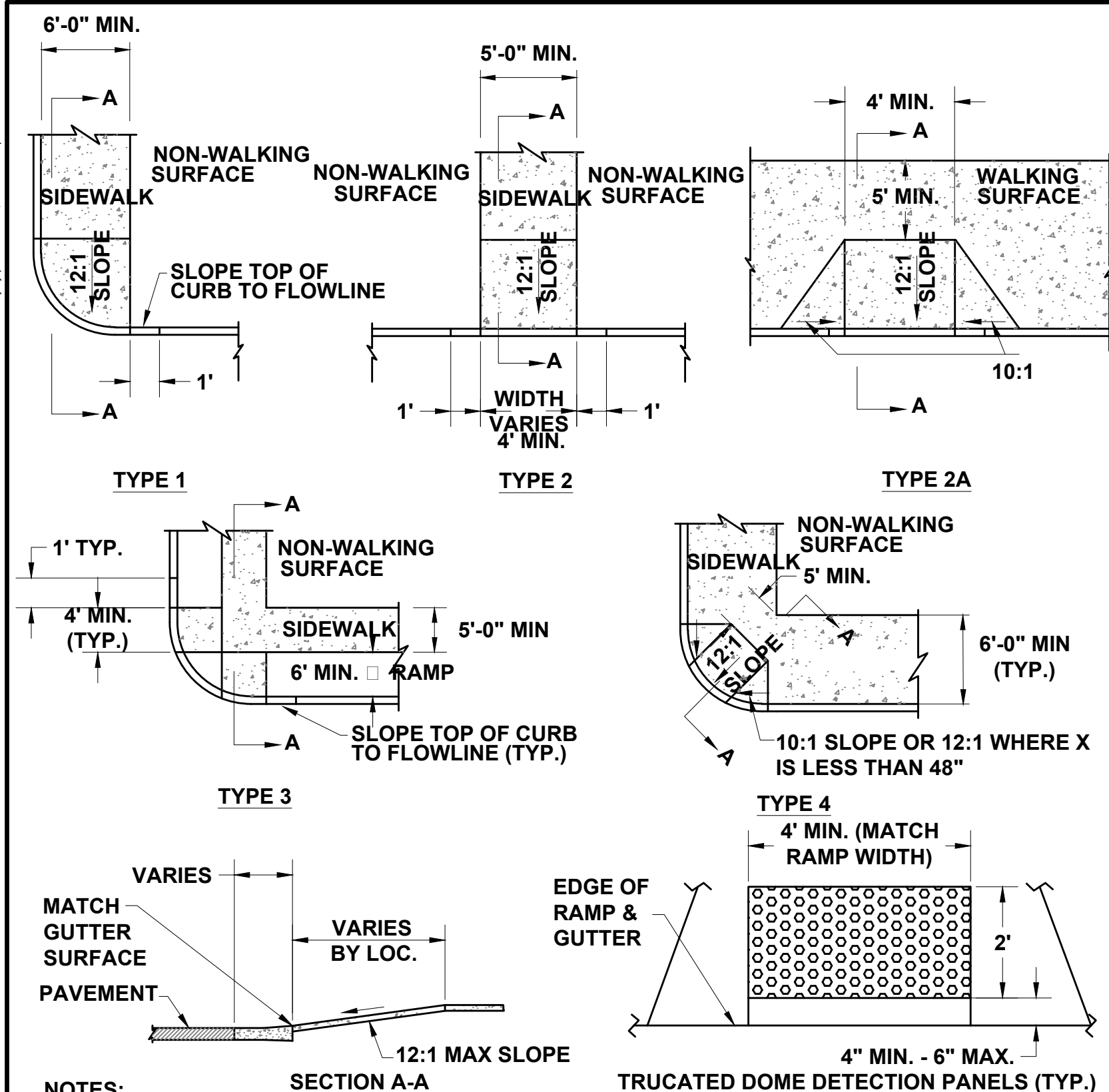
DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C7.1



PROFILE VIEW: GEOTHERMAL A DISCHARGE
STA: 0+00 - 3+50
SCALE: HORI 1"=30'
VERT. 1"=3'

GEOTHERMAL INSTALLATION NOTES:

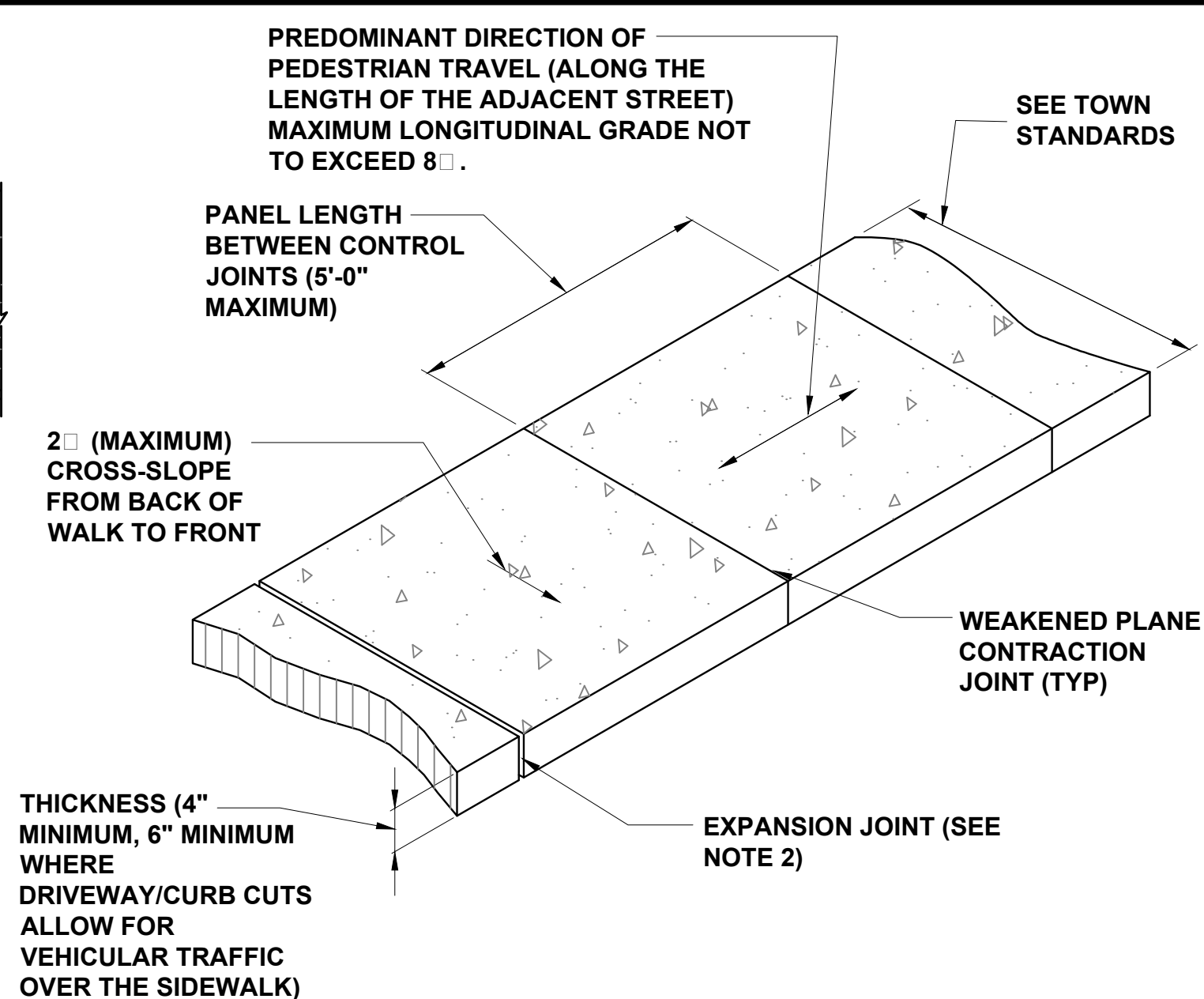
- PHASE 1B GEOTHERMAL SUPPLY AND DISCHARGE INSTALLATION IS LIMITED TO THE PORTIONS OF GEOTHERMAL SUPPLY AND DISCHARGE MAIN A AS SHOWN ON THIS PLAN. ADJACENT GEOTHERMAL MAINS ARE SHOWN FOR REFERENCE PURPOSES ONLY. ADJACENT GEOTHERMAL MAINS AND ASSOCIATED CONTINUATIONS OF GEOTHERMAL MAIN A WILL BE CONSTRUCTED 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 (2"), 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 APWA 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.



- NOTES:**
- SECTION A-A**
- TRUNCATED DOME DETECTION PANELS (T)**
1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS.
 2. LIP AT GUTTER TO BE NO MORE THAN ¼" HIGH.
 3. CONCRETE TO BE A BROOM FINISH.
 4. ALL PEDESTRIAN RAMPS SHALL INCLUDE PLACEMENT OF CAST IRON TRUNCATED DOME DETECTION PANELS IN A BRICK RED COLOR. (PANELS SHALL BE PROVIDED BY T.O.J.)

PEDESTRIAN RAMP DETAILS

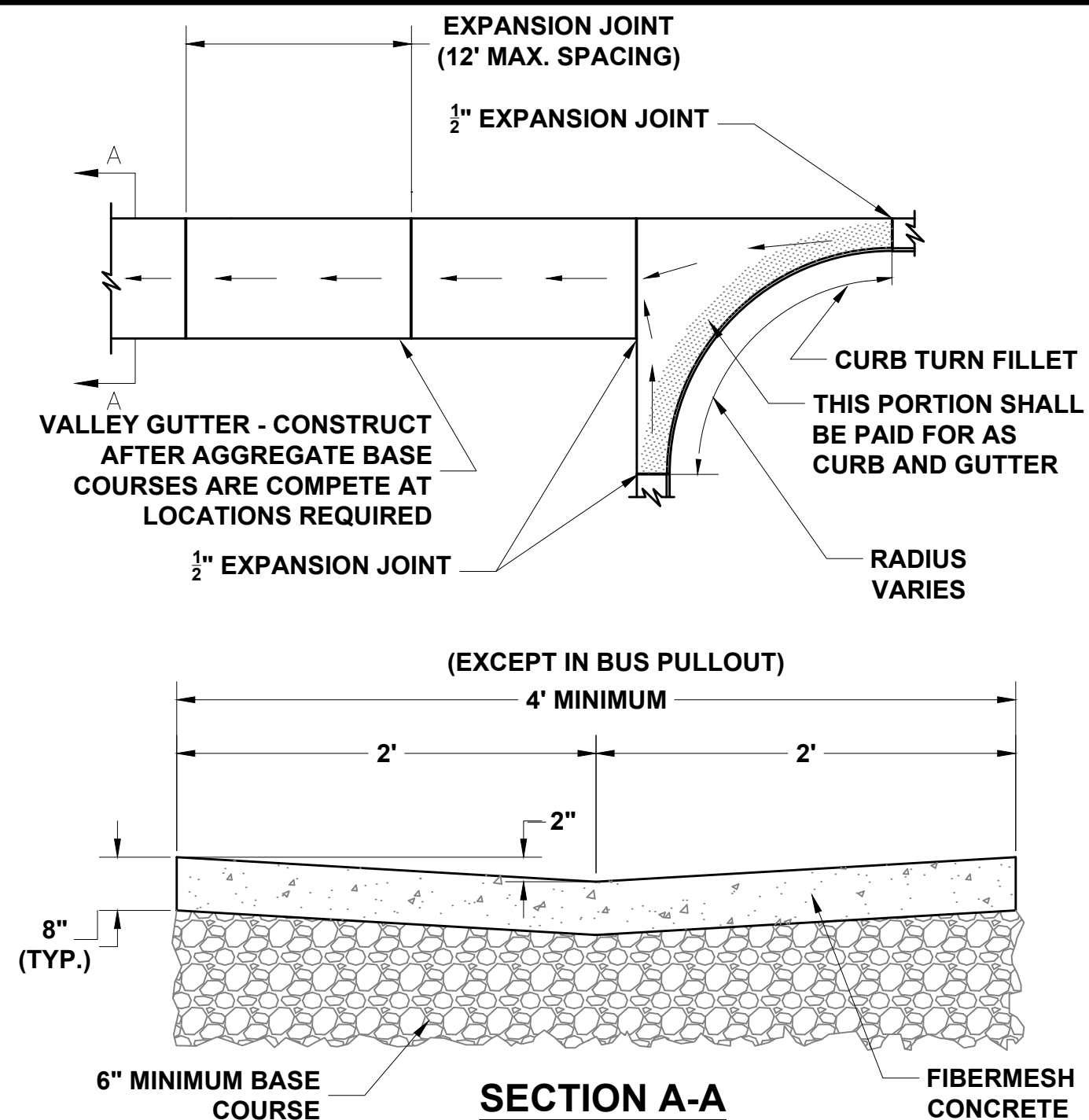
NOT TO SCALE



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

SIDEWALK DETAIL

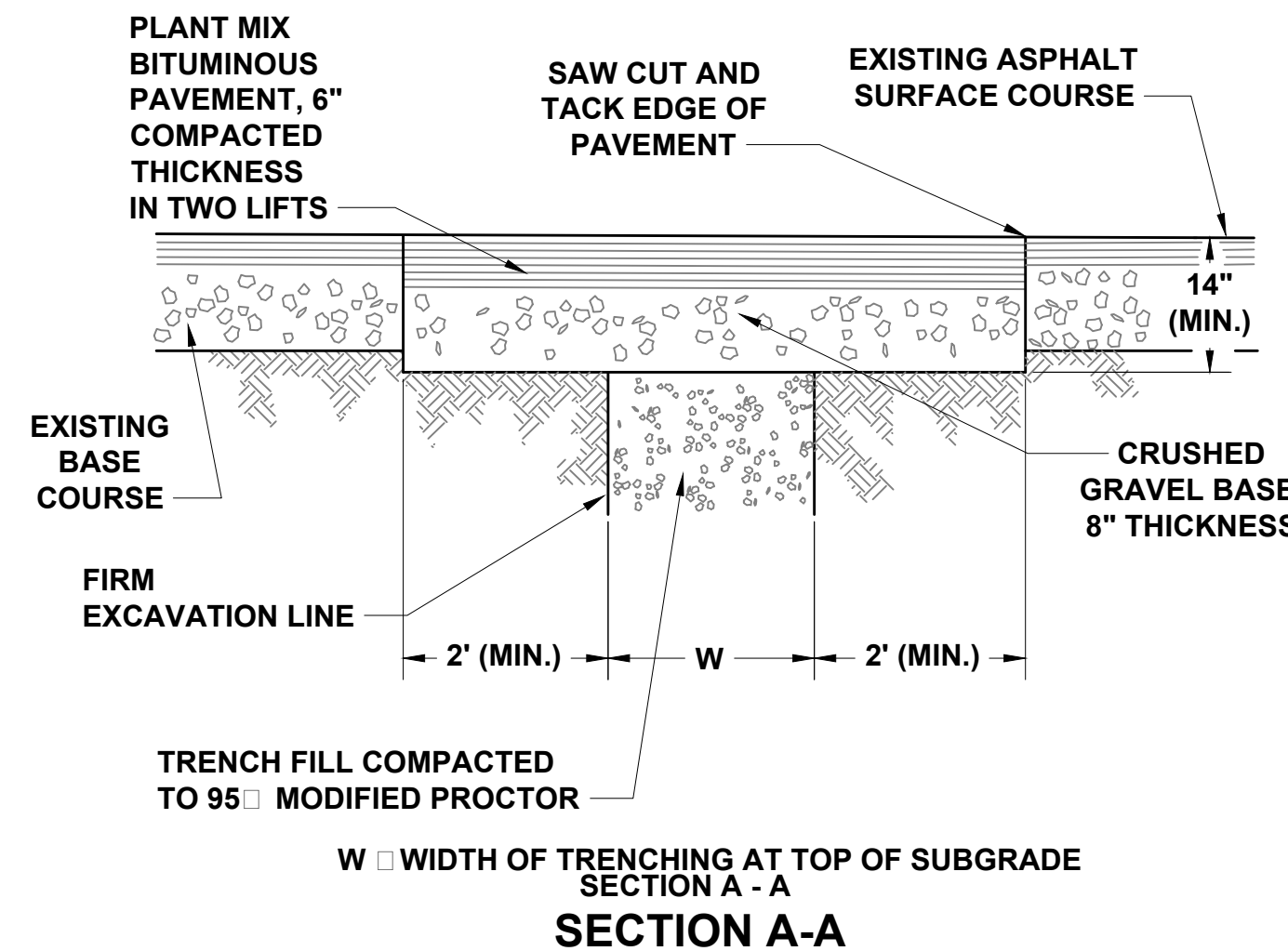
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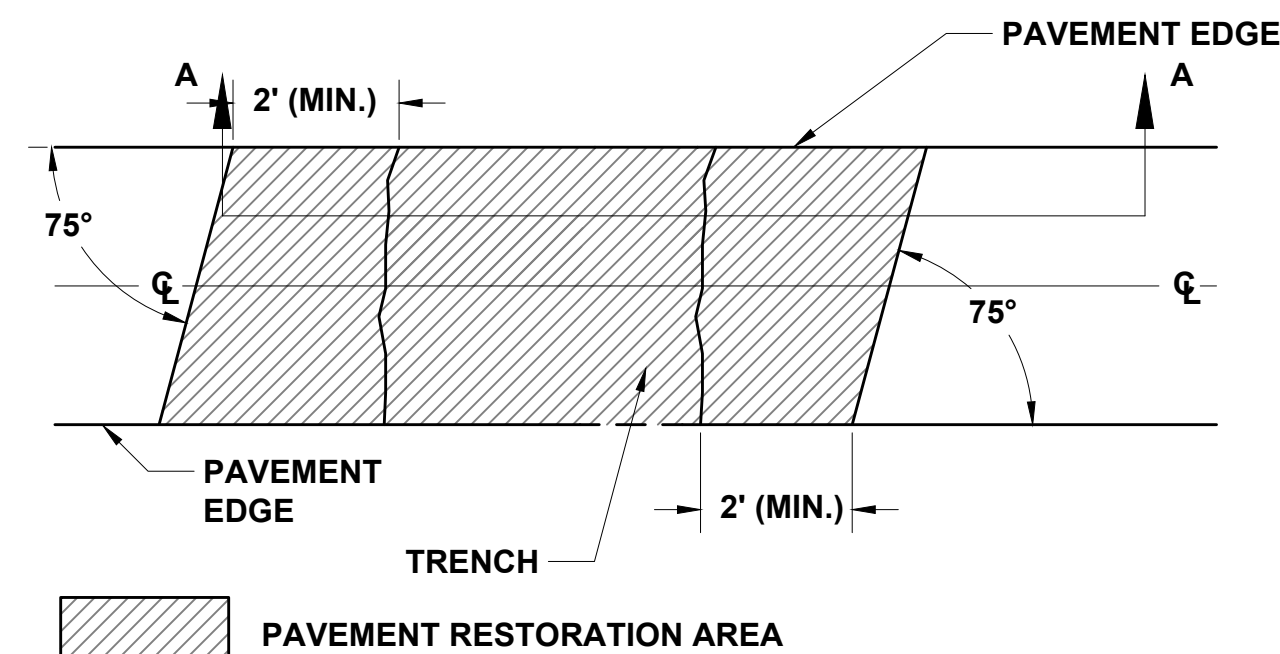
- NOTES: _____ CLASS 400
1. VALLEY GUTTERS AND CURB TURN FILLETS SHALL CONFORM TO WPWSS SECTION 02528, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.08.
 2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
 3. REMOVAL AND REPLACEMENT OF VALLEY GUTTER SHALL TAKE PLACE IN FULL PANELS.
 4. CURB AND GUTTER SECTION SHALL BE POURED SEPARATE OF VALLEY PAN AS WELL AS PEDESTRIAN RAMP AND/OR SIDEWALK.

VALLEY GUTTER DETAIL

NOT TO SCALE



SECTION A-A



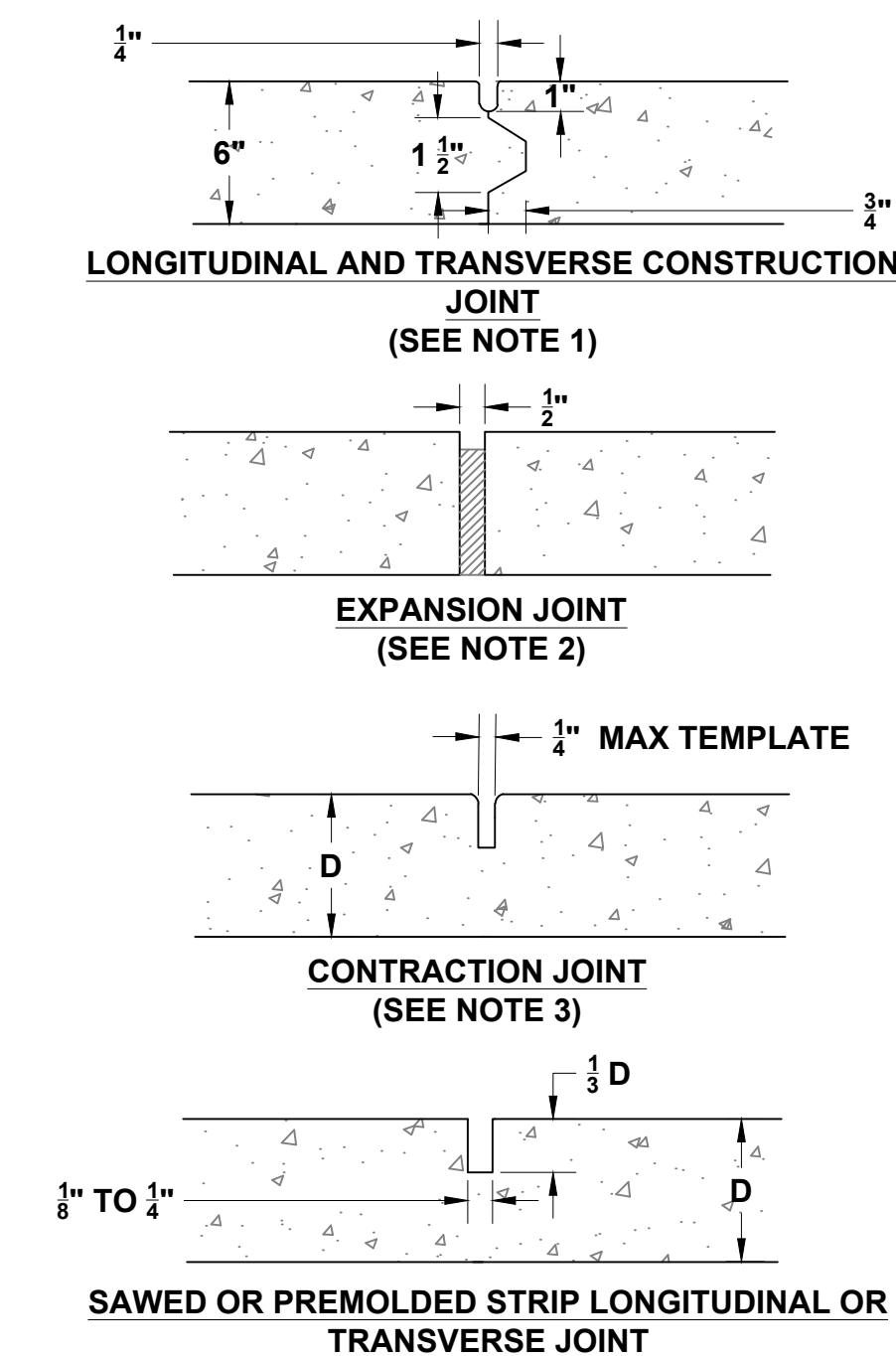
PLAN

NOTES:

1. CURBS SHALL CONFORM TO SPECIFICATION 32 16 13, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH SPECIFICATION 32 13 13
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO SPECIFICATION 31 05 16, PART 2.03, GRADING H, AND BE INSTALLED PER SPECIFICATION 32 11 23, PART 3.03.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. VERTICAL CURB SHALL BE USED IN PREFERENCE TO ROLL CURB.

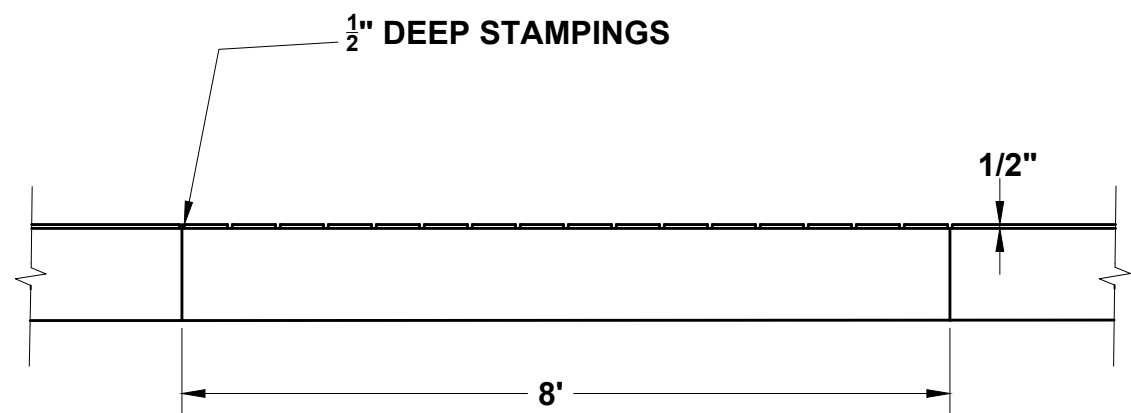
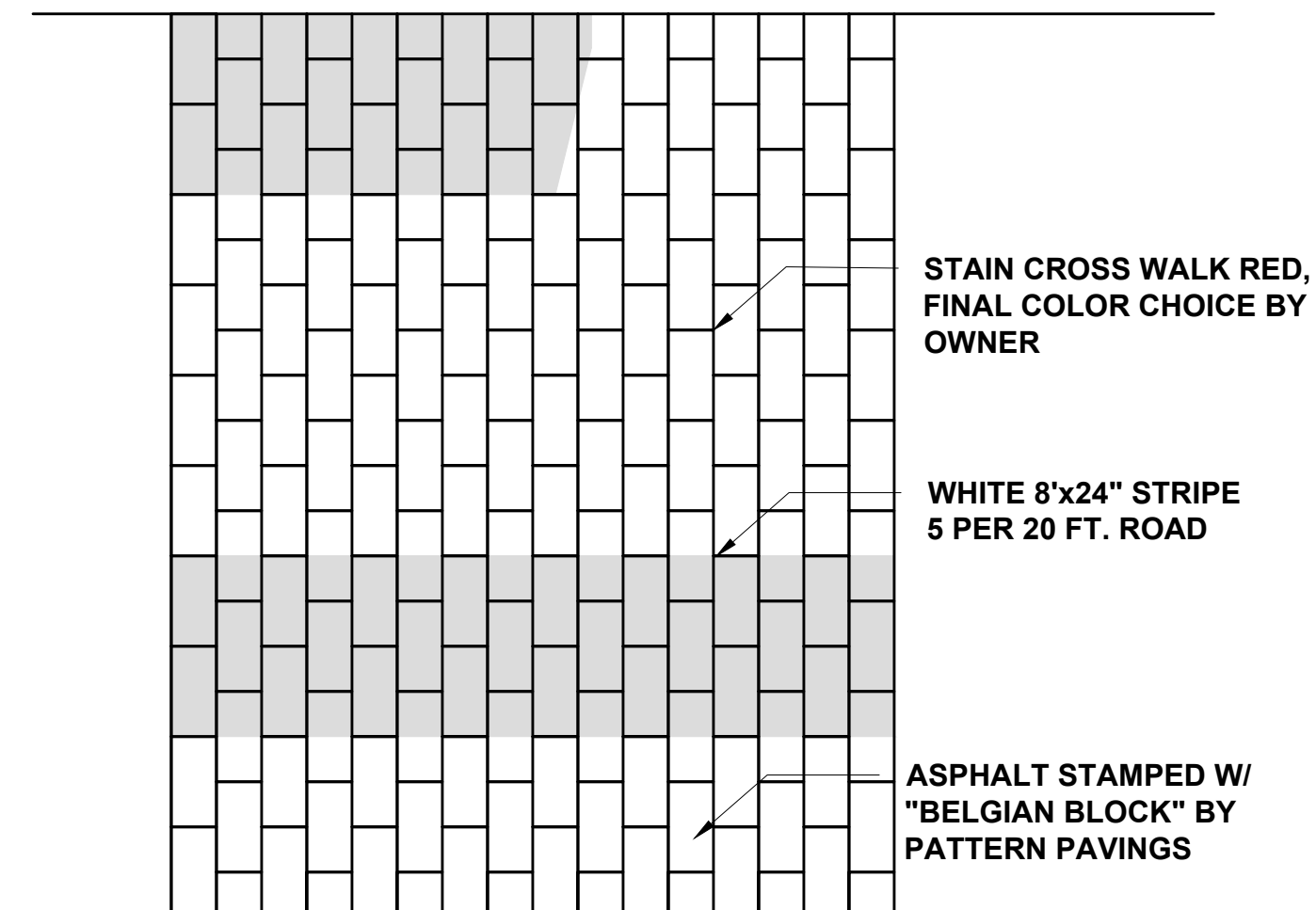
CURB DETAILS

NOT TO SCALE



NOTES:

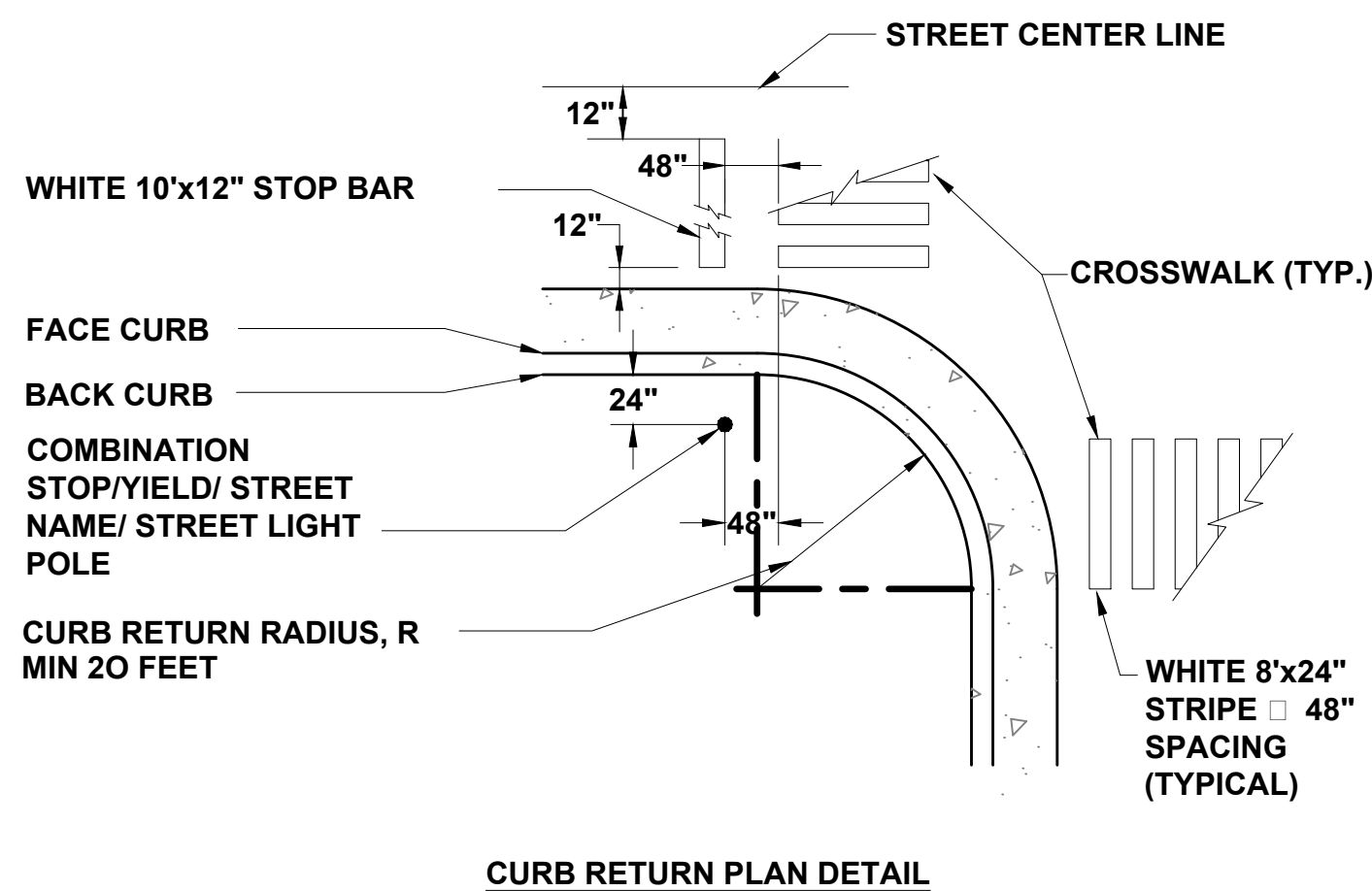
1. KEYWAY FORMED BY FASTENING METAL KEY TO FORM.
2. $\frac{3}{4}$ " PREMOLED NON-EXTRUDING EXPANSION JOINT MATERIAL TO MEET AASHTO M-59. EXPANSION MATERIAL SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURES SUCH AS INLETS AND DRIVEWAYS, AND EVER 300' ON LONG STRAIGHT CONCRETE STRETCHES.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



- NOTES:
1. ASPHALT TO BE STAMPED AND STAINED TO MANUFACTURERS SPECIFICATIONS.
 2. STAMP PATTERN SHALL BE "BELGIAN BLOCK" BY PATTERN PAVING PRODUCTS.
 3. ASPHALT IN CROSS WALK SHALL BE STAINED WITH A REDDISH COLOR.

CROSSWALK DETAIL

NOT TO SCALE



CURB RETURN PLAN DETAIL

- NOTES:**
1. PEDESTRIAN RAMPS SHALL BE PER TOWN STANDARDS AND CONFORM TO ALL ADA STANDARD REQUIREMENTS.
 2. SIGNAGE PLACEMENT SHALL BE PER THIS DRAWING.
 3. STREET LIGHTS SHALL BE PER TOWN STANDARDS.
 4. CURB RETURN RADIUS (AT THE BACK OF CURB) SHALL BE 20' FOR ALL STREET DESIGNATIONS EXCEPT INDUSTRIAL, WHERE R SHALL EQUAL 30'.
 5. CLEAR THROUGH ONE MUST BE MAINTAINED AROUND ALL OBSTRUCTIONS, INCLUDING FIRE HYDRANTS, UTILITY POLES, GUY WIRES, PULL BOXES, NEWSPAPER BOXES, PHONE BOOTHS, ETC.
 6. ALL OTHER INFRASTRUCTURE REQUIRED MUST BE APPROVED BY THE TOWN ENGINEER.

STREET INTERSECTION DETAILS

NOT TO SCALE

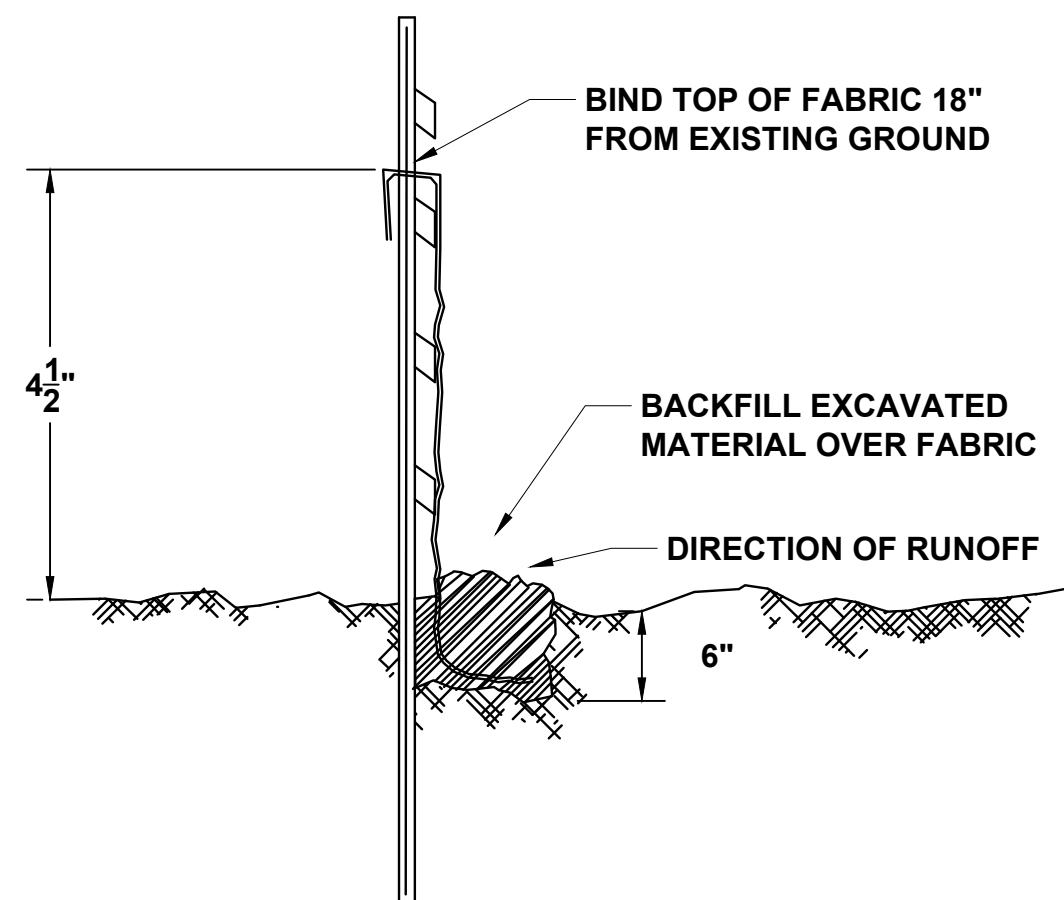
7 PERMANENT CO. ROAD RESTORATION DETAIL
C8.1 NOT TO SCALE

C8.1) **NOT TO SCALE**

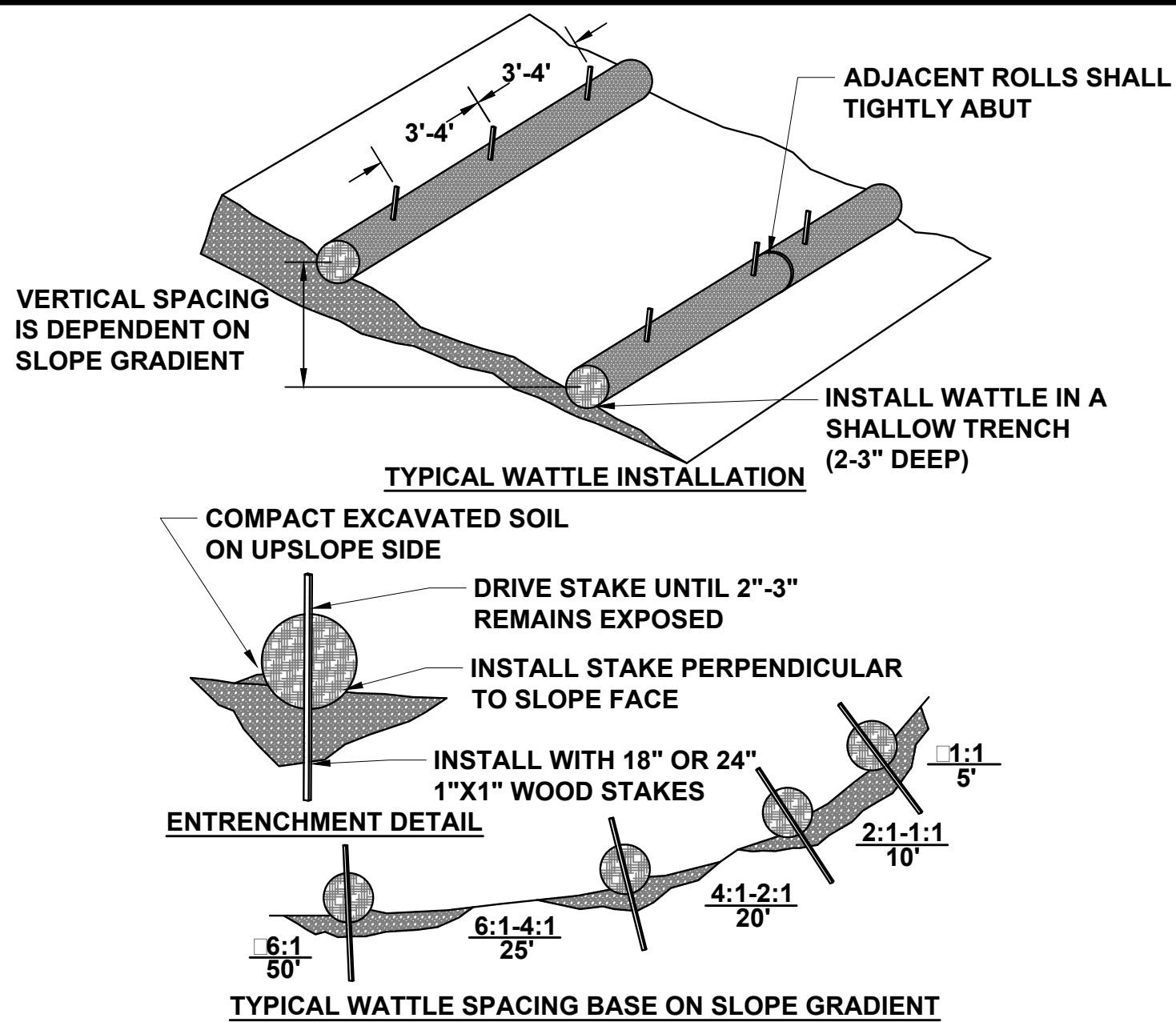
8 PAVING AND CONCRETE JOINT DETAILS

C8.1 NOT TO SCALE

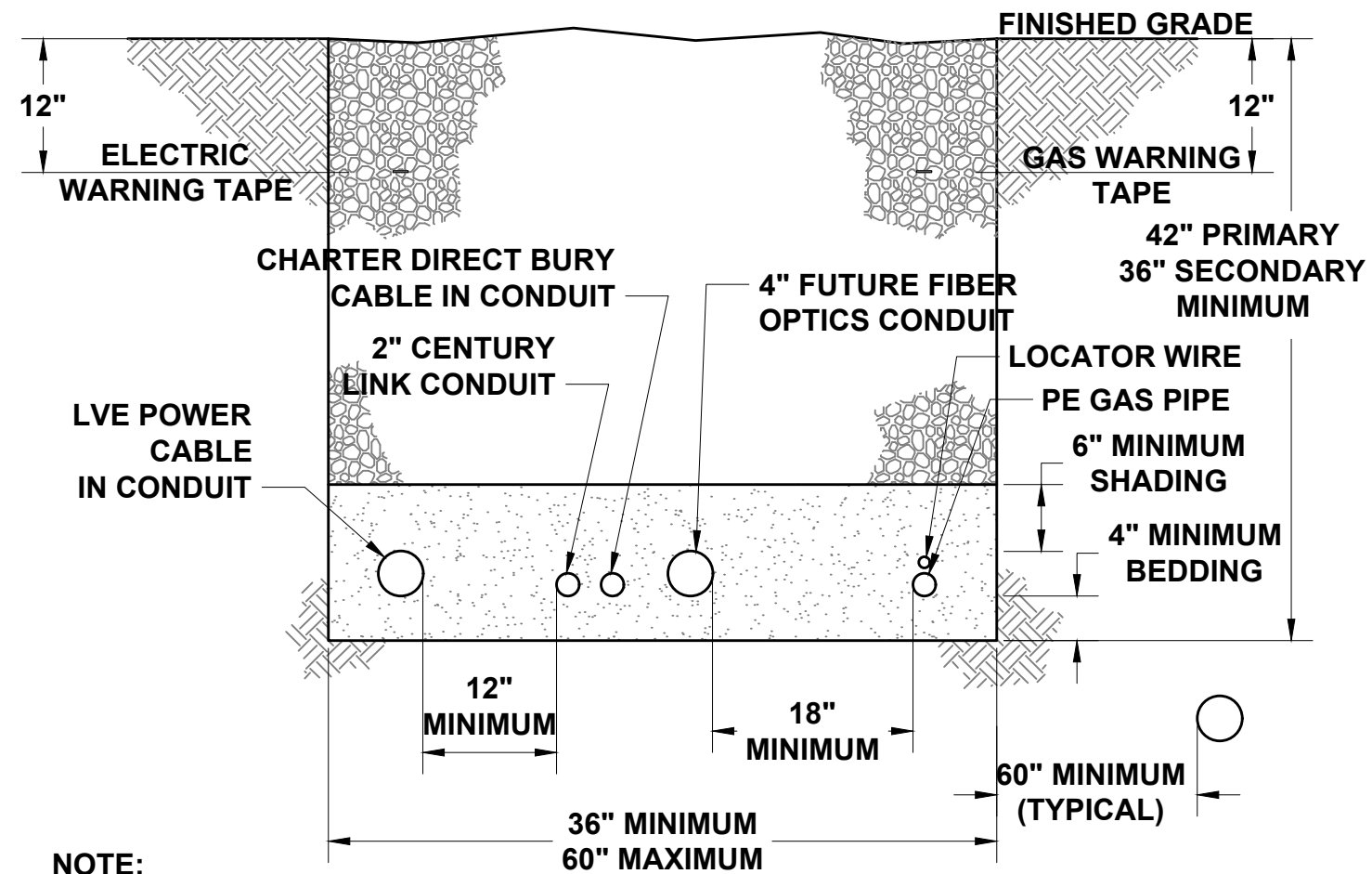
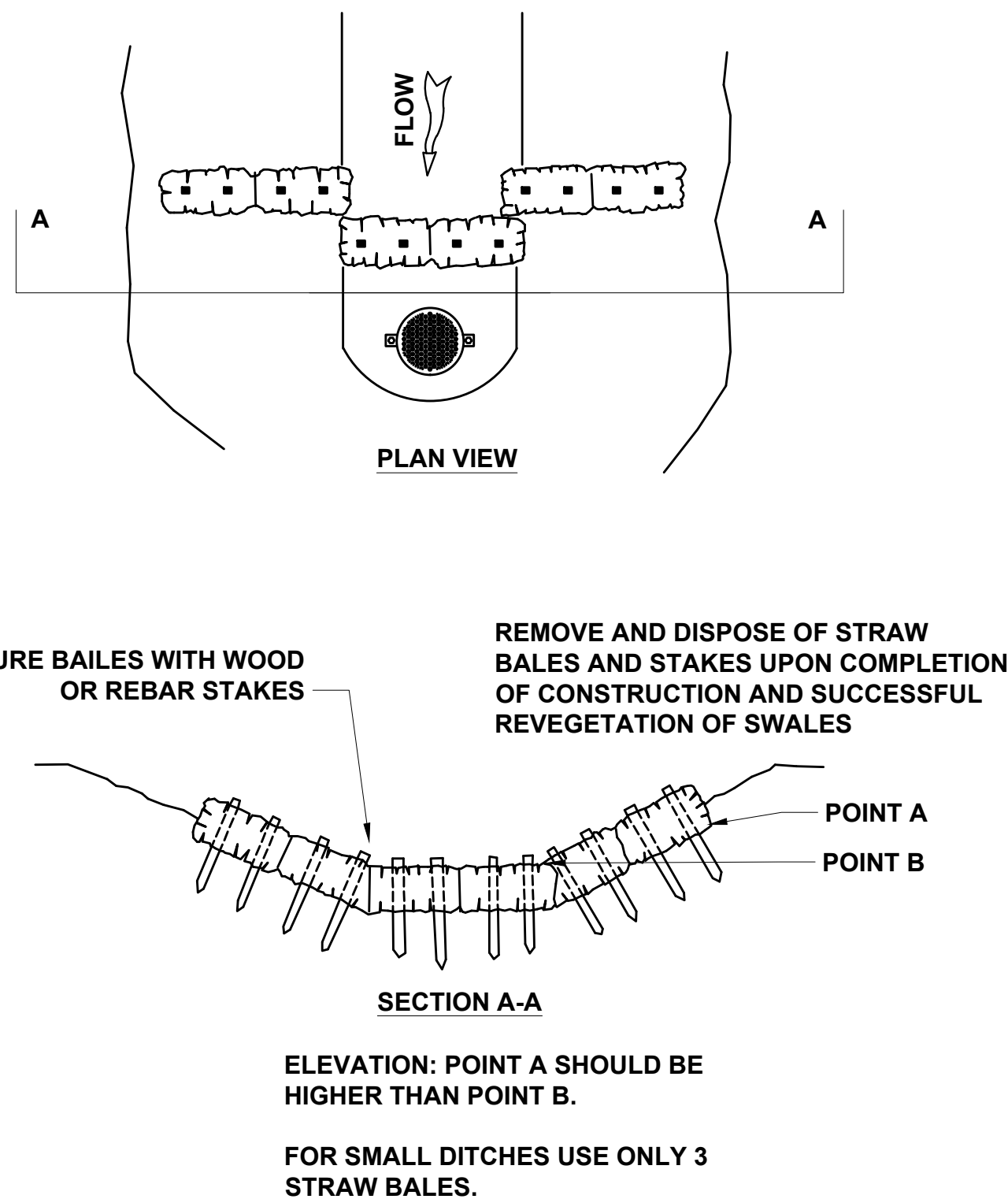
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REVIEWED BY:	AJ
PLAN VERSION	DATE
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GEC 1B	10/13/2011
GEC 1B-R1	11/15/2011
GEC 1B-R2	12/14/2011
GEC 1B-R3	01/31/2012
DEV P2	06/20/2012
PROJECT NUMBER	
16016.10	
SHEET	



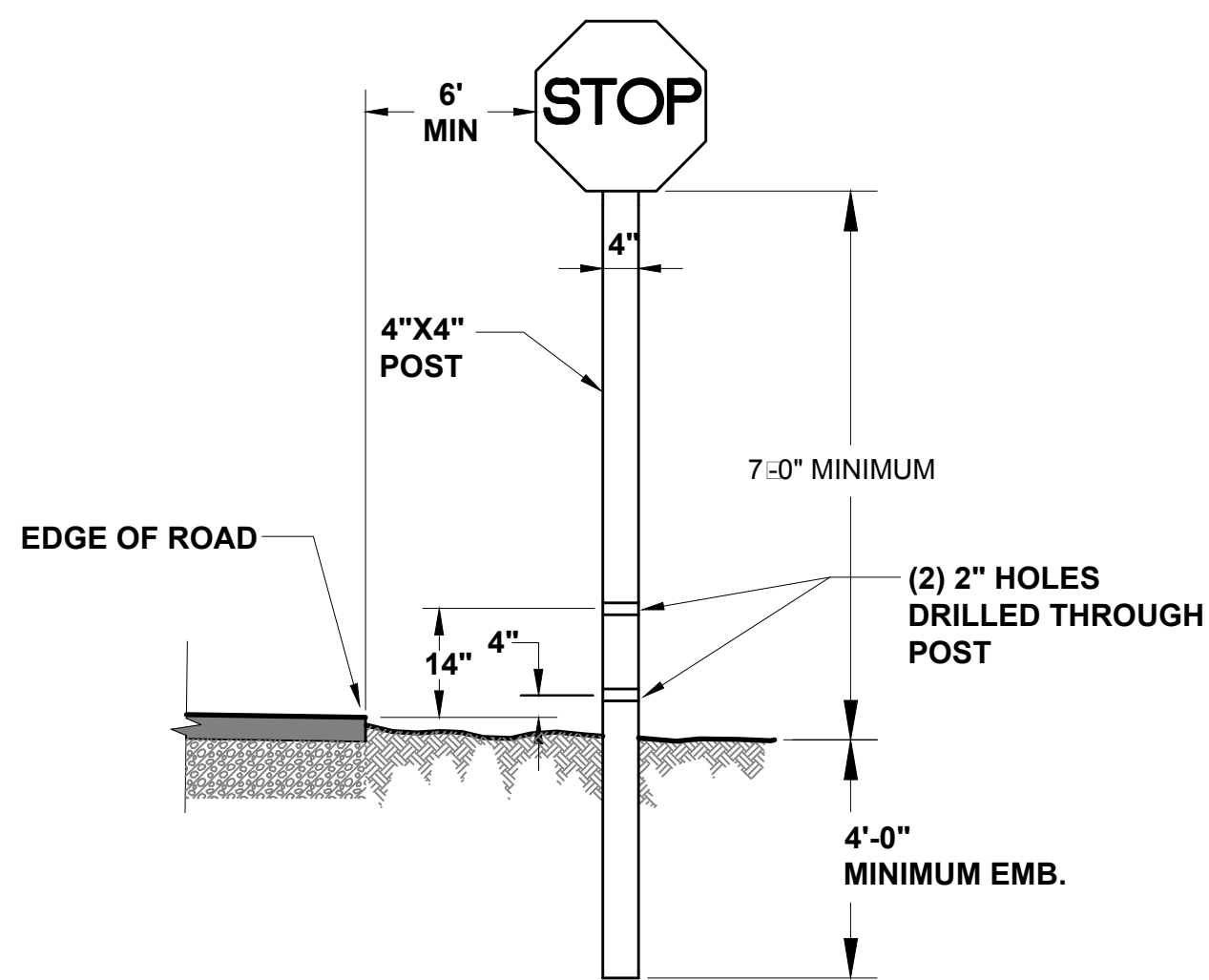
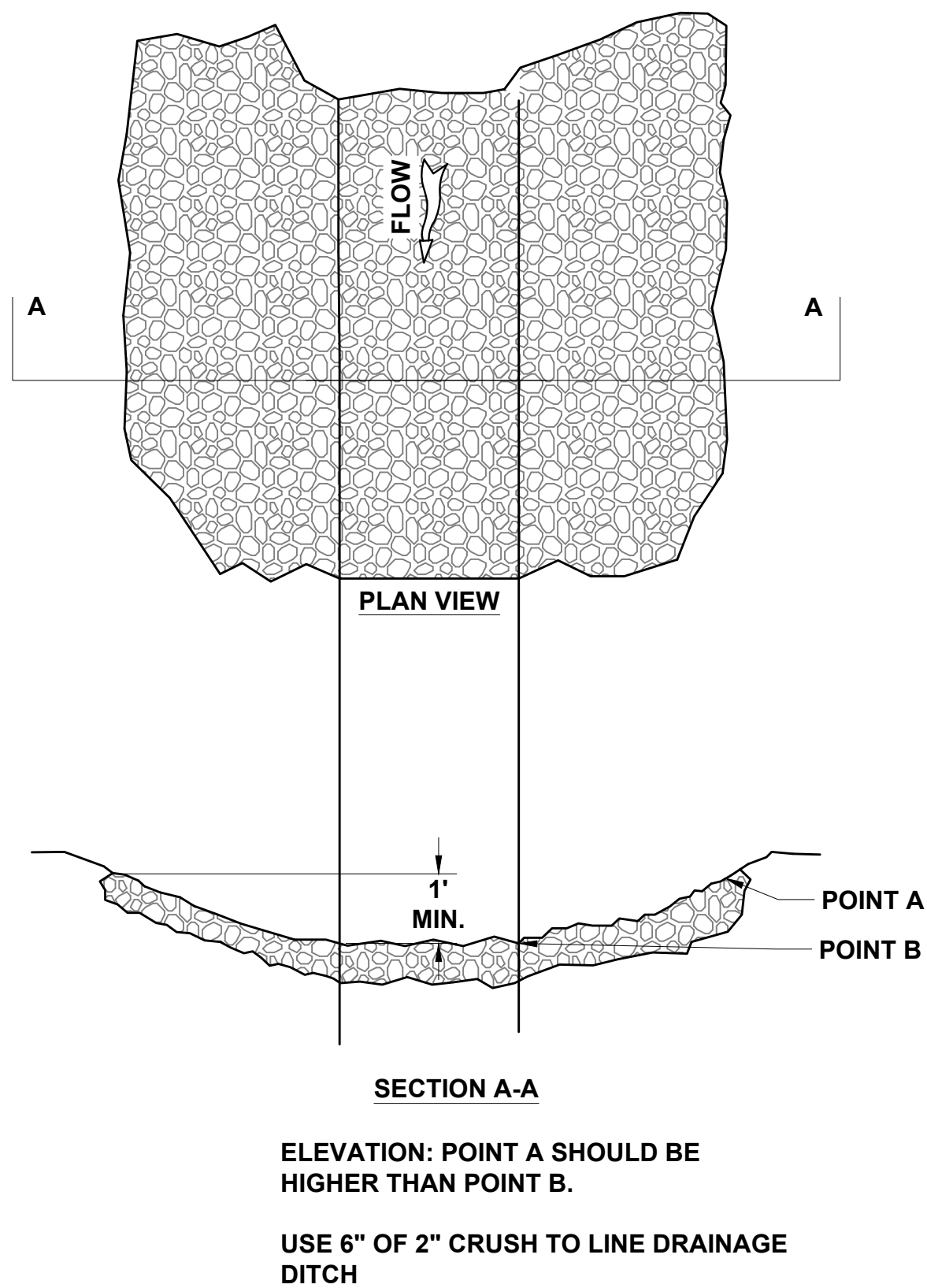
- NOTE:**
1. USE MIRAFI 100X FILTER FABRIC WITH STEEL FENCE POSTS AT 10'0" O.C. MAX., OR APPROVED EQUAL.
 2. PLACE SILT FENCE BARRIER DOWN GRADIENT OF CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS TO CONTROL SILT FROM LEAVING THE SITE.



- 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 ABUT.
 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.



- 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 $\frac{1}{4}$ " 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



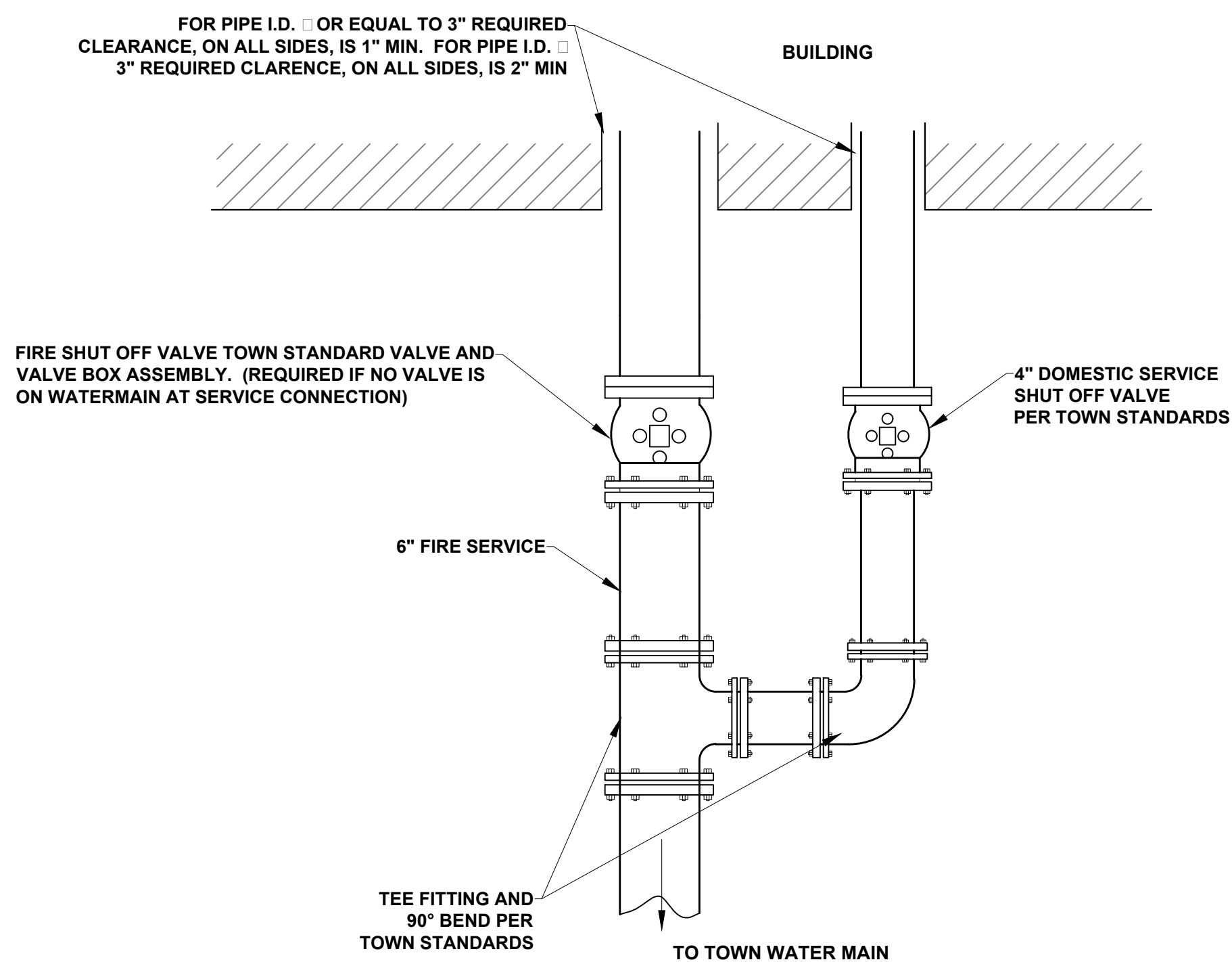
- NOTES:**
- 1. HARDWARE TO BE GALVANNEED STEEL OR ALUMINUM ALLOY BOLTS, NUTS AND WASHERS**
 - 2. SEE LANDSCAPE PLAN, SHEET L1.01 OF THIS DRAWING SET, FOR DETAILS ON STREET NAME SIGNS.**

<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.

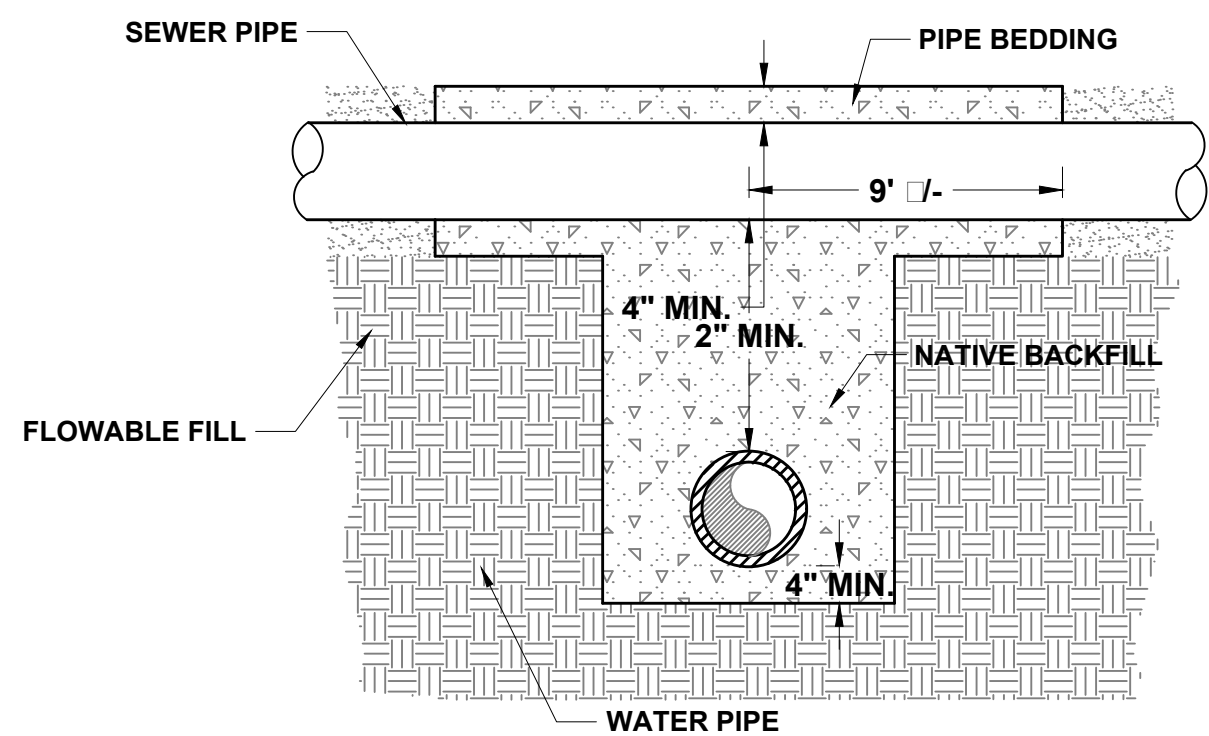


DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C8.2



- 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

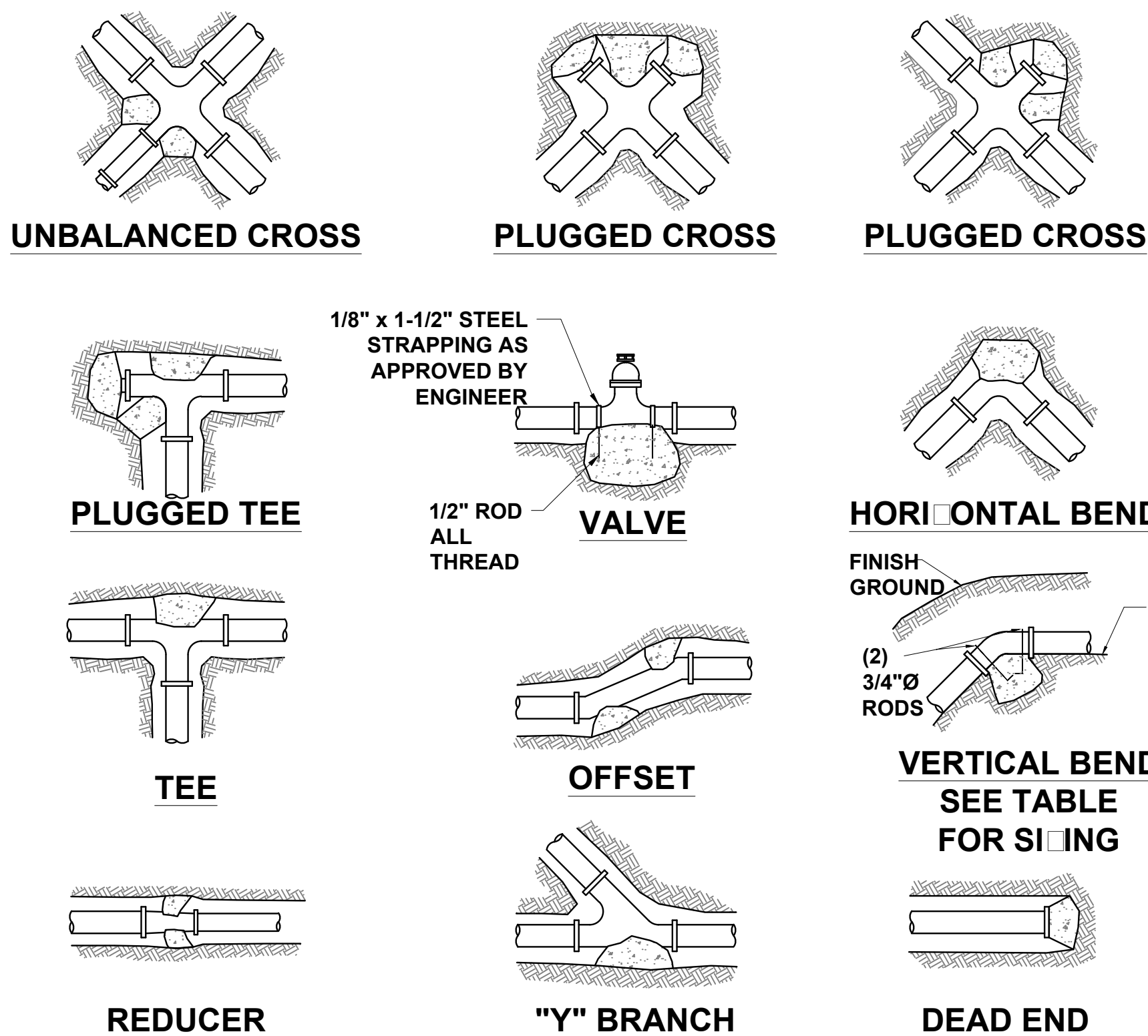


WATER/SEWER CROSSING NOTES:
NORMAL CONDITIONS - WATER MAINS CROSSING SANITARY SEWER MAINS, OR STORMS SEWERS SHALL BE LAID ABOVE TO PROVIDE A VERTICAL SEPARATION OF AT LEAST EIGHTEEN (18) INCHES WHENEVER POSSIBLE. THEY DISTANCE SHALL BE MEASURED FROM THE TIP OF THE SEWER PIPE TO THE BOTTOM OF THE WATER PIPE.
UNUSUAL CONDITIONS- WHEN LOCAL CONDITIONS PREVENT A VERTICAL SEPARATION OF AT LEAST (18) INCHES AS NOTED ABOVE, THE FOLLOWING CONSTRUCTION SHALL BE USED:

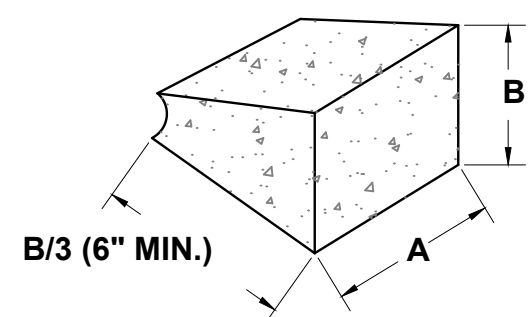
- 1) THE SANITARY SEWER OR STORM SEWER JOINTS SHALL BE CONSTRUCTED OF MATERIALS WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION (SDR 26 OR C-900) AND SHALL BE TESTED FOR WATER TIGHTNESS BE SEWER LINE METHODS OR
- 2) THE SANITARY SEWER, STORM SEWER OR WATER MAIN SHALL BE PLACED 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"	2'-3"	2'-0"	1'-0"
14"	5'-5"	3'-10"	6'-6"	4'-11"	4'-9"	3'-5"	3'-5"	2'-5"	2'-0"	1'-6"
20"	5'-0"	5'-0"	6'-0"	6'-0"	5'-0"	4'-0"	3'-6"	3'-0"	3'-0"	2'-0"
24"	6'-0"	6'-0"	7'-0"	7'-0"	5'-0"	5'-0"	4'-6"	3'-0"	3'-0"	3'-0"
30"	7'-6"	7'-6"	8'-0"	8'-0"	6'-3"	6'-3"	4'-9"	4'-6"	3'-3"	3'-3"



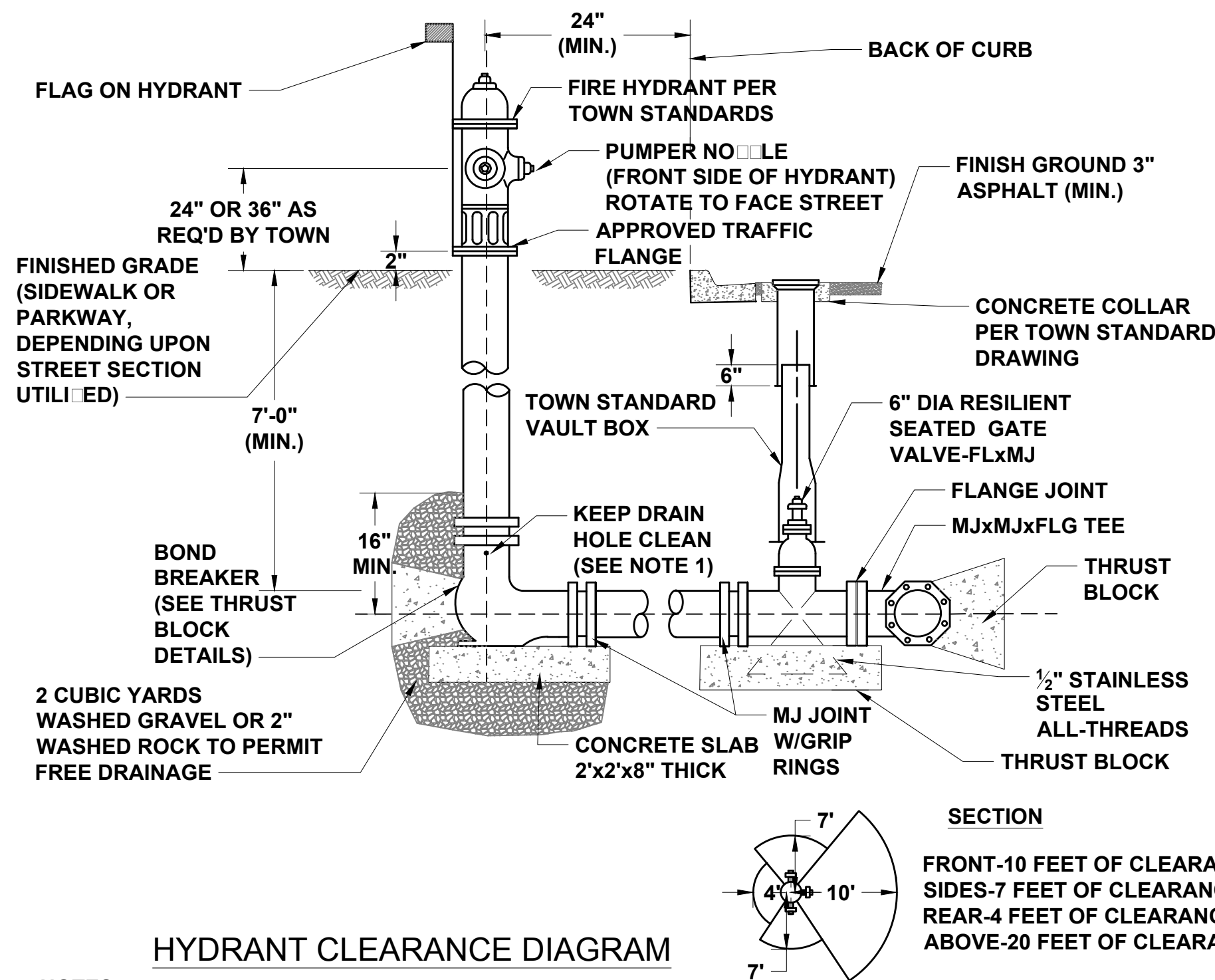
NOTES:

1. 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

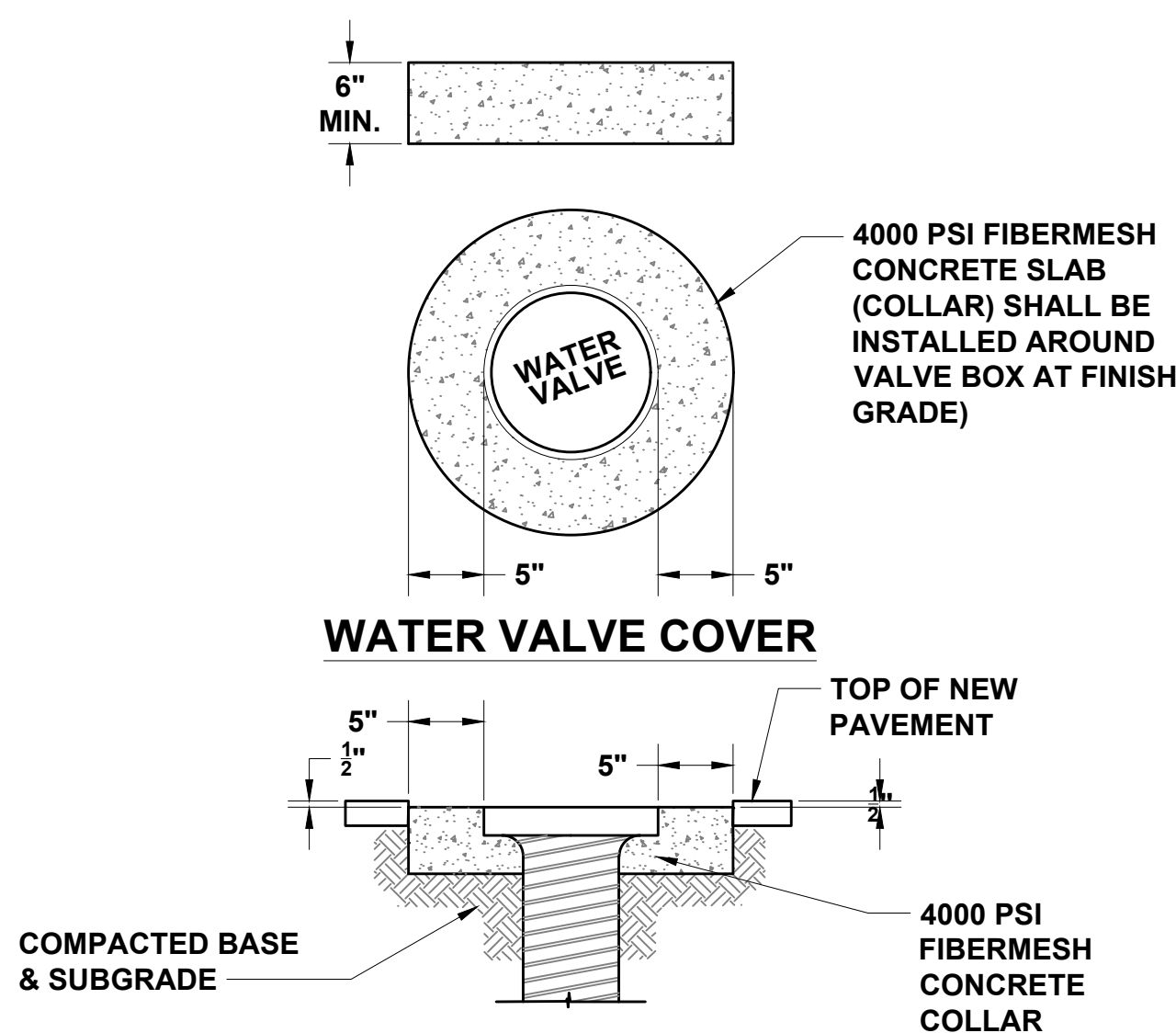
2 THRUST BLOCK DETAILS



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.**

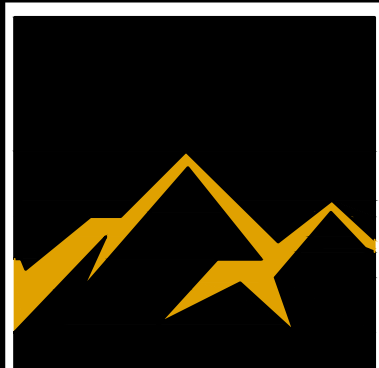
4 FIRE HYDRANT DETAIL



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" WHICHEVER IS GREATER

5 WATER VALVE ADJUSTMENT DETAIL



JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgensenassociates.com

PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

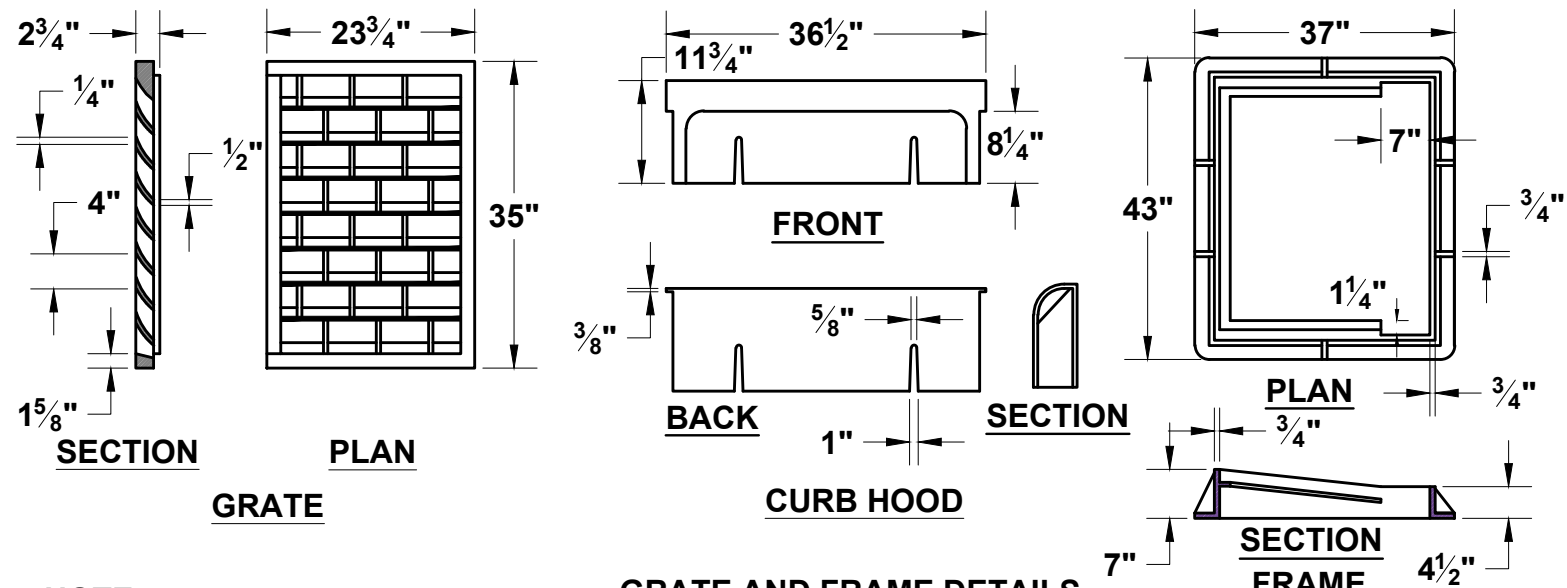
SHEET TITLE:
WATER SYSTEM DETAILS

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
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SHEET	

C8.3

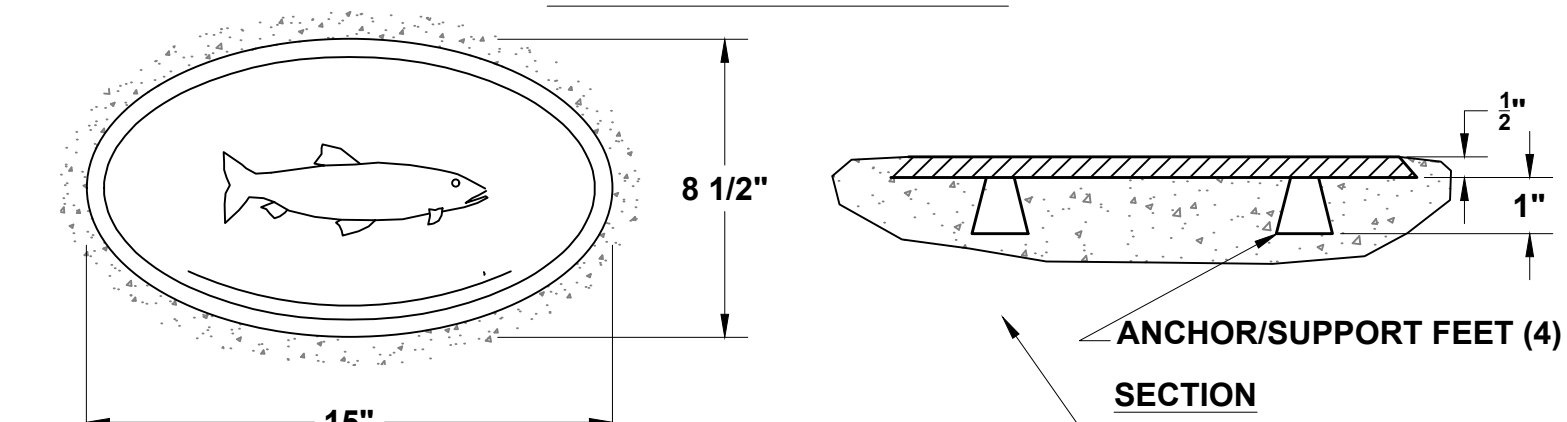
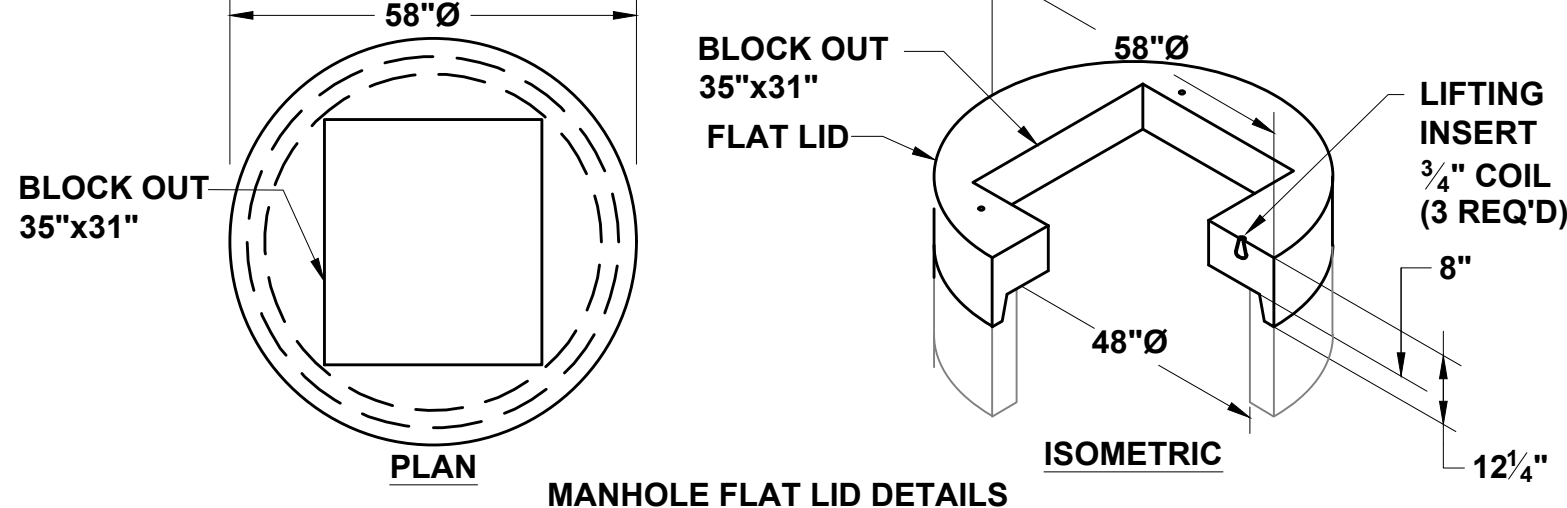
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16016-10-16 Hidden Hollow\16016-1\DWG\16016-10 DEV P2 - C8.1 DETAILS.dwg



NOTE:

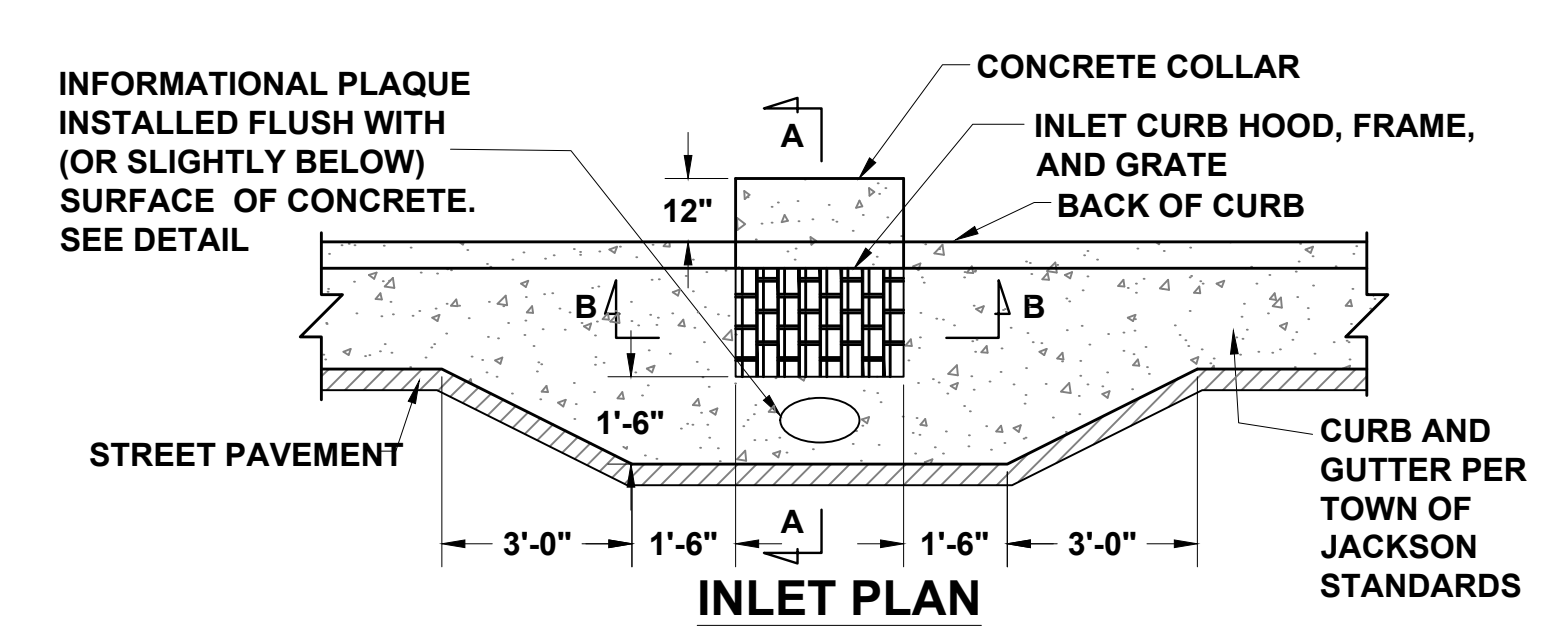
1. INLET GRATE AND FRAME SHALL BE MODEL NO. I-3520, AS MANUFACTURED BY D&L SUPPLY OF LINDON, UTAH, OR APPROVED SUBSTITUTE.
2. INLET GRATE SHALL BE VANED AND REVERSIBLE FOR EITHER LEFT-TO-RIGHT OR RIGHT-TO-LEFT FLOW.



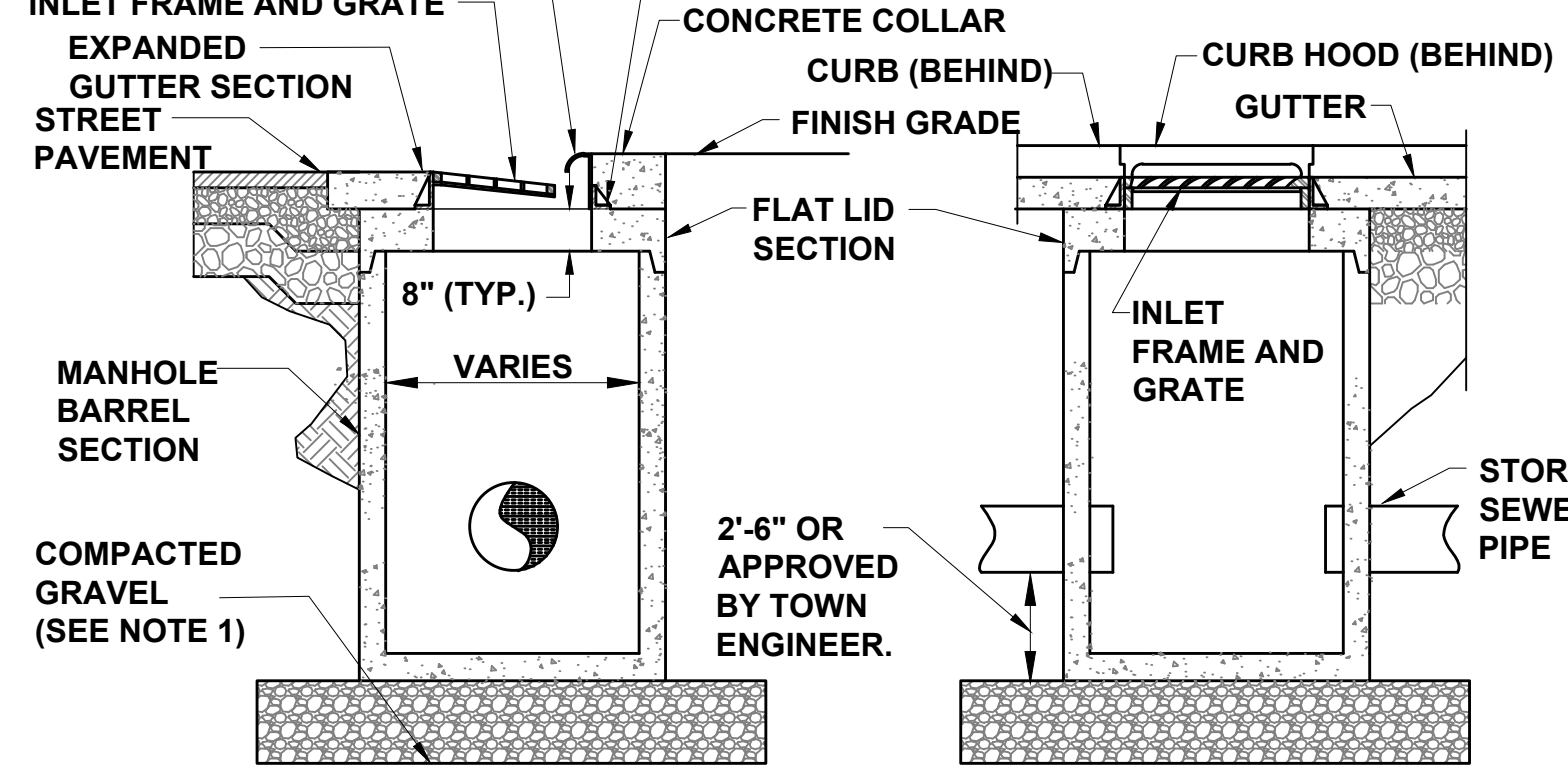
NOTE:

PLAQUE SHALL BE SUBSTANTIALLY AS SHOWN, AS SUPPLIED BY D&L SUPPLY OF LINDON, UTAH, OR APPROVED SUBSTITUTE.

1
C8.5 **STORMWATER GRATE**
NOT TO SCALE



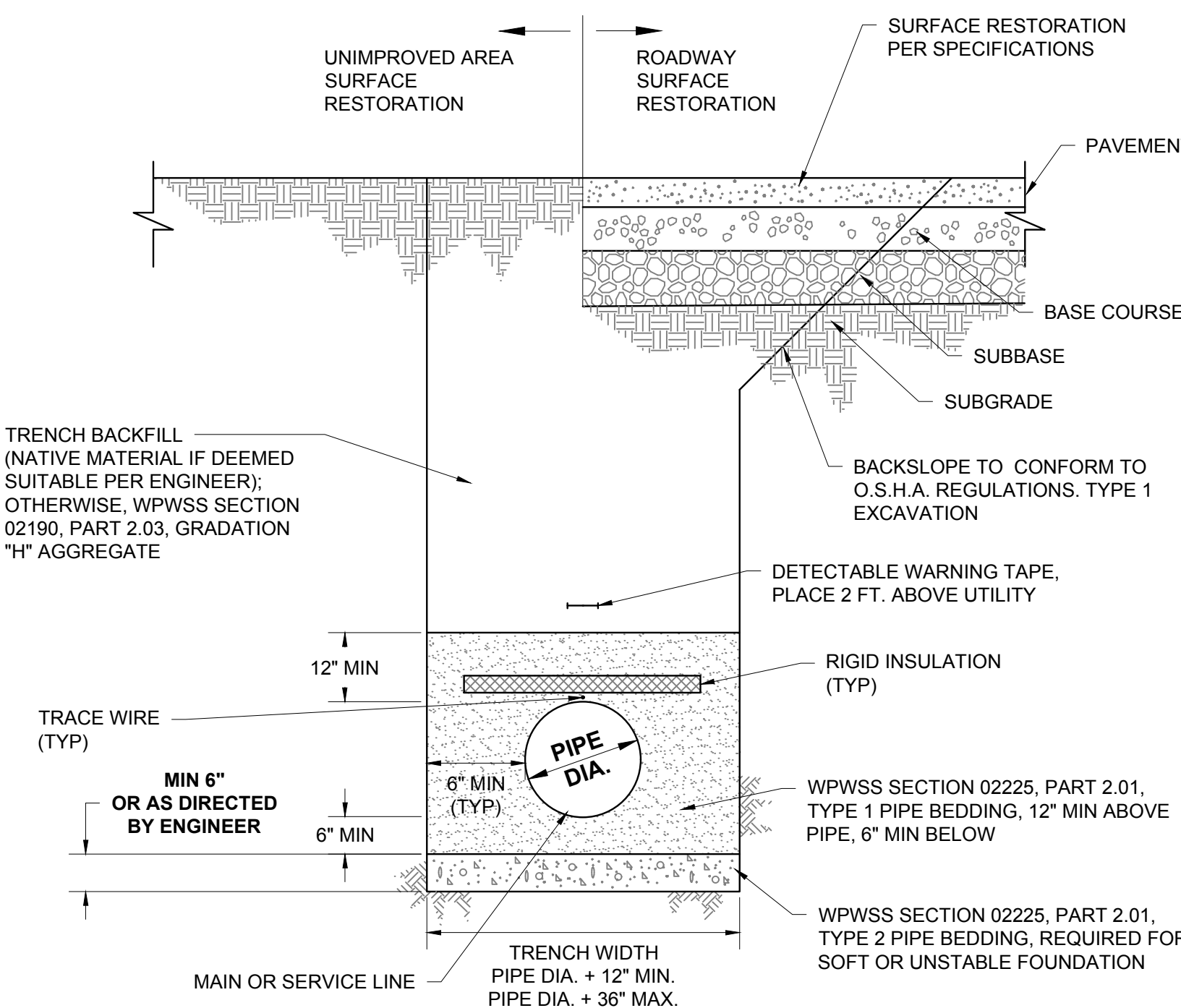
NOTE: PROVIDE 2" GROUT BED THICKNESS (ALL SIDES) BETWEEN BASE OF INLET FRAME AND TOP OF MANHOLE FLAT LID FOR FIELD ELEVATION ADJUSTMENT



2
C8.5 **STORMWATER INLET DETAILS**
NOT TO SCALE

NOTES:

1. GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.



3
C8.5 **TYPICAL SEWER/WATER/STORM/GEO THERMAL TRENCH DETAIL**
NOT TO SCALE

NOTES:

1. MINIMUM COVER VARIES BY UTILITY. SEE PLAN FOR DEPTH.
2. FOR TRENCHING, BEDDING AND BACKFILL REQUIREMENTS, SEE WPWSS AND TOWN OF JACKSON CONSTRUCTION STANDARDS.
3. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
 - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
 - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
4. COMPACTION OF NATIVE TRENCH BACKFILL SHALL BE CARRIED OUT IN 12" LIFTS.
5. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED TO PROVIDE UNIFORM PIPE SUPPORT.
6. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
7. WHERE THE SPECIFIED MAXIMUM TRENCH WIDTH IS EXCEEDED, OR IF THE PIPE IS INSTALLED IN COMPACTED EMBANKMENT, THEN PIPE EMBEDMENT SHALL BE COMPACTED TO 96% OF STANDARD PROCTOR MAXIMUM DENSITY (ASTM D-698) TO A POINT AT LEAST 3 PIPE DIAMETERS FROM THE PIPE ON BOTH SIDES OF THE PIPE OR TO THE TRENCH WALL, WHICHEVER IS LESS.
8. WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT IN A STRAIGHT LINE PARALLEL TO THE EDGE OF THE EXCAVATION BY USE OF A SPADE BITTED AIR HAMMER, CONCRETE SAW OR SIMILAR APPROVED EQUIPMENT TO OBTAIN A STRAIGHT, SQUARE, CLEAN BREAK. PAVEMENT CUTS SHALL BE TWO FEET WIDER THAN THE ACTUAL TRENCH OPENING AND CENTERED OVER SUCH BREAK.
9. PROVIDE TRACE WIRE ON ALL WATER AND GEOTHERMAL DISTRIBUTION SYSTEMS ON BOTH THE MAIN LINE AND SERVICE LINES. TRACER WIRE SHALL BE MINIMUM 10 GAUGE WITH POLYETHYLENE JACKET. COLOR SHALL MATCH PIPE USING APWA UNIFORM COLOR CODES FOR UNDERGROUND UTILITIES. ALL TRACE WIRE AND ACCOMPANYING EQUIPMENT TO BE INSTALLED PER SPECIFICATIONS.
10. DETECTABLE WARNING TAPE SHALL BE 2" MINIMUM WIDTH WITH STANDARD COLOR AND PRINTING, AND MINIMUM TENSILE STRENGTH OF 7,500 LBS. COLOR SHALL MATCH PIPE USING APWA UNIFORM COLOR CODES FOR UNDERGROUND UTILITIES.
11. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.

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

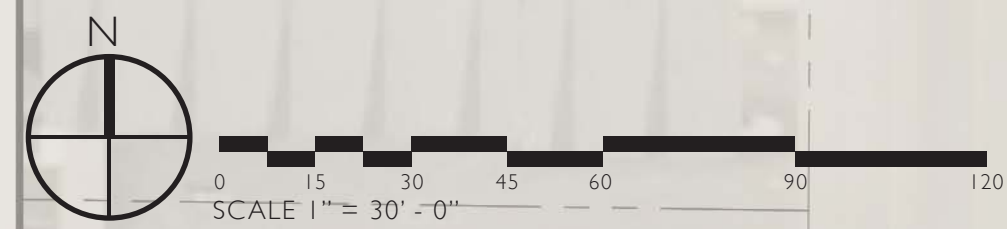
LEGEND

- 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
ARCHITECTS



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
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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

1. Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
2. Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
3. Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
4. Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1½ inches below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seed or sod.
5. Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
6. Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, sod, stones greater than ½" in any dimension, clay lumps, and other extraneous materials detrimental to plant growth.
7. For areas to receive sod or seed and/or to produce planting soil for areas indicated on details, amend suitable topsoil with organic compost to a ratio of 1 part compost to 4 parts topsoil by volume.
8. Compost shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8.0; moisture content 35 to 55 percent by weight, with organic matter content 50 to 60 percent of dry weight with 16-16-8 nutrient composition. If compost is not 16-16-8 composition, add commercial fertilizer in necessary quantities to meet 16-16-8 nutrient composition. Source: Glacier Gold Compost or approved equal.
9. Contactor to supplement existing native surface topsoil as necessary. Obtain supplemental topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
10. Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-8.0; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 decisiemens/m; not to exceed 0.5 percent inert contaminants and free of substances toxic to planting, organic matter content 50 to 60 percent of dry weight. Source: Glacier Gold Compost or approved equal.
11. The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.
12. Carefully align and space plant materials as indicated in these notes, drawings, and details. The final location of plant materials is to be approved by the Landscape Architect on site prior to installation. The Contractor is responsible for staking or marking the location of all plant materials on site for review by the Landscape Architect. The Landscape Architect reserves the right to adjust the exact locations of plants on site.
13. All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
14. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray or rotor system. Irrigation system shall be design-build by Contractor. Contractor shall provide an irrigation shop-drawing for review by Landscape Architect before proceeding. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project.
15. The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
16. No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
17. For ball & burlap trees, remove burlap from top ⅓ of rootball and entire wire basket as tree pits are backfilled.
18. All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
19. During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.
20. All disturbed areas not receiving other planting treatment shall be seeded with 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 alginum</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

21. Apply 16-16-8 fertilizer at the rate of 15 lbs per 1,000 SF and till into top 4" of areas to receive sod or seed.
22. Planting period for seed and sod shall be immediately after finish grading and irrigation installation are accepted but no later than September 30 for sod. Seed shall be installed after September 30 or no later than June 1.

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

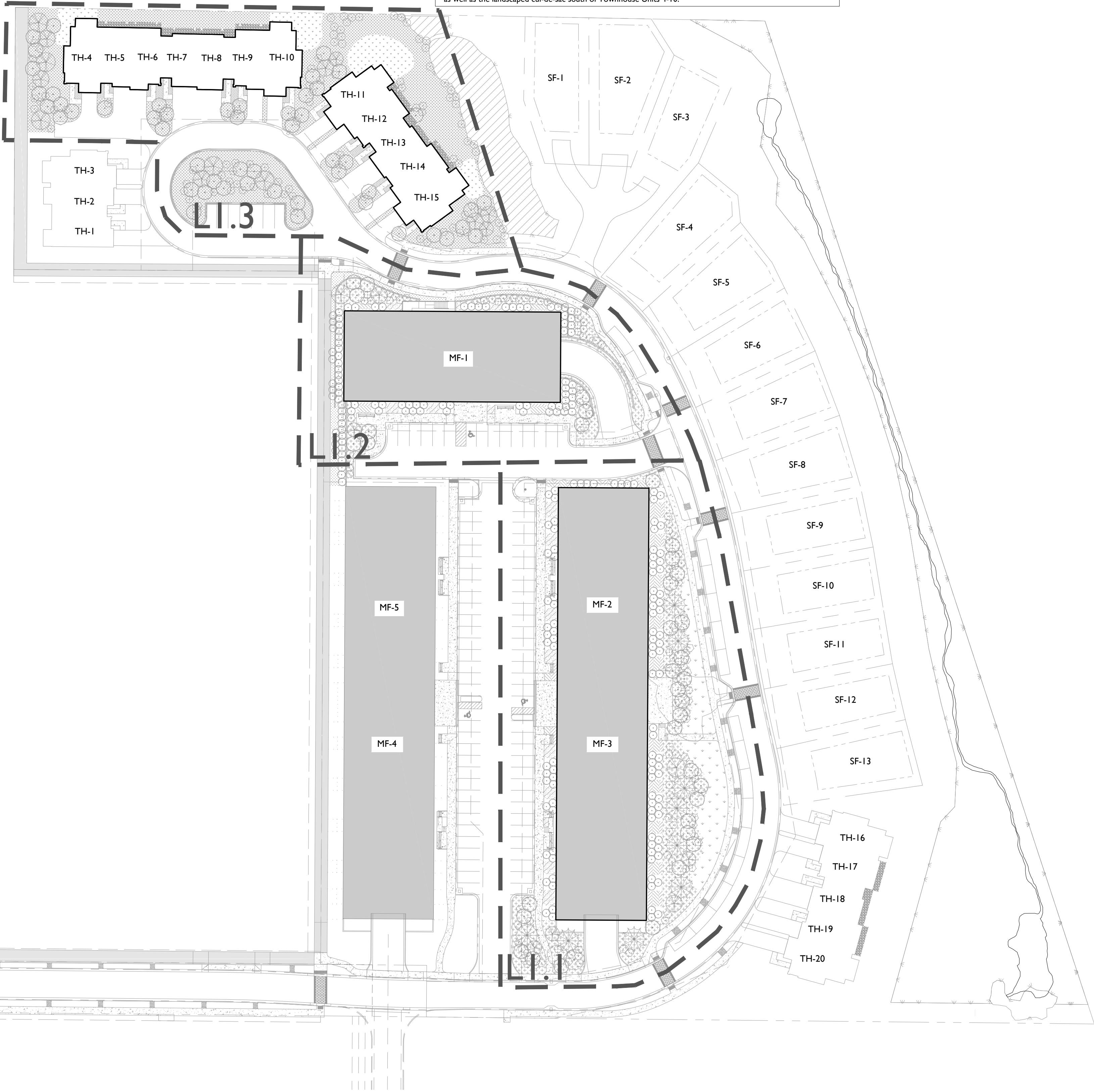
1 Plant Unit Required per Dwelling Unit = 95 Plant Units
1 Plant Unit Required per 12 Parking Spaces = 2 Plant Units

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

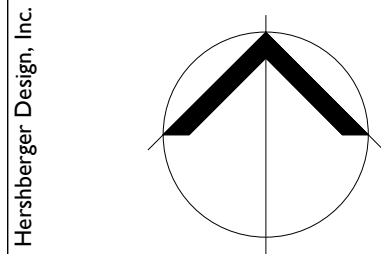
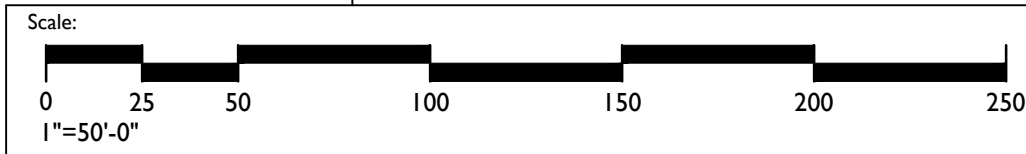
LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- SINGLE FAMILY BUILDING ENVELOPE
- TOP OF CURB
- SIDEWALK
- BUILDING FOOTPRINT (THIS APPLICATION, FDP2)

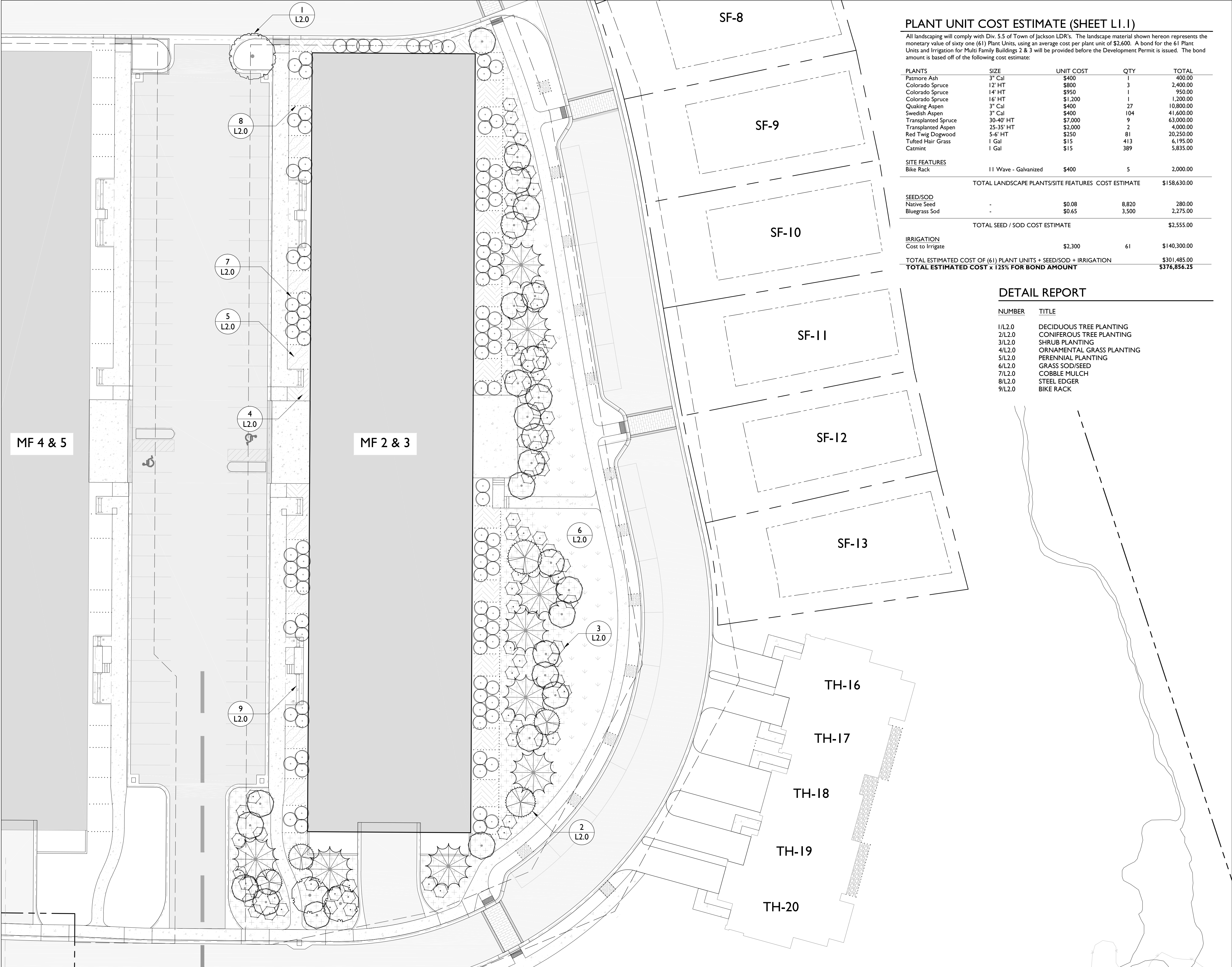
HERSHBERGER DESIGN

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

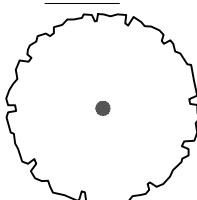

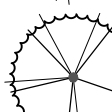
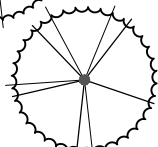
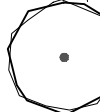

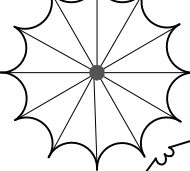




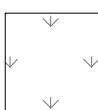
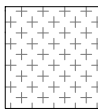
HIDDEN HOLLOW
MERCILL AVENUE AT HIDDEN HOLLOW
FDP2

60 ROSENCRANS
JACKSON, WYOMING

LEGEND

- PROPERTY BOUNDARY / LOT LINES
- SINGLE FAMILY LOT BOUNDARY
- SINGLE FAMILY BUILDING ENVELOPE
- TOP OF CURB
- SIDEWALK / PATHWAY
- STEEL EDGER

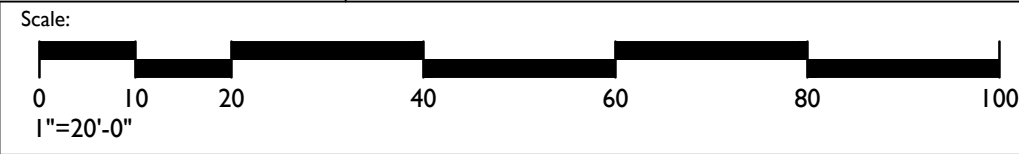
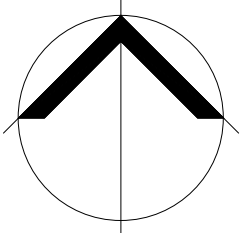
PLANT SCHEDULE (SHEET LI.1)

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 Balamroot		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	

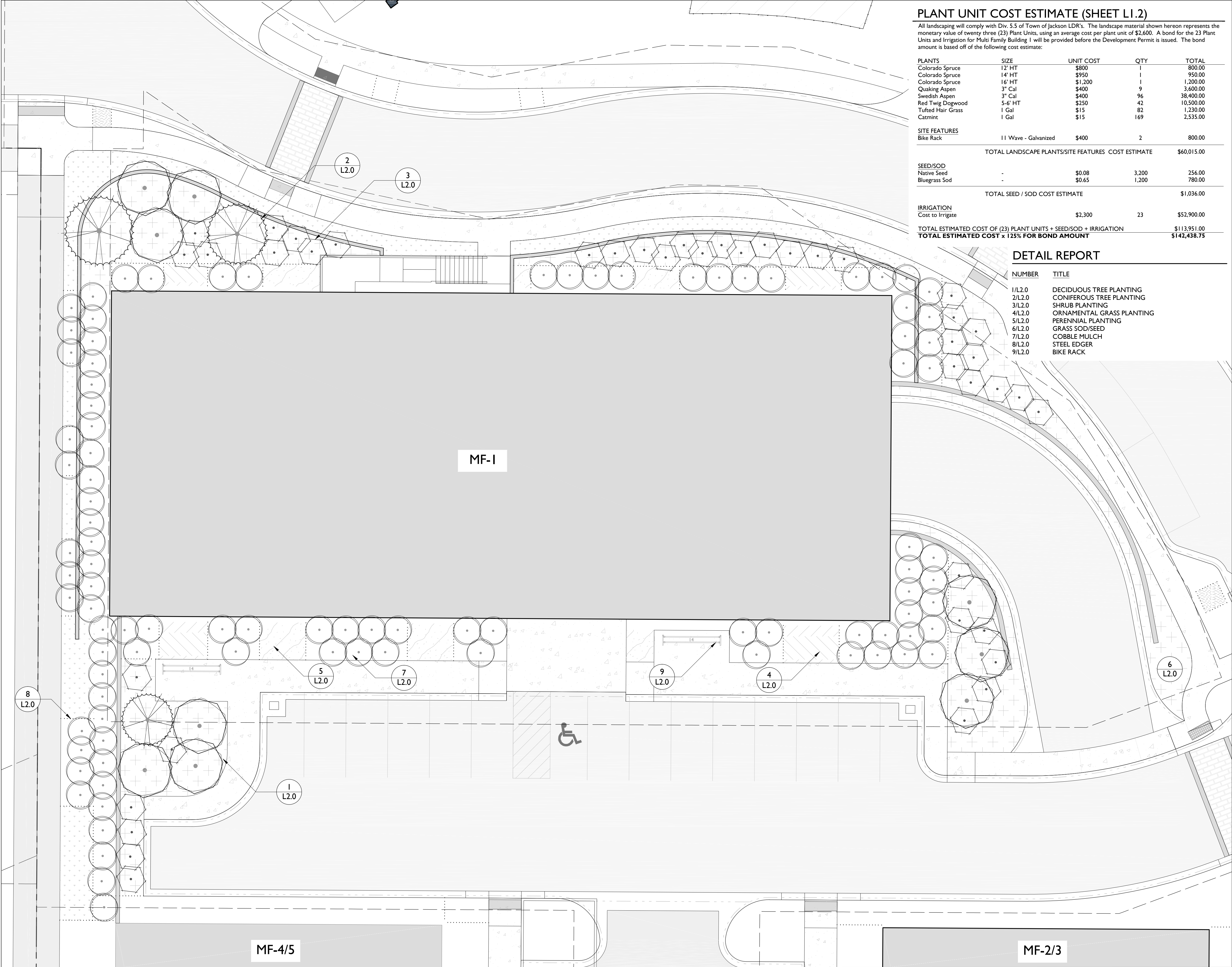
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Landscape Architecture · Environmental Planning · Urban Design
560 South Glenwood P.O. Box 1648 Jackson, Wyoming 83001 T:307.739.1001 F:307.734.8322

Issue Date:	06.25.2018	FDP2 SUBMISSION
Drawing Title:		
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

HERSHBERGER DESIGN

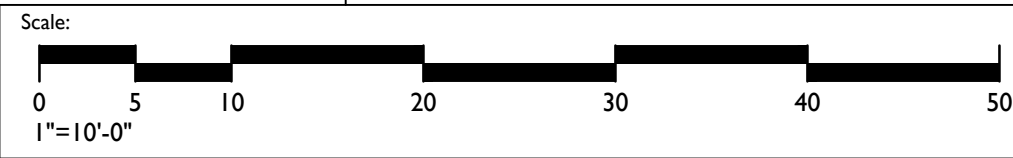
Landscape Architecture · Environmental Planning · Urban Design
560 South Glenwood P.O. Box 1648 Jackson, Wyoming 83001 T:307.739.1001 F:307.734.8322

Issue Date:	
· 06.25.2018	FDP2 SUBMISSION
·	
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·	
·	
·	

Drawing Title:
**MULTI-FAMILY
BUILDING 1
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
<i>Deschampsia caespitosa</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

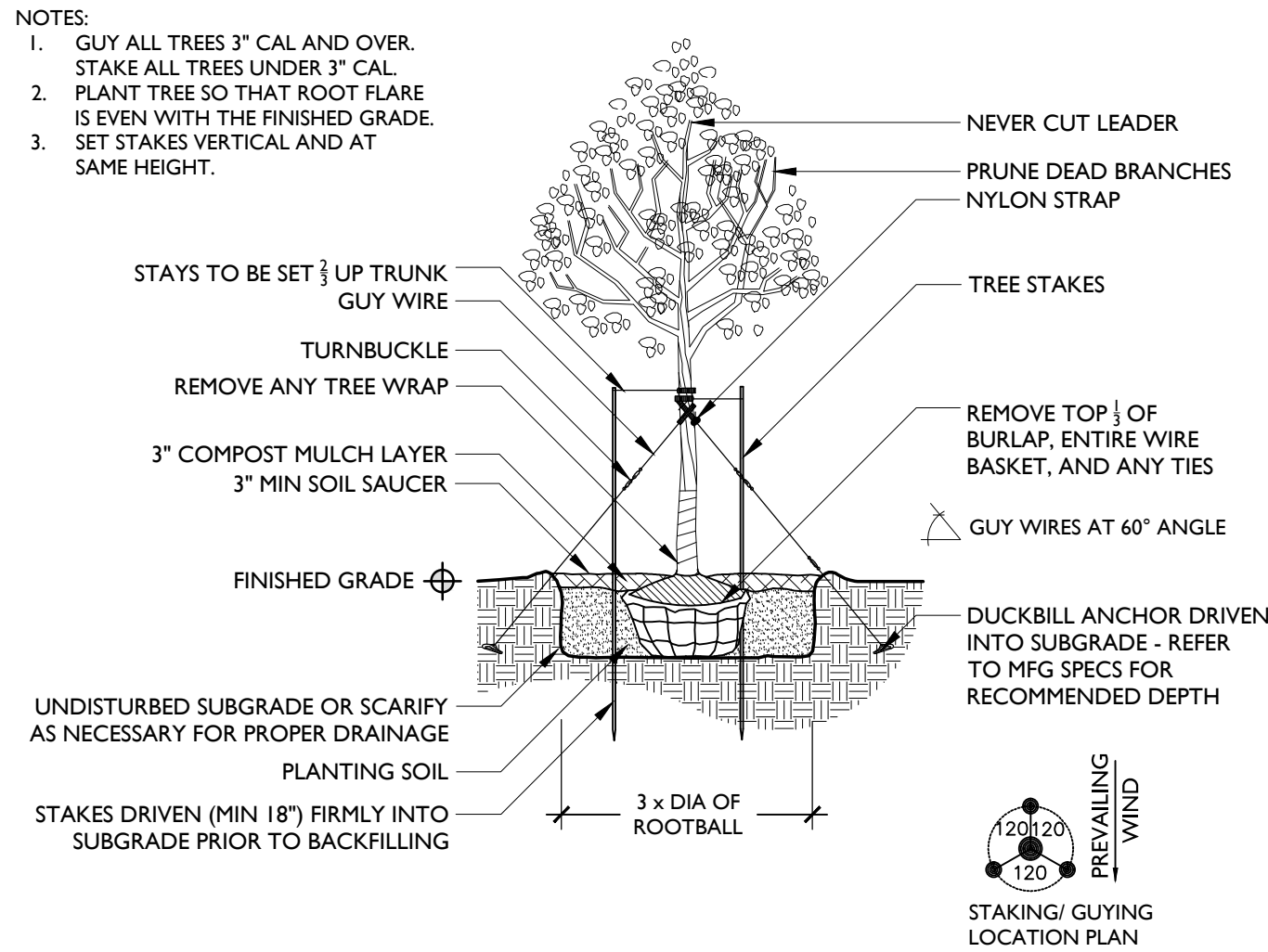
DETAIL REPORT

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

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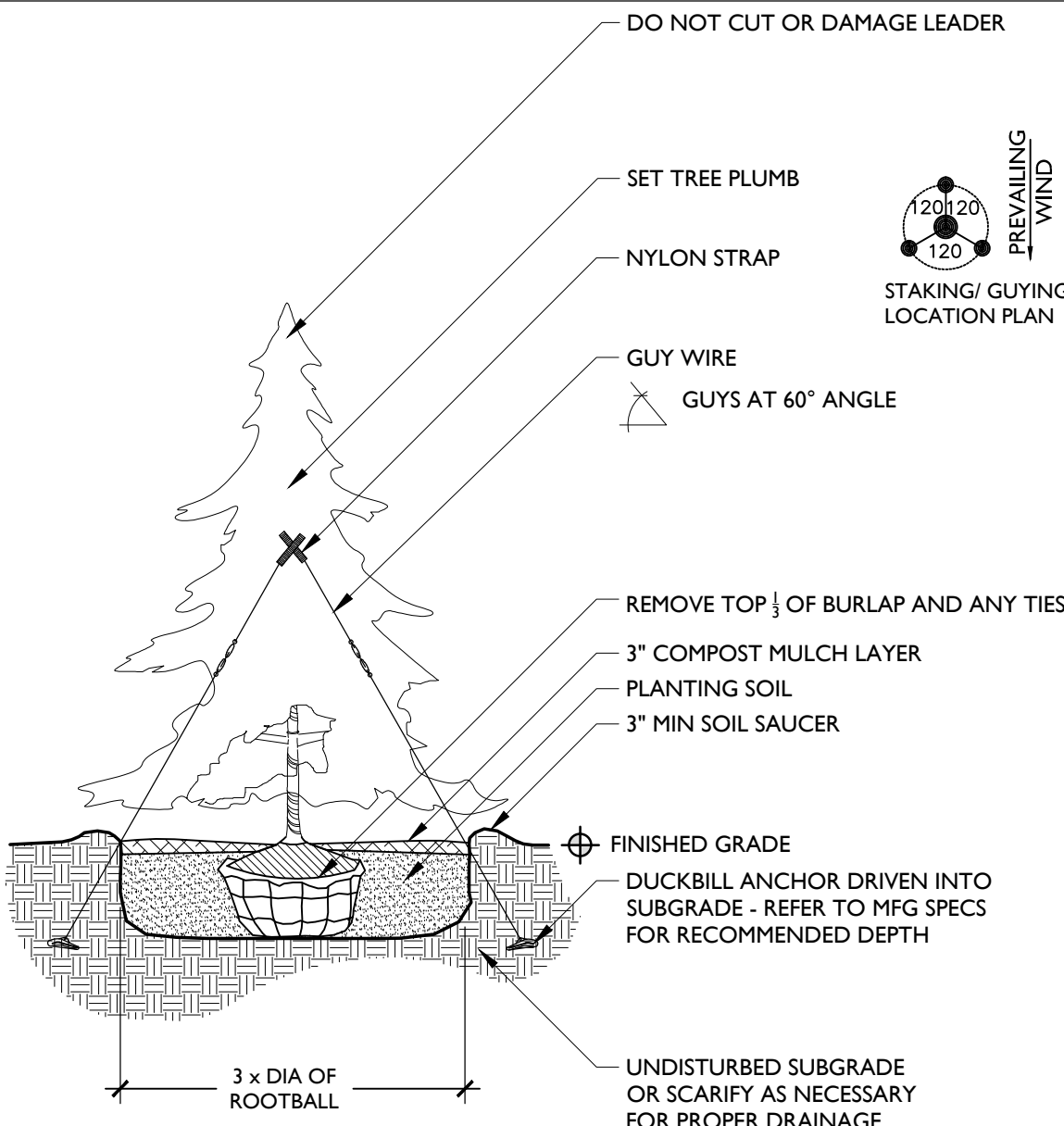
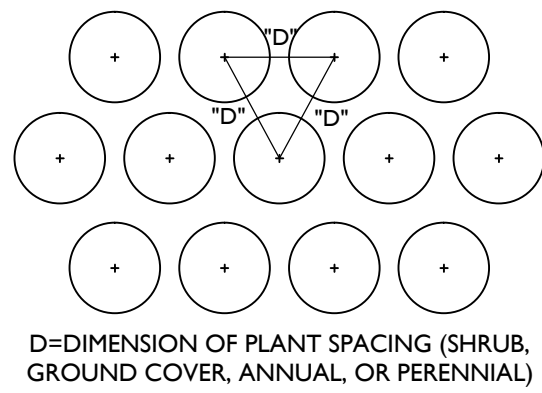
Issue Date:	06.25.2018	FDP2 SUBMISSION
Drawing Title:	TOWNHOUSE UNITS 4-15 PLANTING PLAN	
Drawing Number:	LI.3	





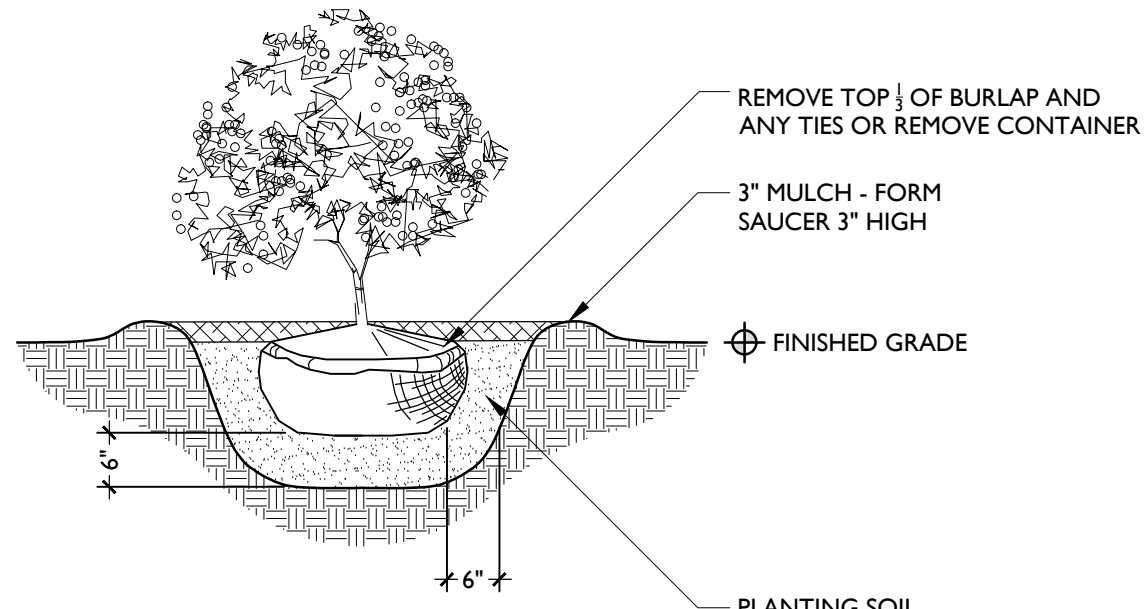
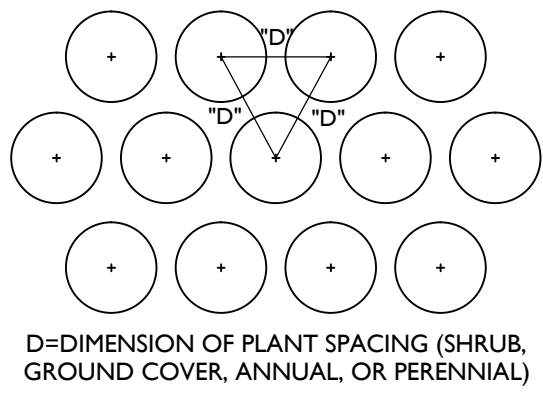
1 DECIDUOUS TREE PLANTING

1/4" = 1'-0"



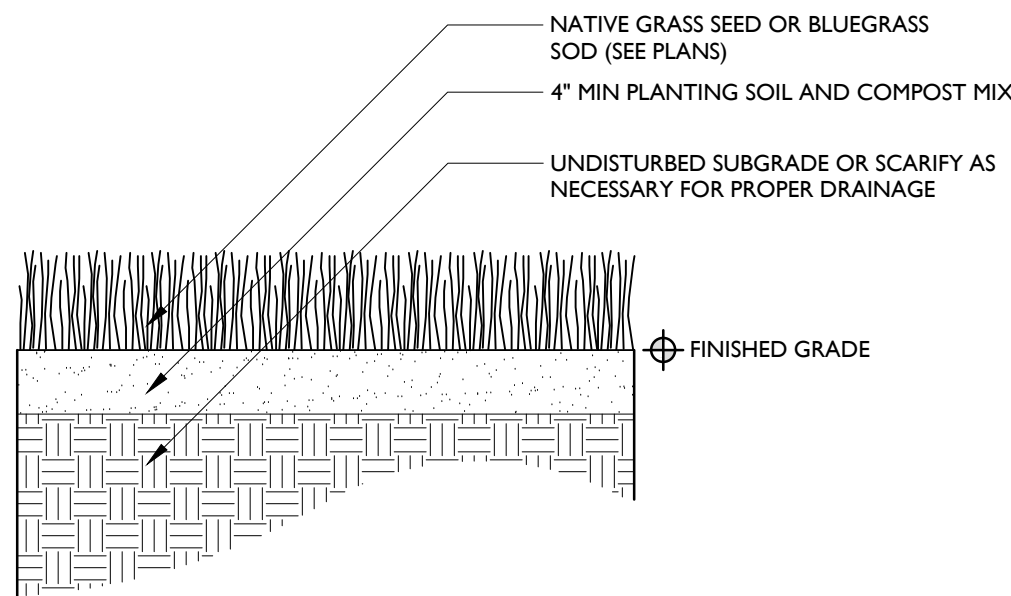
2 CONIFEROUS TREE PLANTING

1/4" = 1'-0"



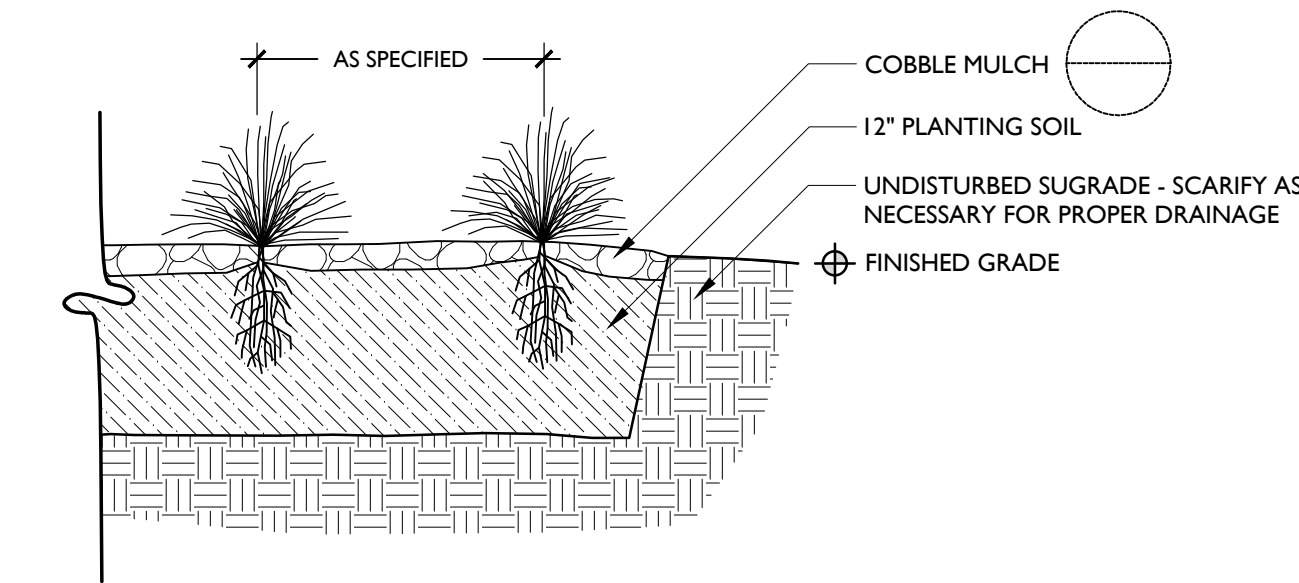
3 SHRUB PLANTING

1/2" = 1'-0"



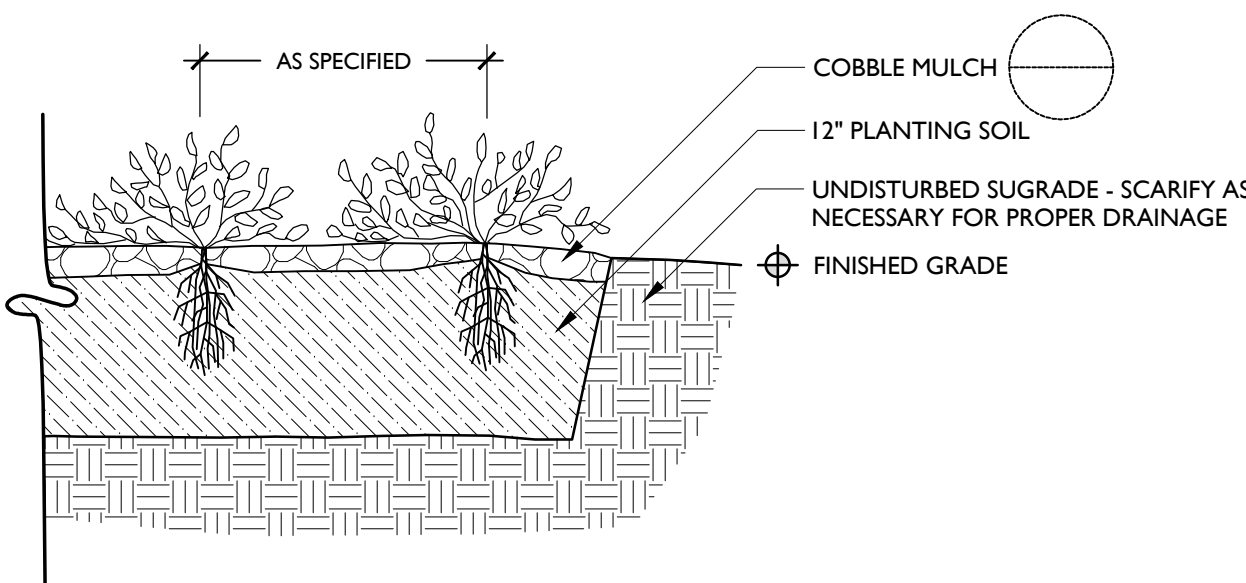
6 GRASS SOD/SEED

1" = 1'-0"



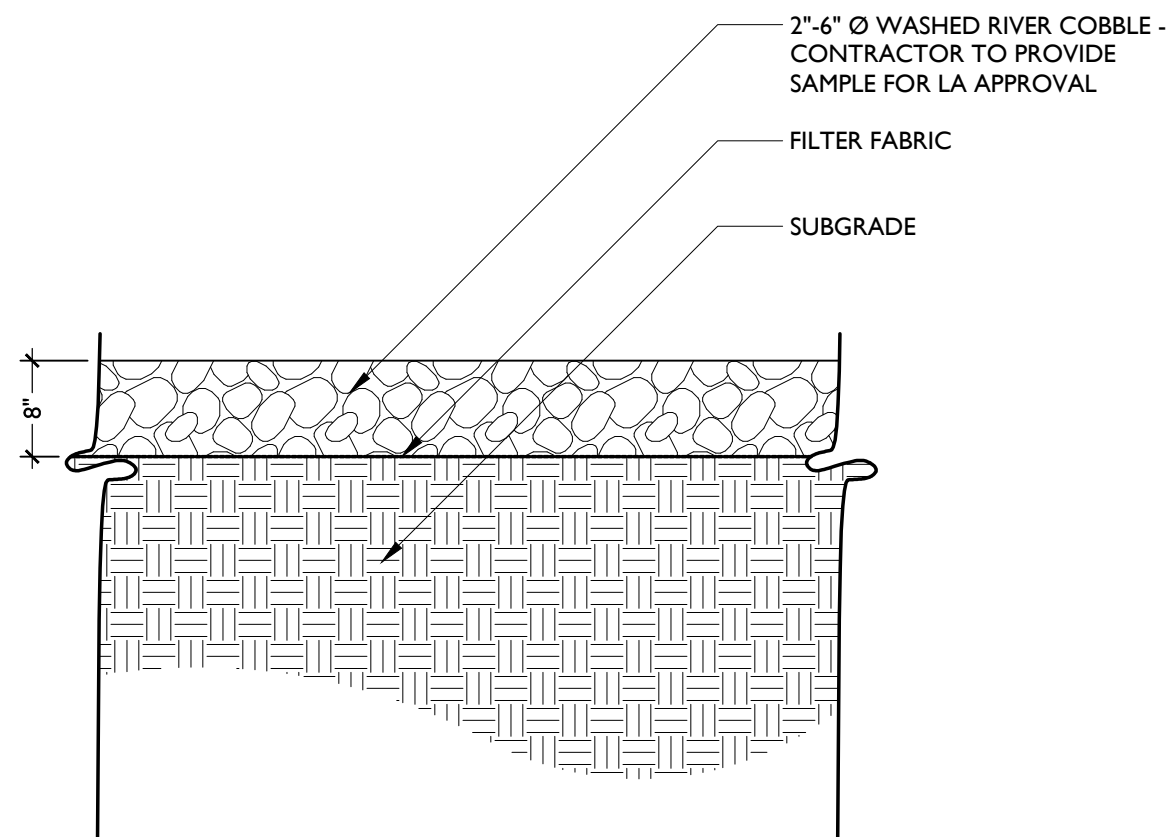
4 ORNAMENTAL GRASS PLANTING

1" = 1'-0"



5 PERENNIAL PLANTING

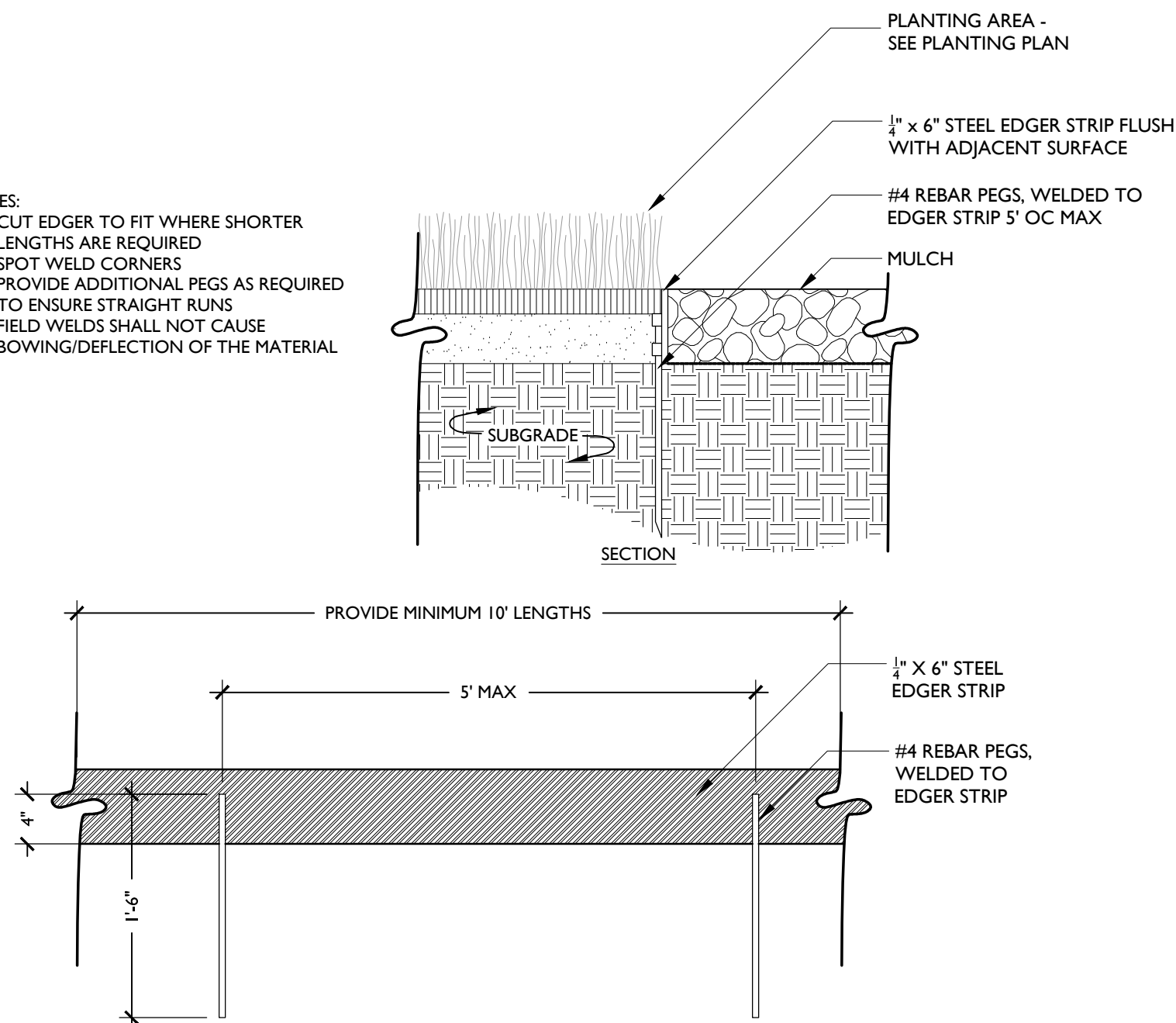
1" = 1'-0"



7 COBBLE MULCH

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



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

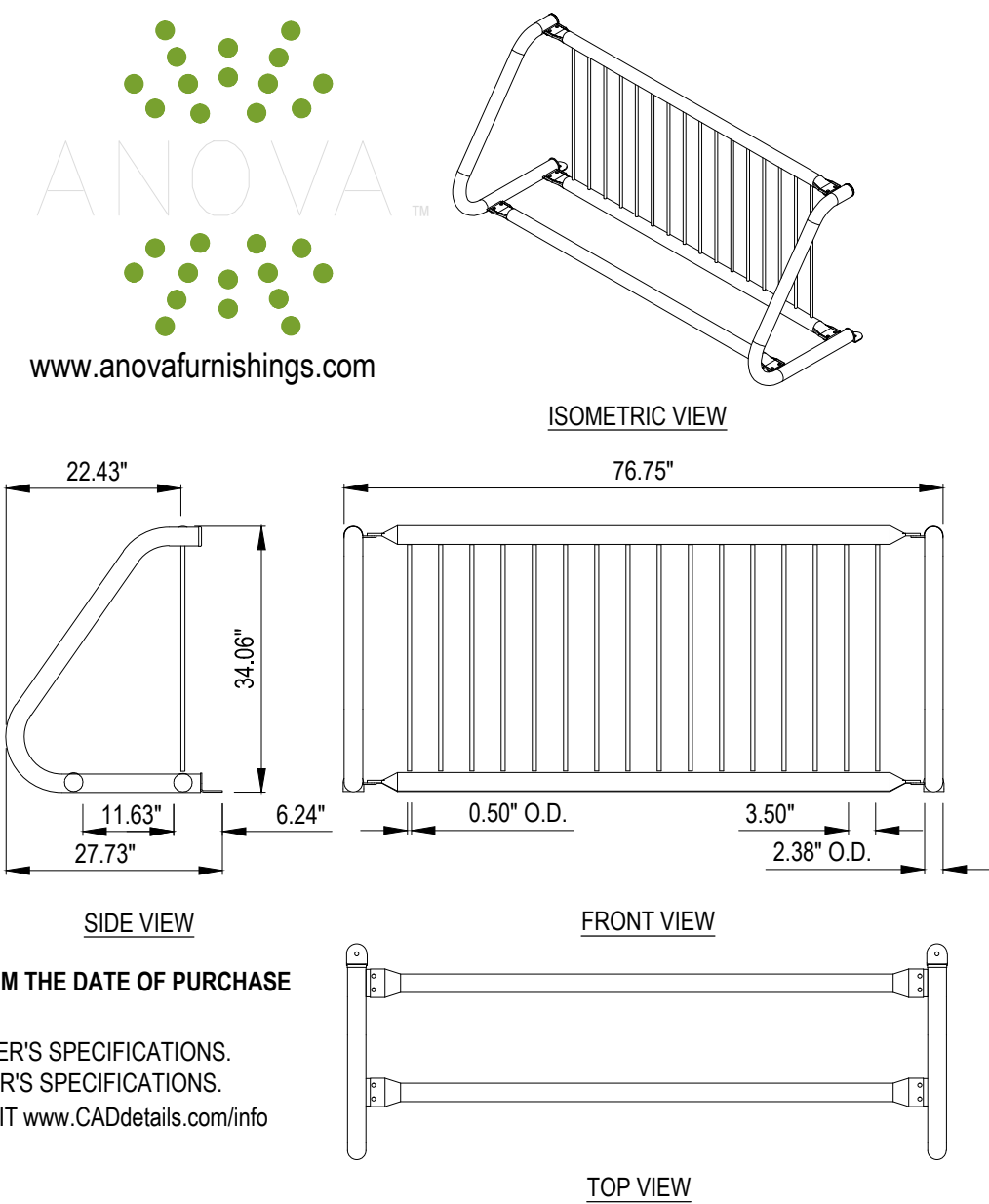
CLEAN CITY™ PRODUCTS ARE COVERED BY A FIVE-YEAR WARRANTY FROM THE DATE OF PURCHASE

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 REFERENCE NUMBER 928-110.

9 BIKE RACK

1/2" = 1'-0"



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Drawing Title:

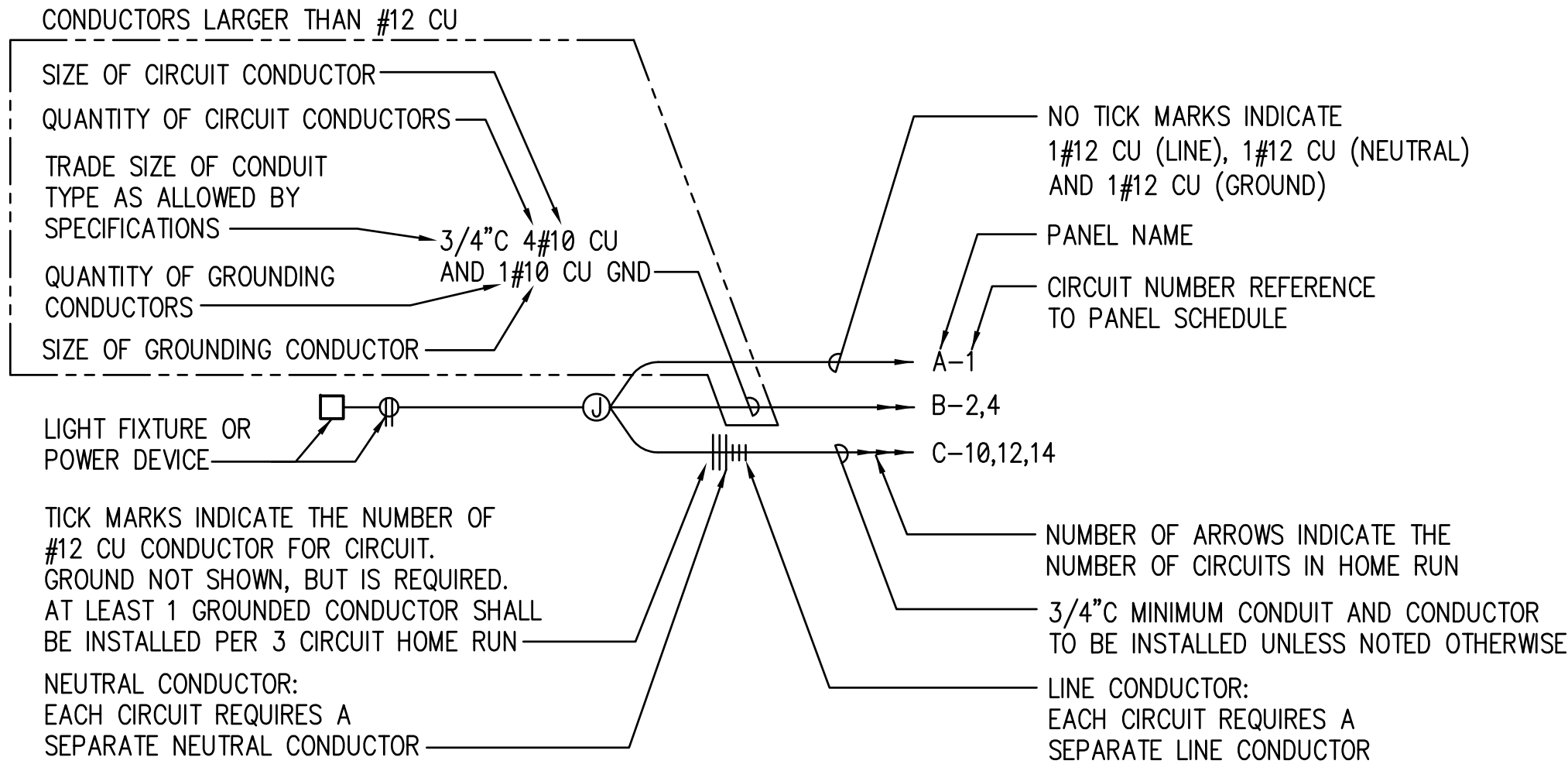
LANDSCAPE
DETAILS

Drawing Number:

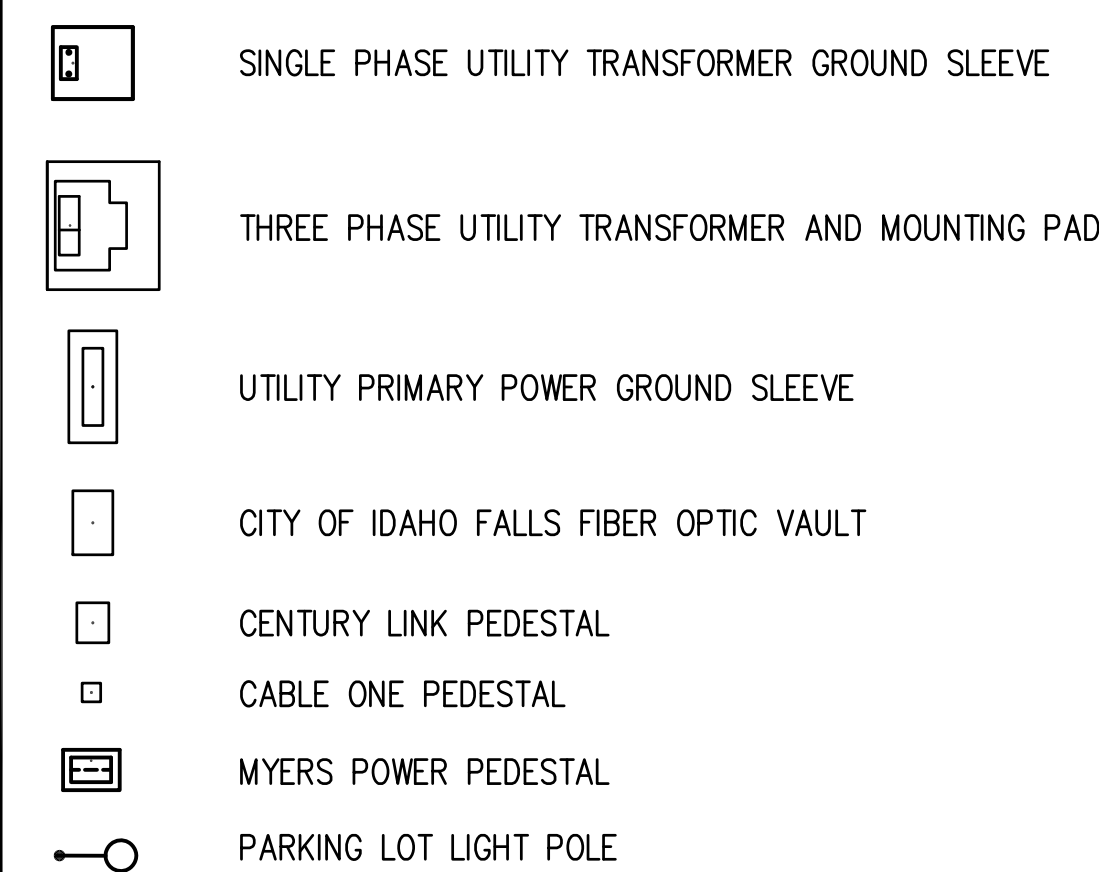
L2.0

Scale:

CIRCUITING LEGEND

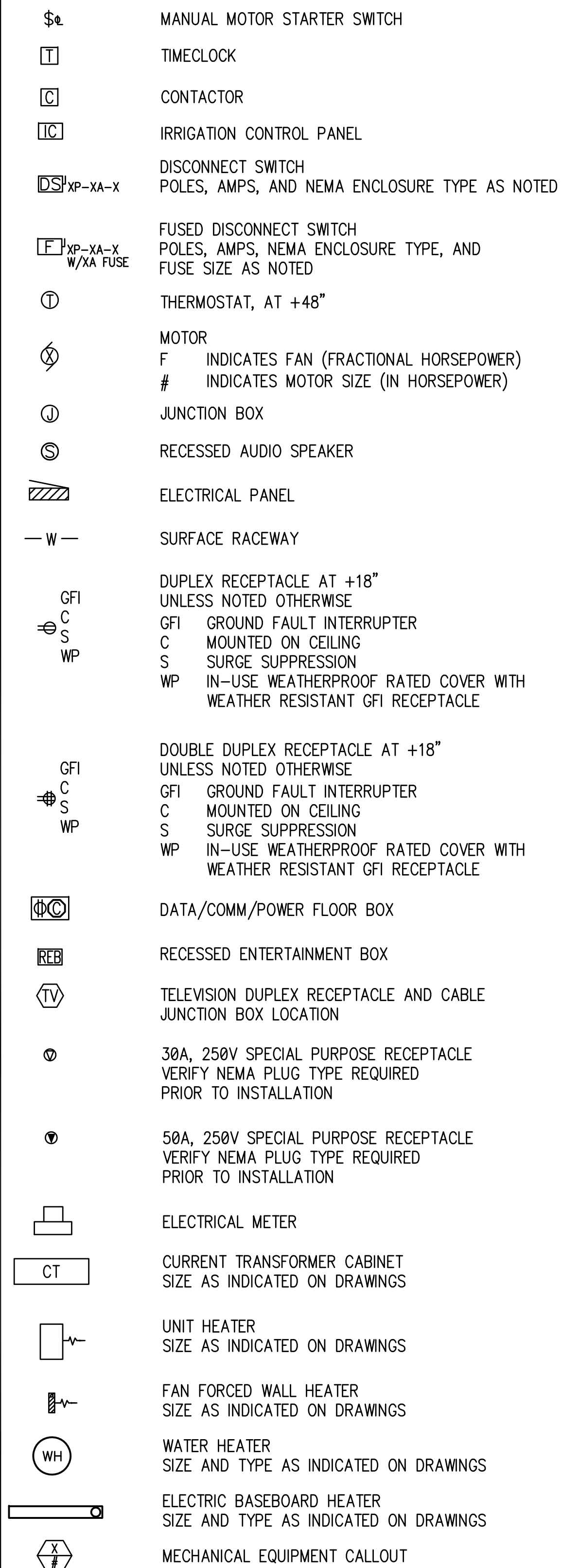


SITE ELECTRICAL LEGEND



NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT

POWER LEGEND



NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT

ABBREVIATIONS

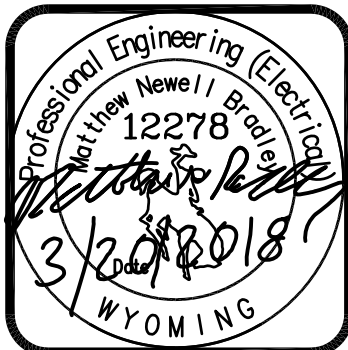
AL	ALUMINUM
AWG	AMERICAN WIRE GAUGE
A	AMPERE(S)
CKT	CIRCUIT
CB	CIRCUIT BREAKER
C	CONDUIT
CU	COPPER
CT	CURRENT TRANSFORMER
DISC	DISCONNECT
DWG	DRAWING
EMT	ELECTRICAL METALLIC TUBING
HZ	FREQUENCY IN CYCLES PER SECOND
F	FUSE
FS	FUSIBLE SWITCH
GEN	GENERATOR
GND	GROUND
GFI	GROUND FAULT INTERRUPTER
HP	HORSEPOWER
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

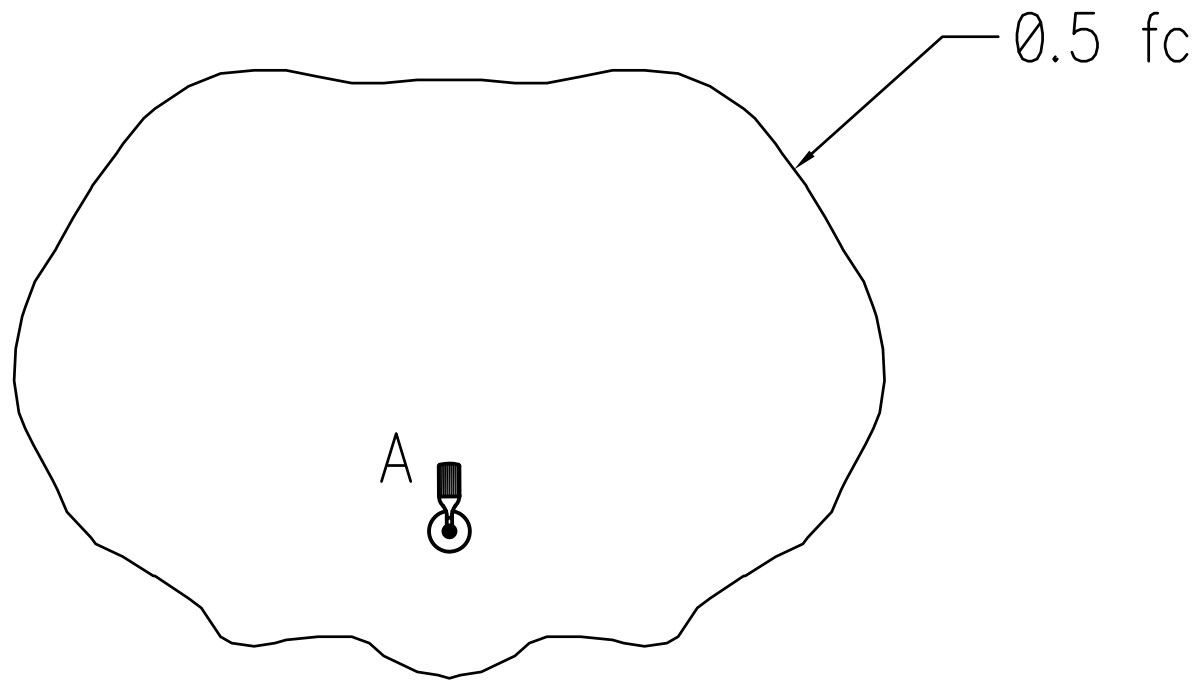


DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	1707-1b
DATE	3-20-18

DRAWING NO.

PE1.1

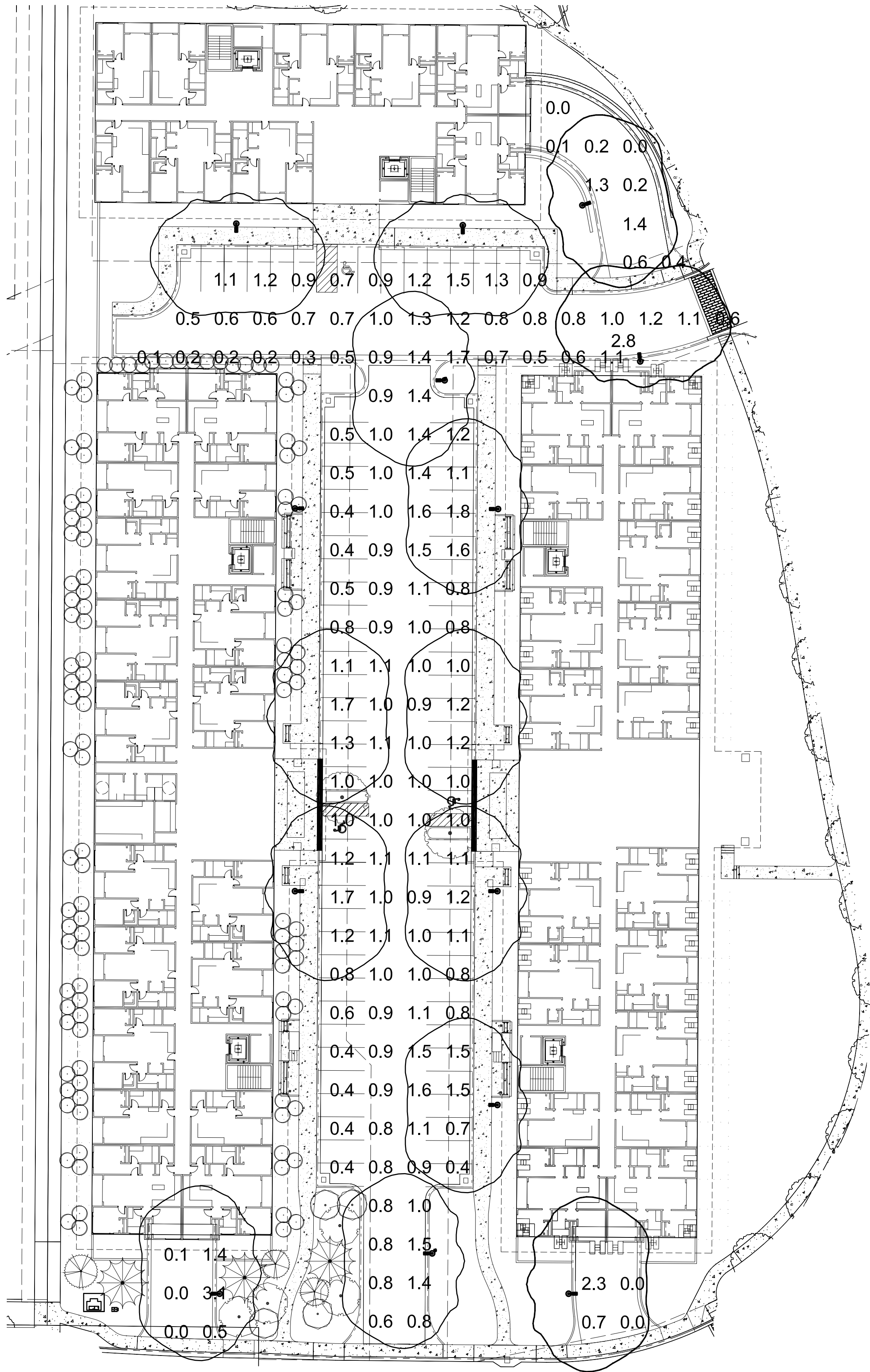
HIDDEN HOLLOW SITE LIGHTING STATISTICS					
LOCATION	AVERAGE fc	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
PARKING AREA	1.00 fc	2.8	0.10	28.0/1	10.0/1
EAST BUILDING APRON	0.70 fc	2.3	0.10	23.0/1	7.0/1
WEST BUILDING APRON	0.80 fc	3.1	0.10	31.0/1	8.0/1
NORTH BUILDING APRON	0.50 fc	1.4	0.10	14.0/1	5.0/1



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'

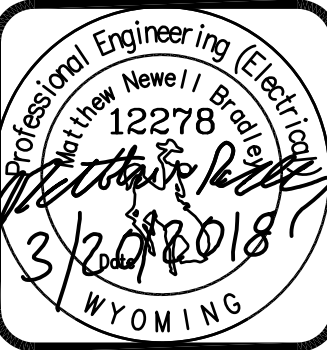
ADDRESS:
645 W 25th St
IDAHO FALLS, ID 83402
TELEPHONE:
(208) 325-3862
FAX:
(208) 325-3864
E-MAIL:
info@bradleyengineering.com

BRADLEY
Bradley Engineering/Chd.
Electrical Consulting & Design

REV	DESCRIPTION	DATE

HIDDEN HOLLOW SITE - PHASE 1b

PHOTOMETRIC PLAN



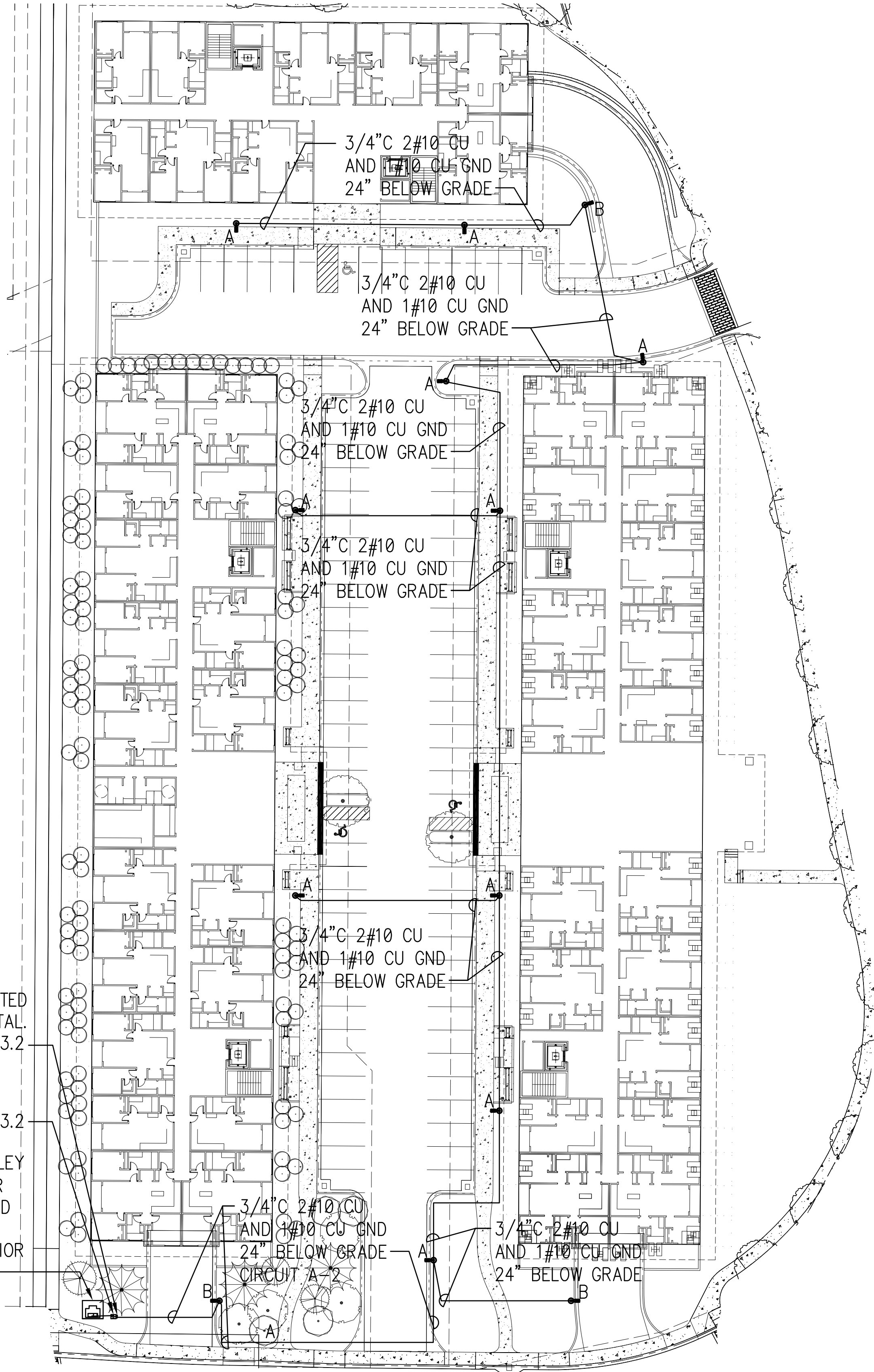
DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	1707-1b
DATE	3-20-18

DRAWING NO.
PE2.1

PROPOSED LOCATION OF
IRRIGATION CABINET. MOUNTED
TO SIDE OF POWER PEDESTAL.
SEE DETAIL ON DRAWING E3.2

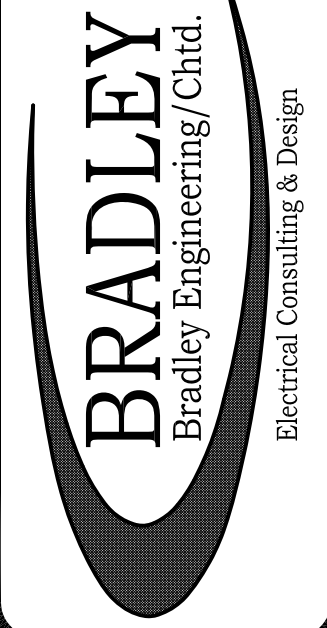
PROPOSED LOCATION OF
POWER PEDESTAL A.
SEE DETAIL ON DRAWING E3.2

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'

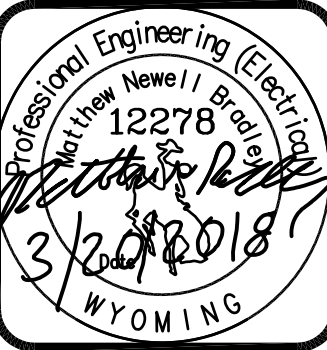
ADDRESS:
645 W 24th St
IDAHO FALLS, ID 83402
TELEPHONE:
(208) 325-2862
FAX:
(208) 325-2864
E-MAIL:
brad@bradleyengineering.com



REV	DESCRIPTION	DATE
△		
△		
△		
△		

HIDDEN HOLLOW SITE - PHASE 1b

LIGHTING PLAN



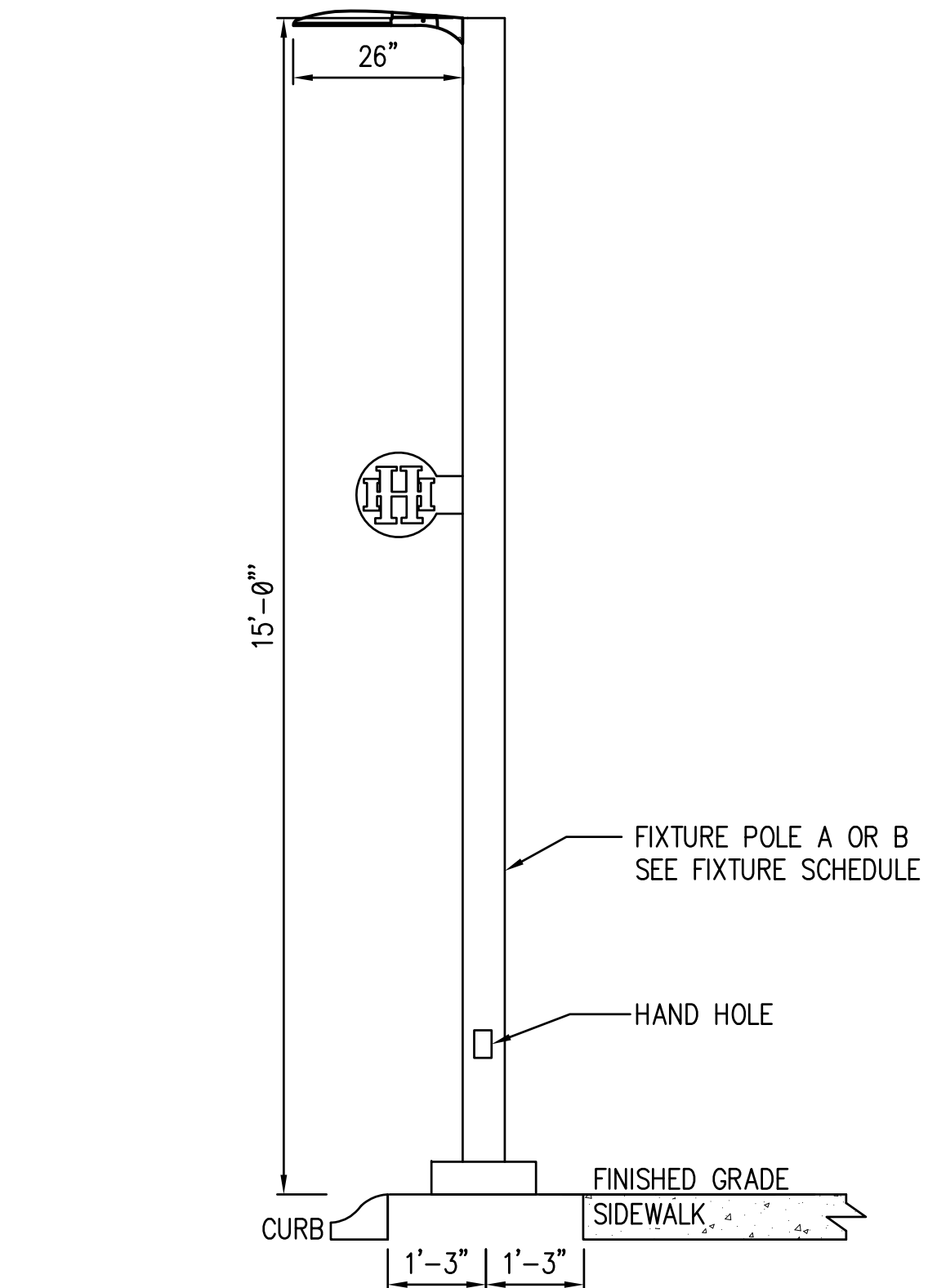
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CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO. DATE	1707-1b 3-20-18

DRAWING NO.
PE2.2

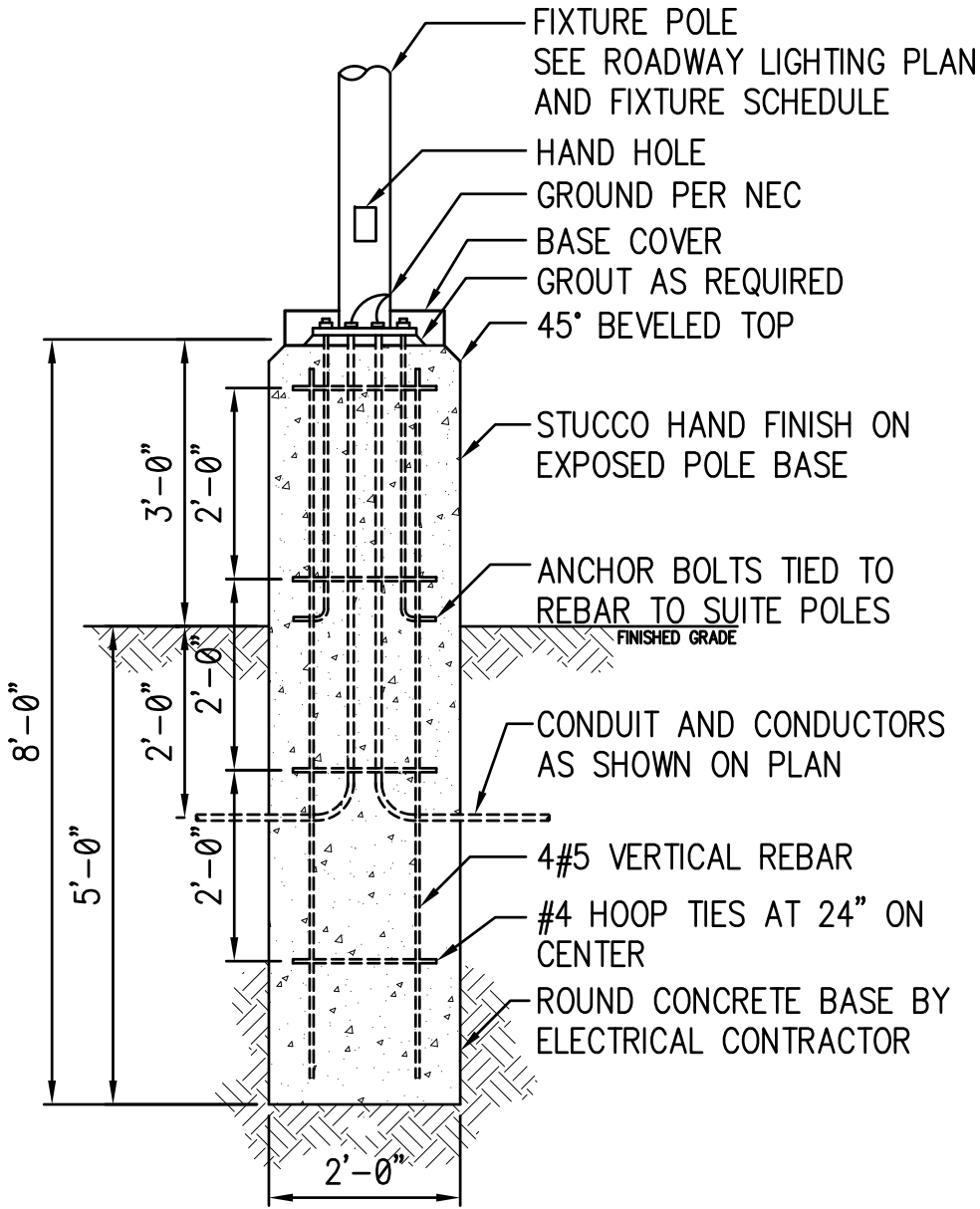
FIXTURE SCHEDULE						
SYMBOL	MANUFACTURER		FIXT WATTS	LAMP TYPE	MOUNTING	REMARKS
	NAME	CAT. NO.				
A	LITHONIA	DSXO-LED-P1-30K-T4M-MVOLT-SPA-PER-FAO-HS-DBLXD	38	INTEGRAL	POLE AT	LED AREA LIGHTER, BLACK FINISH, WITH HOUSE SIDE SHIELD
				LED	15 FEET	4,281 LUMEN OUTPUT, TYPE 4 FORWARD THROW MEDIUM
						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"

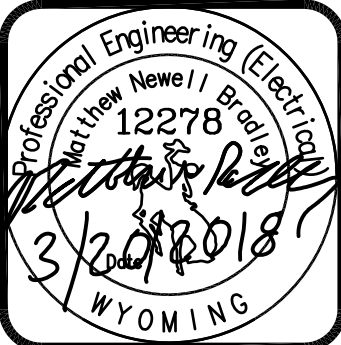
ADDRESS:
645 W 24th St
IDAHO FALLS, ID 83402
TELEPHONE:
(208) 325-2862
FAX:
(208) 325-2864
E-MAIL:
brad@bradleyengineering.com



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



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- ☒ Public Works/Engineering
- ☒ Building
- ☐ Title Company
- ☒ Town Attorney
- ☒ Police

Joint Town/County

- ☒ Parks and Recreation
- ☒ Pathways
- ☒ Housing Department

Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ Surveyor- *Nelson*
- ☐ Assessor
- ☐ Clerk and Recorder
- ☐ Road and Levee

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

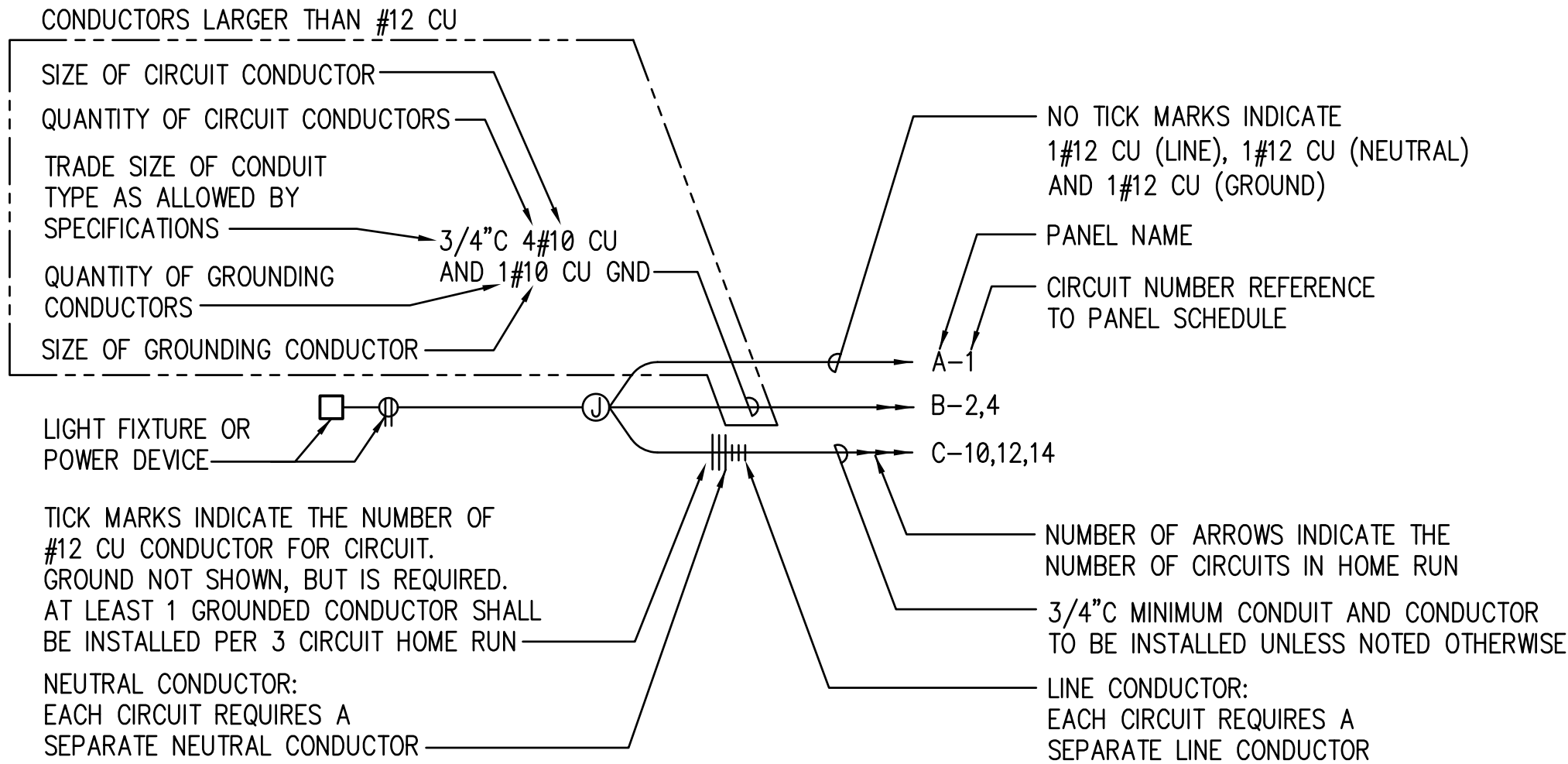
Special Districts

- ☒ START
- ☒ Jackson Hole Fire/EMS
- ☐ Irrigation Company

Date: June 27, 2018	REQUESTS: The applicant is submitting a request for a Development Plan and Master Plan Minor Amendment for Hidden Hollow Development located at 301 Hidden Hollow Drive, legally know as PT. NW1/4SW1/4 SEC. 27, TWP. 41, RNG. 116 (MOS T-20F) For questions, please call Brendan Conboy at 733-0440, x1302 or email to the address shown below. Thank you.
Item #: P18-205, 206	
Planner: Brendan Conboy Phone: 733-0440 ext. 1302 Fax: 734-3563 Email: bconboy@jacksonwy.gov	
Owner/Applicant: Jorgensen Associates Brendan Schulte PO Box 9550 Jackson, WY 83002	
Please respond by: July 11, 2018 (Sufficiency) July 18, 2018 (with Comments)	

RESPONSE: For Departments not using Trak-it, please send responses via email to: tstolte@jacksonwy.gov

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	DATE	DESCRIPTION

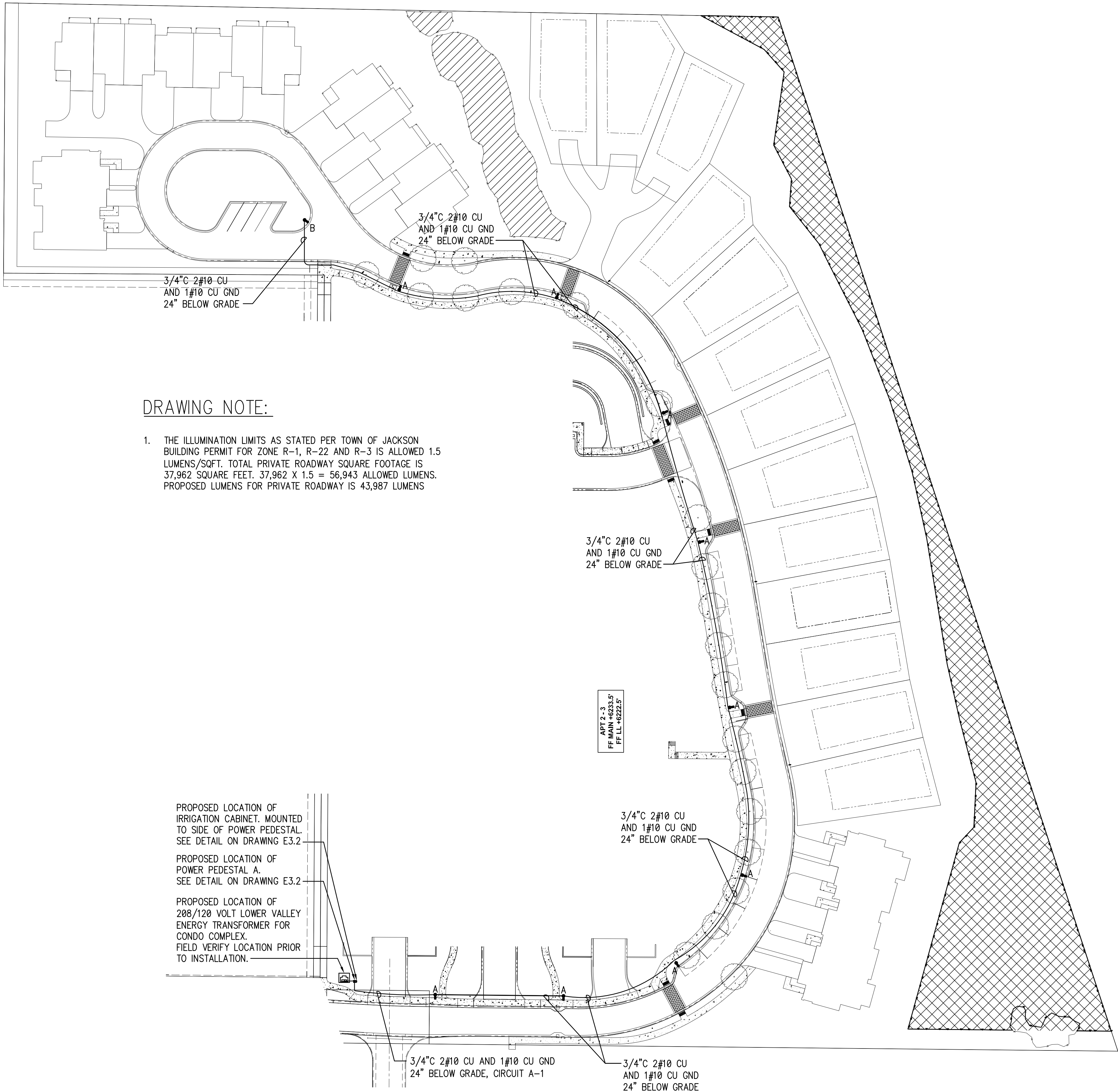
HIDDEN HOLLOW SITE - PHASE 1a

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

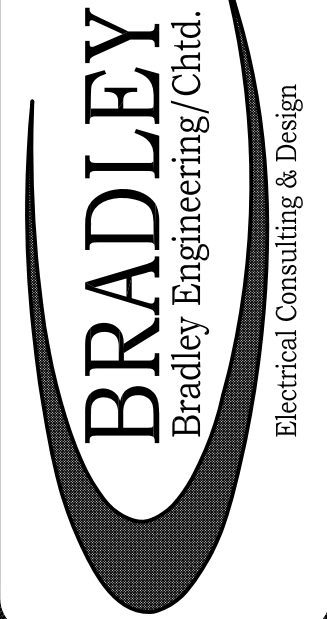
PROPOSED LOCATION OF IRRIGATION CABINET. MOUNTED TO SIDE OF POWER PEDESTAL. SEE DETAIL ON DRAWING E3.2

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.

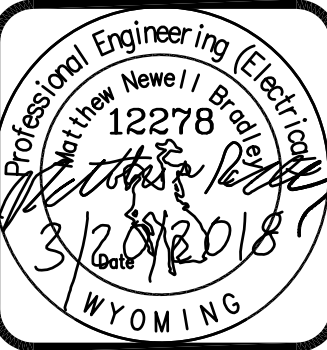
ROADWAY LIGHTING PLAN (PHASE 1b)
SCALE: 1" = 40'

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

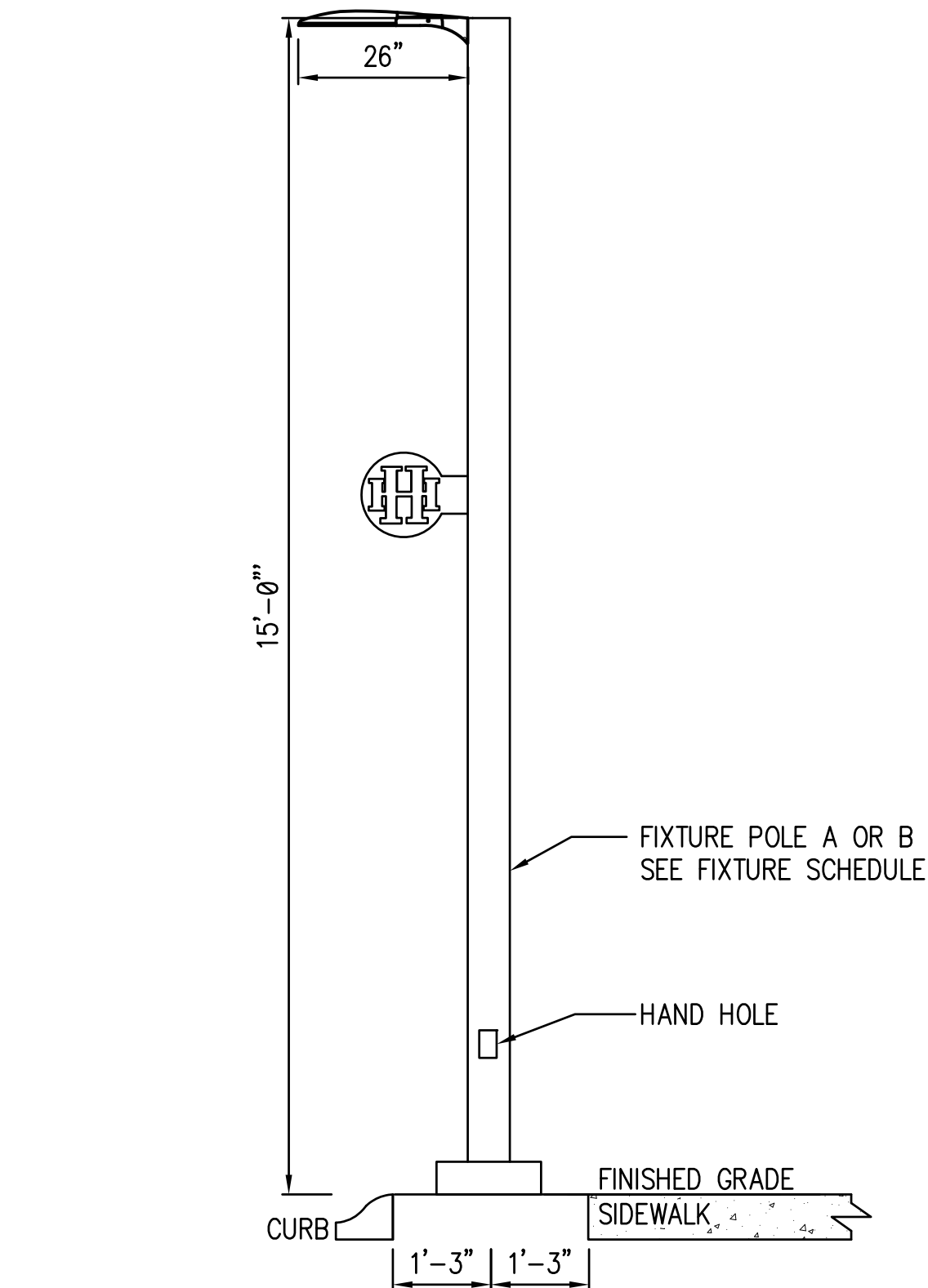


DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	17-07
DATE	3-20-18

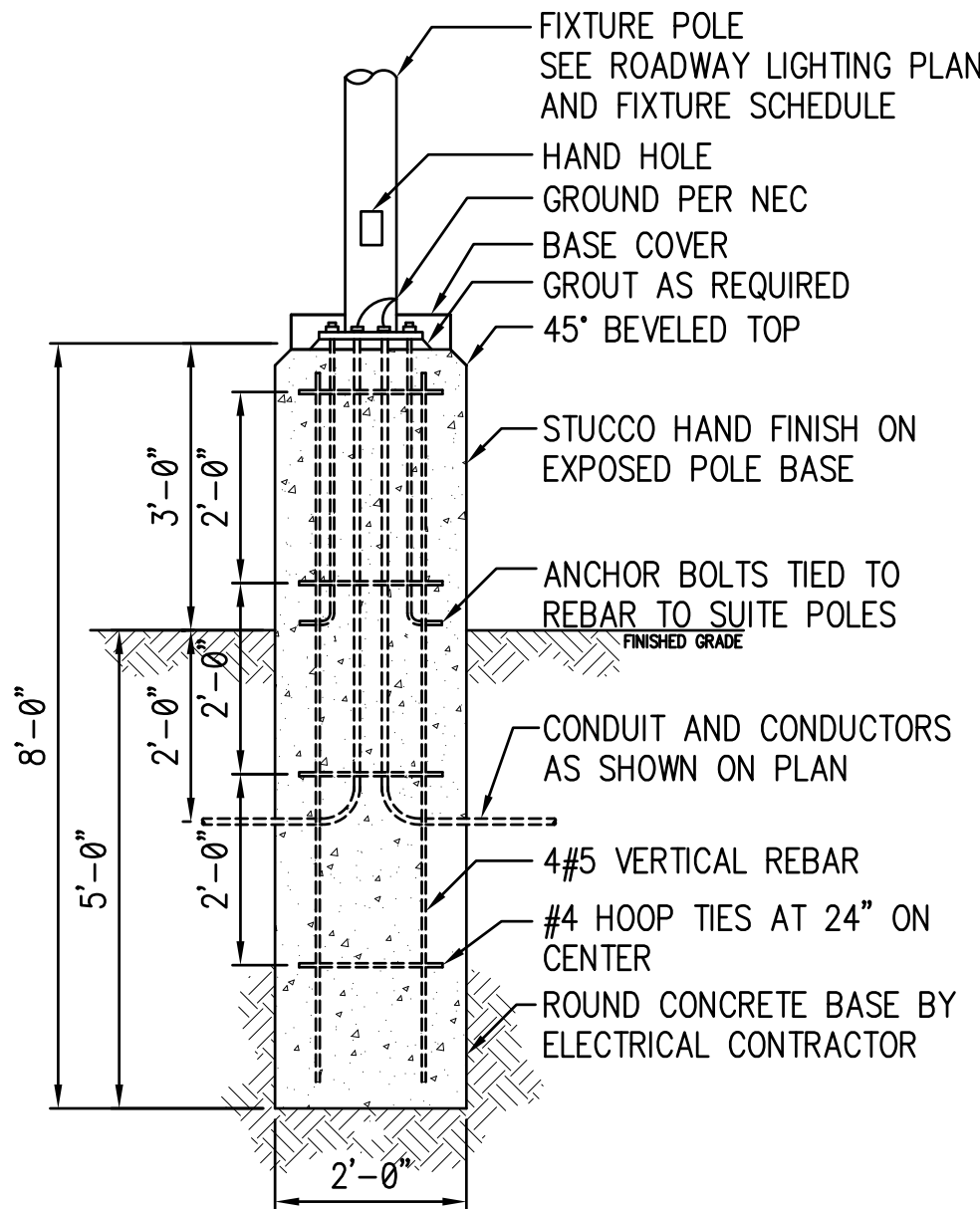
DRAWING NO.
SE2.1

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

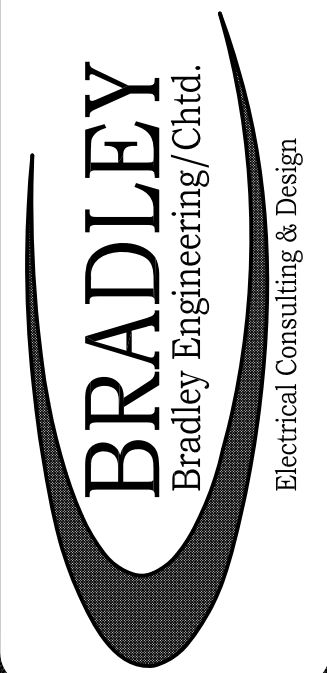


FIXTURE A AND B POLE LIGHT DETAIL
1/2" = 1'-0"



FIXTURE A AND B POLE BASE DETAIL
1/2" = 1'-0"

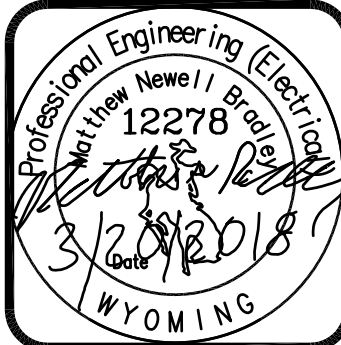
ADDRESS:
645 W 24TH ST
DARTO FALLS, ID 83402
TELEPHONE:
208 325-2862
FAX:
208 593-2864
E-MAIL:
brad@bradleyengineering.com



REV	DESCRIPTION	DATE

HIDDEN HOLLOW SITE - PHASE 1a

POLE DETAILS AND FIXTURE SCHEDULE



DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	17-07
DATE	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									

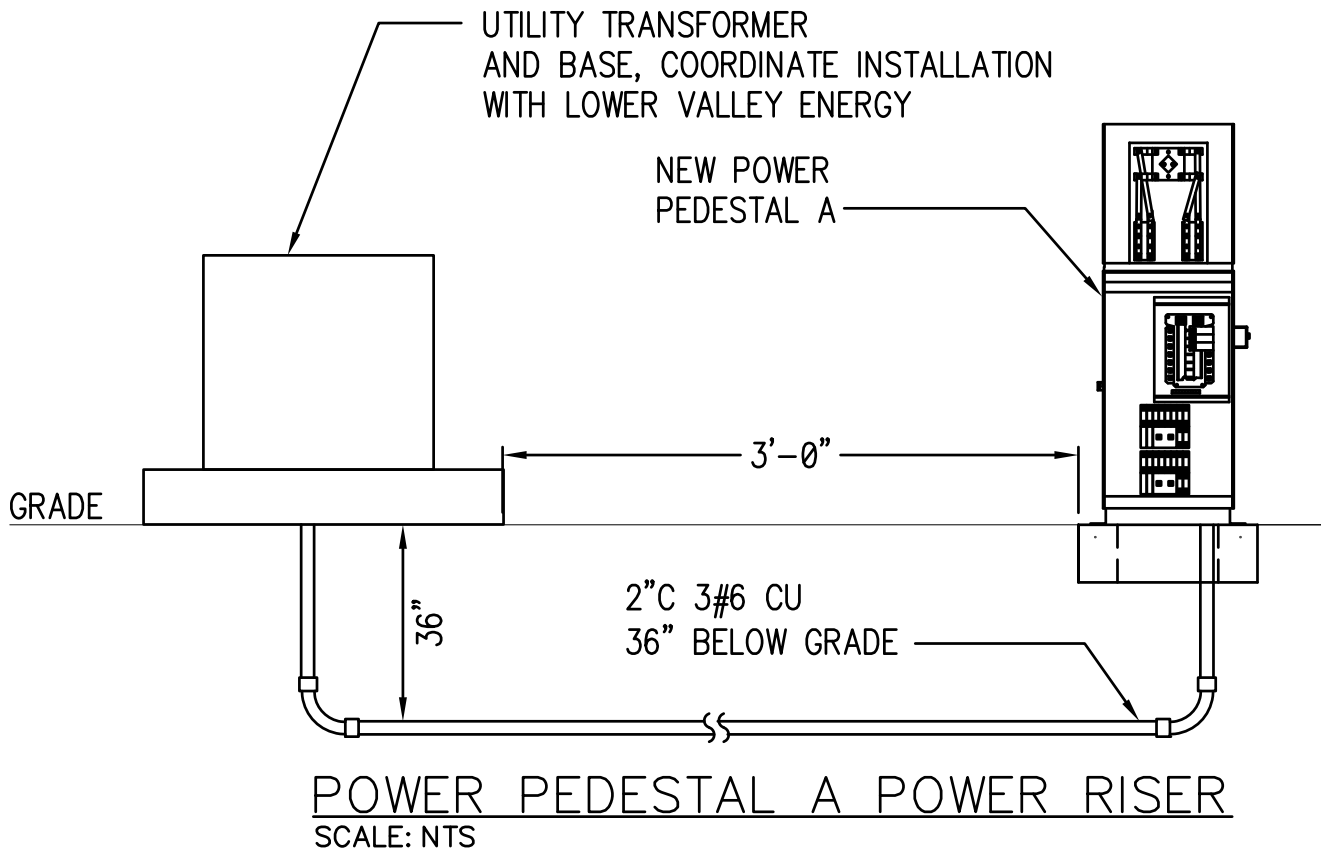
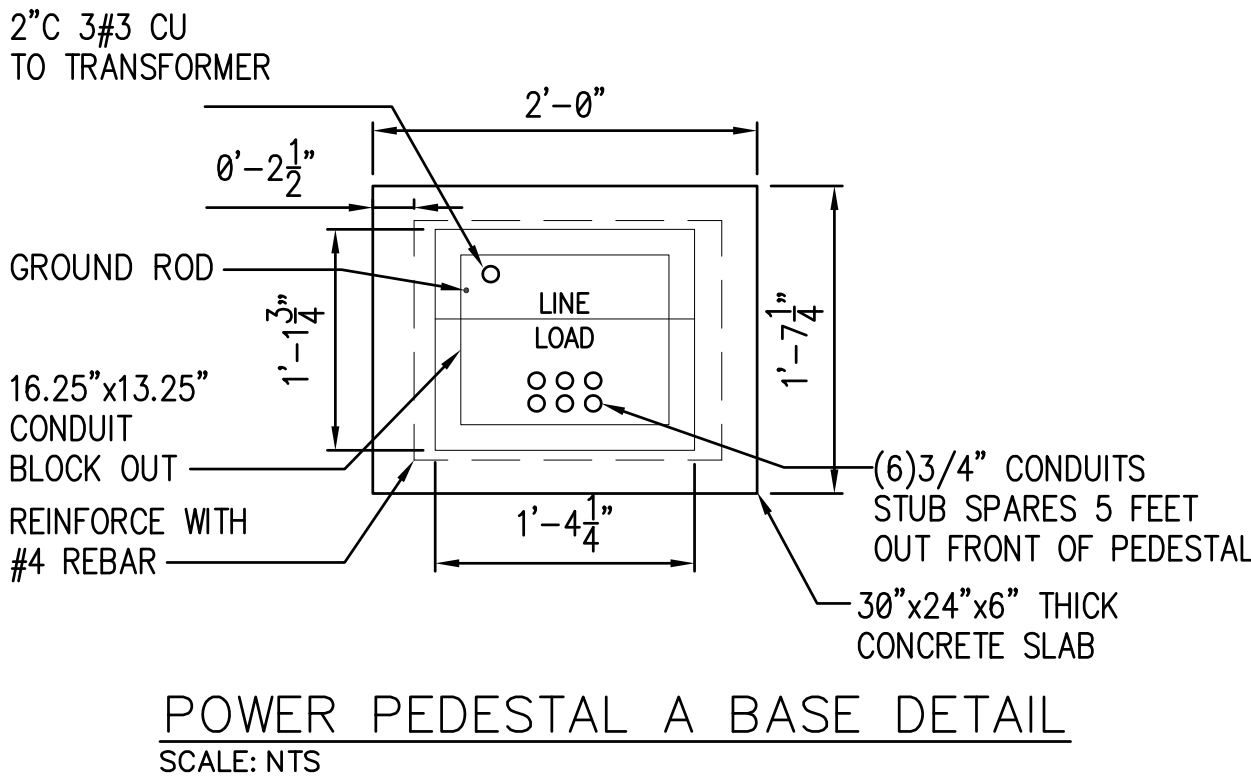
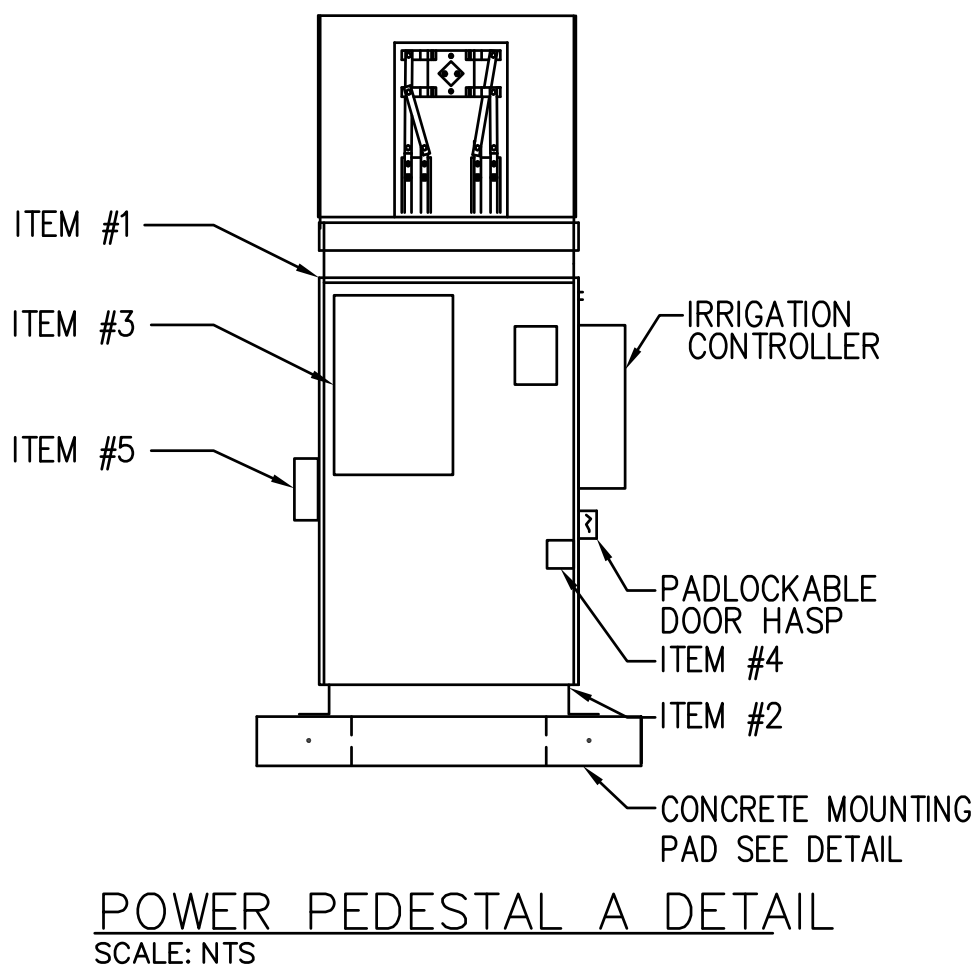
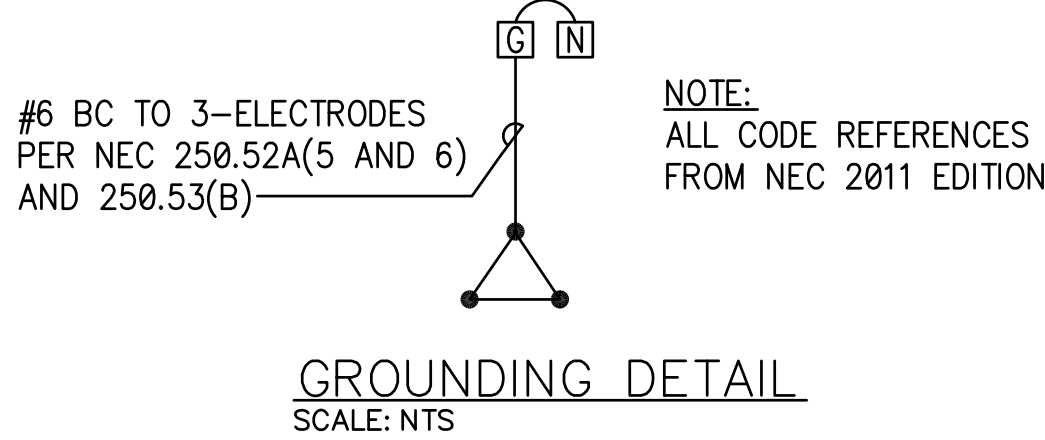


TABLE 250.66 FROM NEC		
SIZE OF LARGEST UNGROUNDED SERVICE-ENTRANCE CONDUCTOR (AWG/KCMIL)	SIZE OF GROUNDING ELECTRODE CONDUCTOR (AWG/KCMIL)	MAX SERVICE SIZE
2 OR SMALLER	8	100A
1 OR 1/0	6	150A
2/0 OR 3/0	4	200A

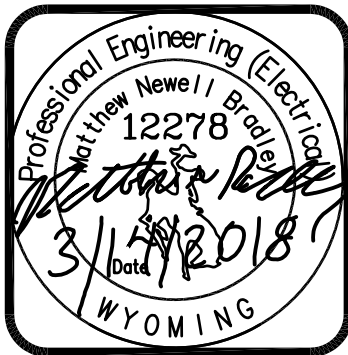


ITEM NO.	QTY	DESCRIPTION
1	1	MYERS POWER PEDESTAL MEUG16-M100-MOD
	1	100A, W/60A MAIN BREAKER
		METER SOCKET: PER LOWER VALLEY ENERGY
		120/240V, 1ø, 3W, 10kAIC
		UTILITY LANDING LUGS: 200A, 250kcmil
		120/240V, 1ø, 3W, 10kAIC
		VANDAL RESISTANT HINGED DOOR AND DEAD FRONT
		LIGHT GREEN POWDER COAT FINISH 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	DESCRIPTION	DATE

HIDDEN HOLLOW PLANNED UNIT DEVELOPMENT MASTER PLAN ^{-1st}
Amendment
December 29, 2016August XX, 2018
PUD2016-079

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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 554 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.

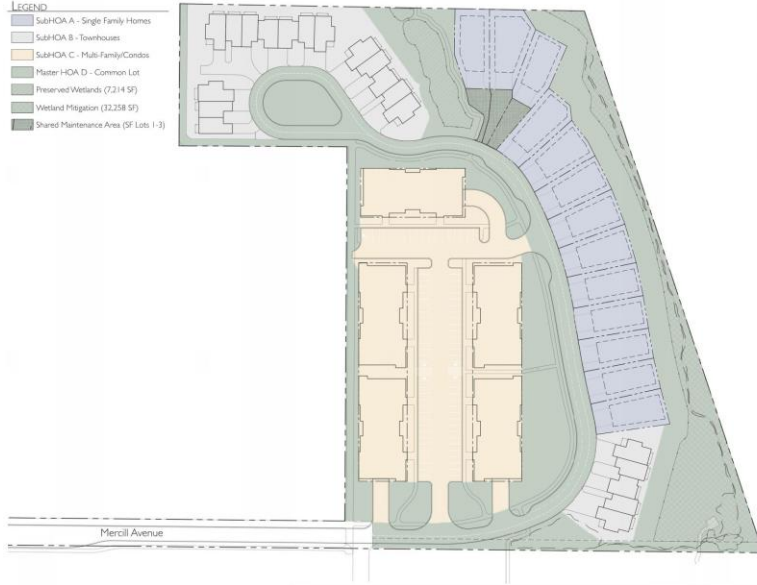
1.6. Applicability of Master Plan to HHPUD Areas

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:

LEGEND

- SubHOA A - Single Family Homes
- SubHOA B - Townhouses
- SubHOA C - Multi-Family/Condos
- Master HOA D - Common Lot
- Preserved Wetlands (7,214 SF)
- Wetland Mitigation (32,258 SF)
- Shared Maintenance Area (SF Lots 1-3)



HIDDEN
HOLLOW

SUBAREA DIAGRAM
10 OCTOBER 2016

HERSHBERGER DESIGN

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
	2	3.5		0			2	3.5
	4	9		0			4	9
	2	6		0			2	6
	Subtotal	8	18.5	0			0	8
	Multi-family Market Units	Units	People	Units	People	Units	People	Units
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

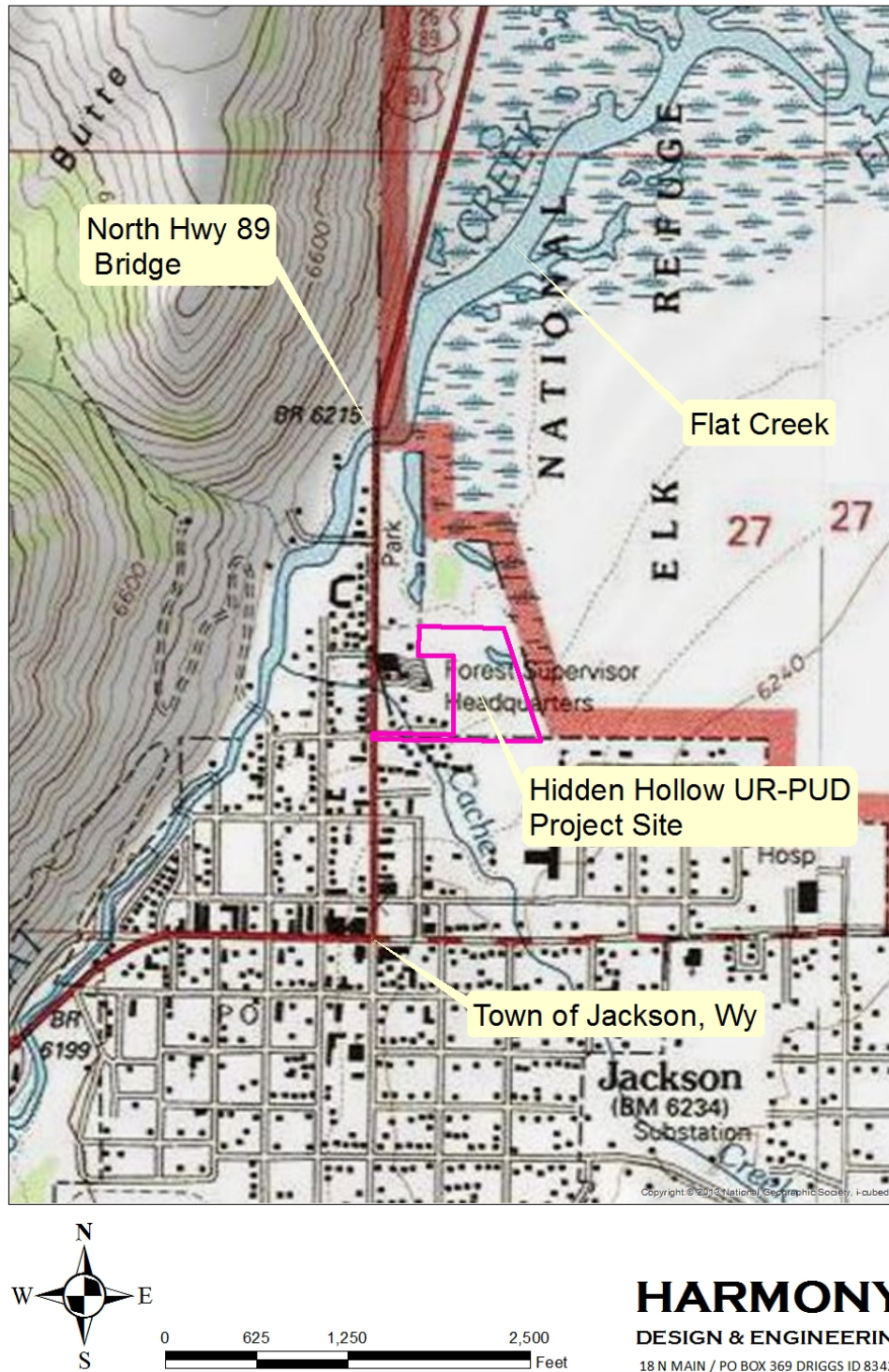


Figure 1: Hidden Hollow UR-PUD vicinity map.

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,

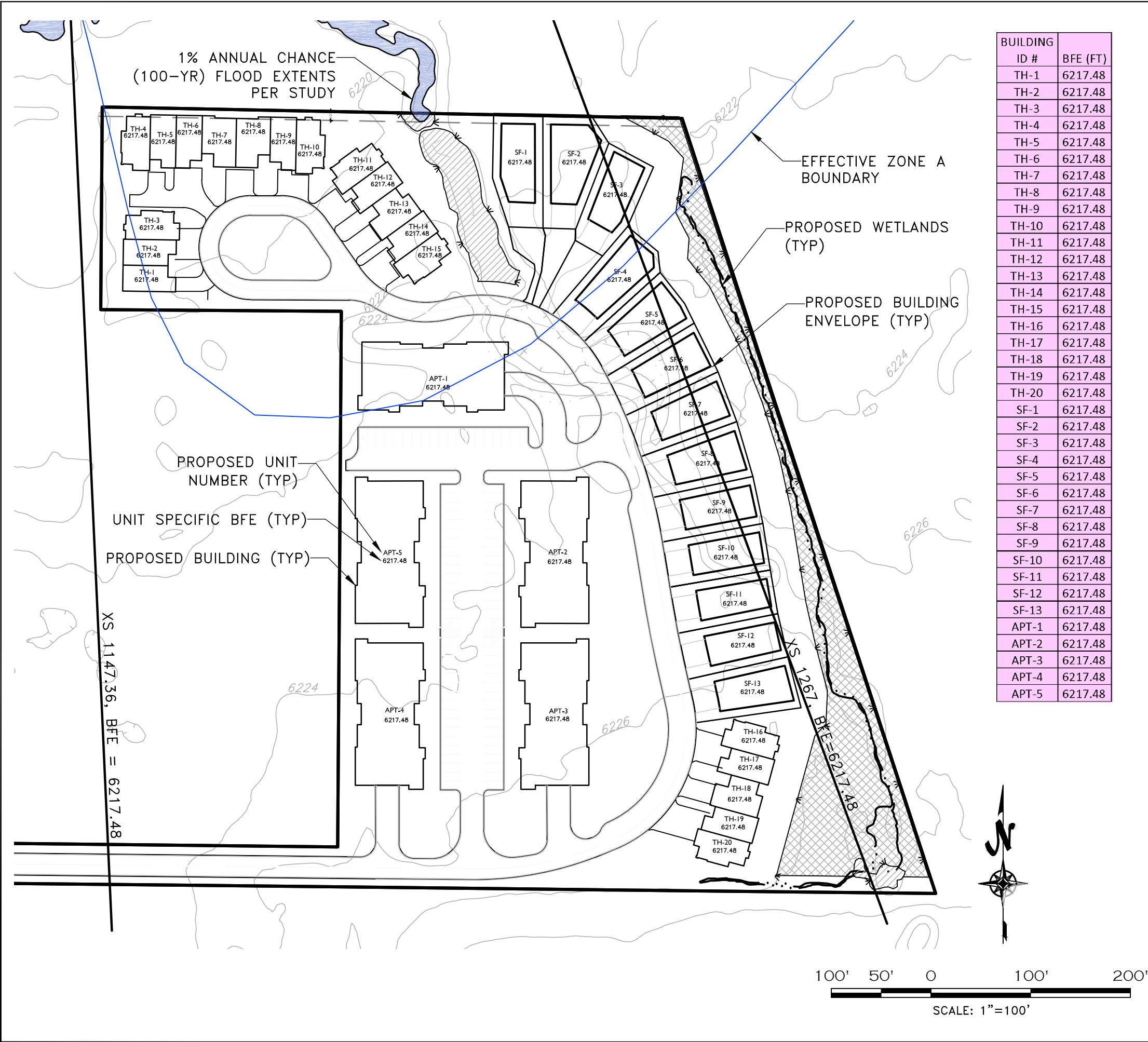


Harmony Design & Engineering
Jennifer Zung, PE, CFM

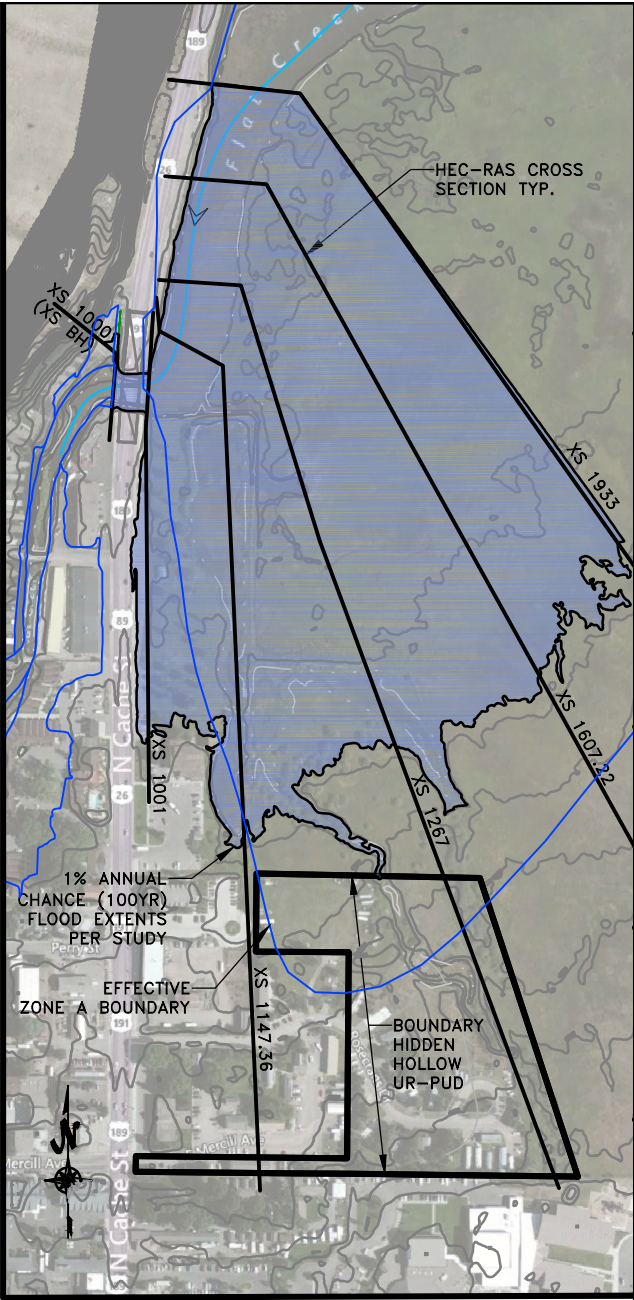
Enclosures:

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
TH-17	6217.48
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. 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)**

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>.

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.

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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)

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.

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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

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.

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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

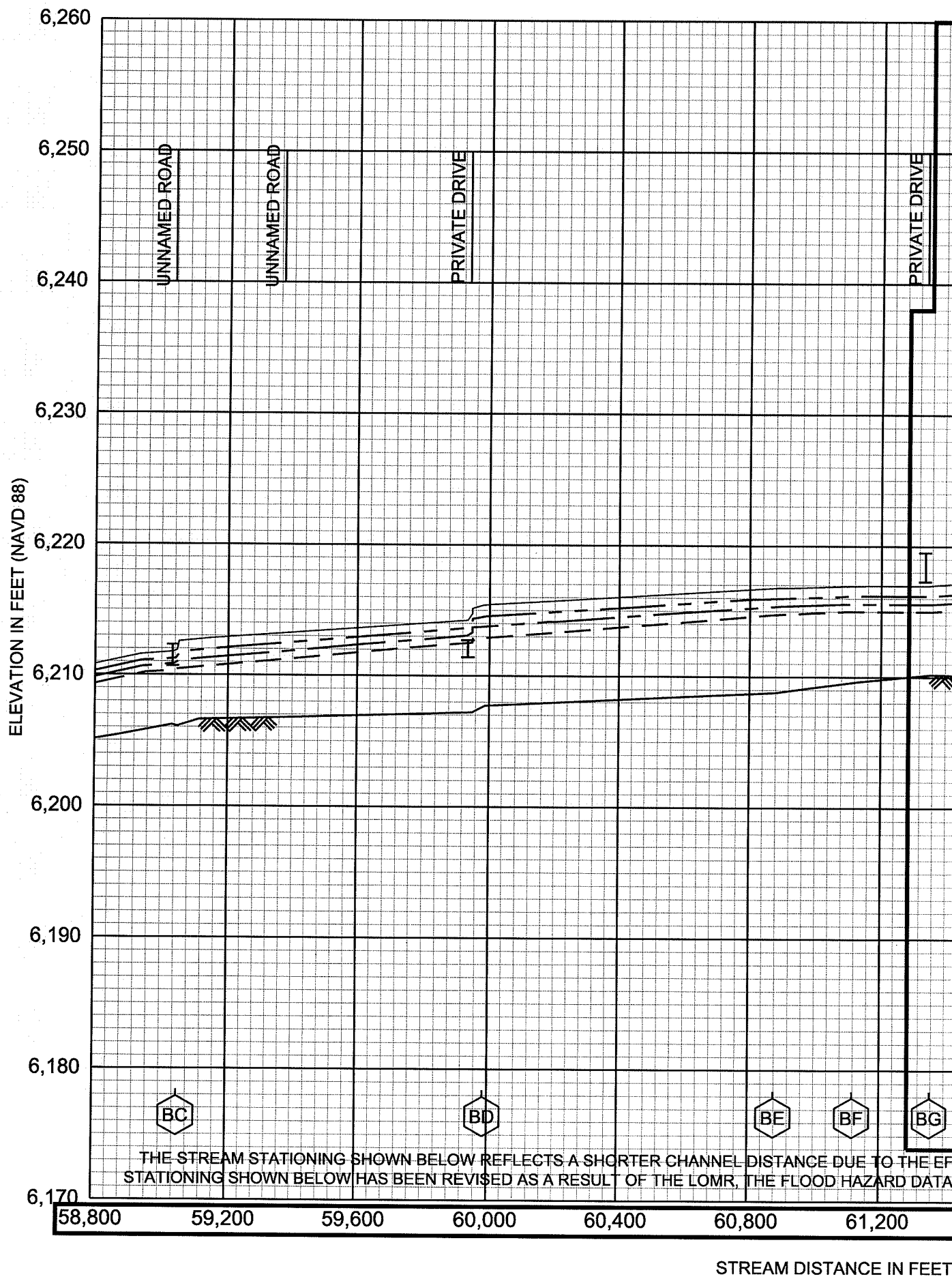
FEDERAL EMERGENCY MANAGEMENT AGENCY
TETON COUNTY, WY
AND INCORPORATED AREAS

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

Private Drive

Bridge

6213

6214

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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
Notes:									0.253 cfs

Notes:

¹ Based on daily flow rates from the WYDEQ CH 11, Part D, Table 1

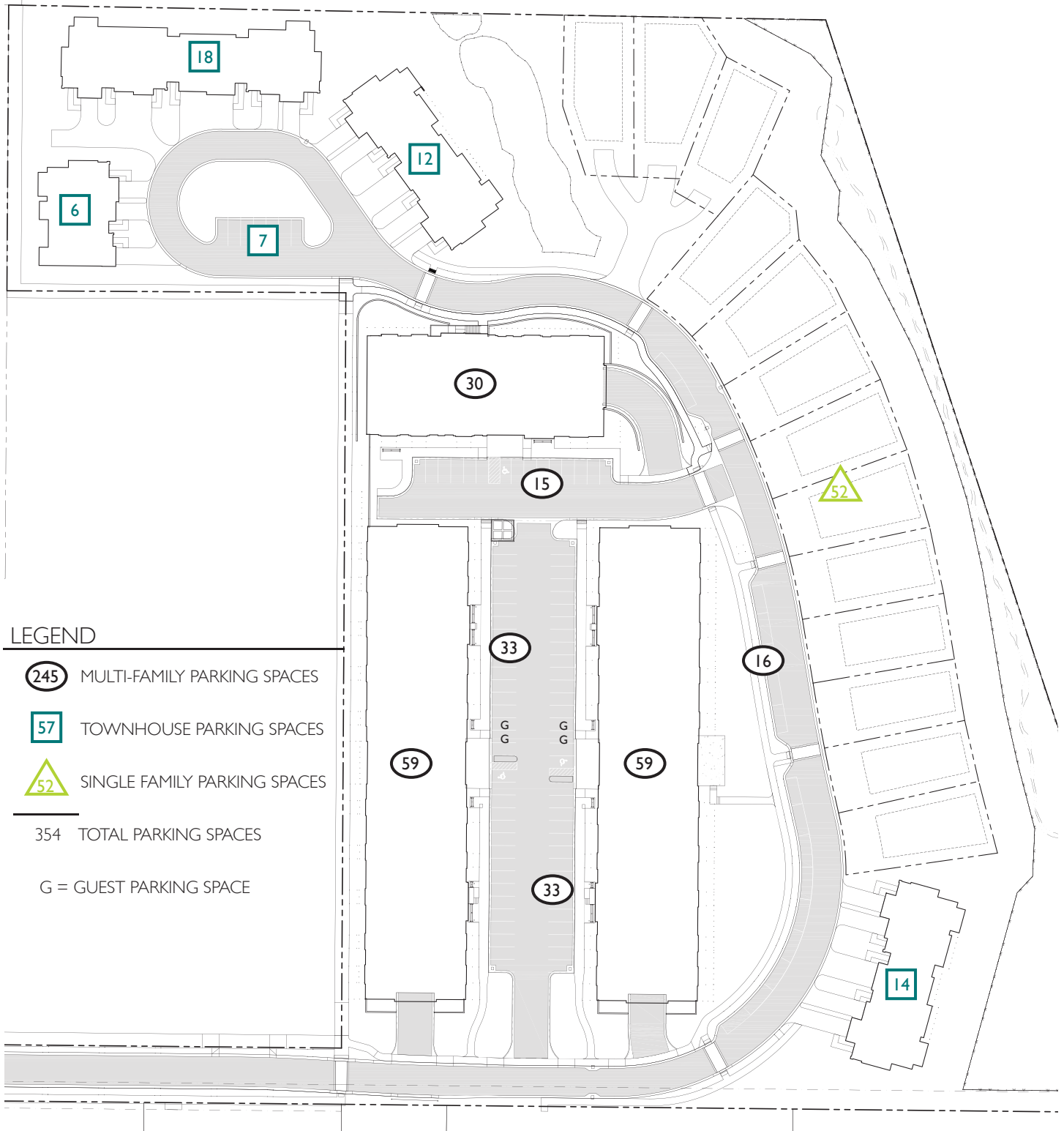
² Program Unit Matrix provided by Hidden Hollow - 16 June 2017



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.

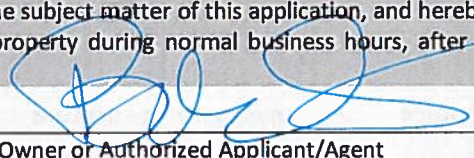
FORMAT.

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:
_____ 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**.

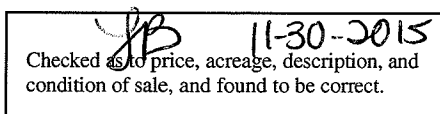
WITNESSETH: The Grantor, as authorized by the Forest Service Realignment and Enhancement Act of 2005 (16 U.S.C. 580d note; P.L. 109-54, Title V; 119 Stat. 559-563, as amended) (FSREA), the provisions of which have been met, has determined that this conveyance is in the public interest.

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:



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.

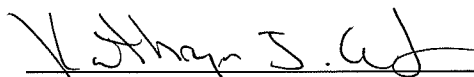
Notwithstanding the covenants provided by the **UNITED STATES** in the previous paragraphs, the **GRANTEE** hereby agrees to hold harmless, defend, and indemnify the **UNITED STATES** from and against any liability, judgment, claim, penalty, fine, or other adverse action (whether legal or equitable in 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

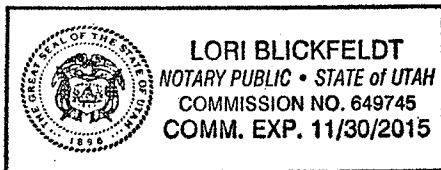


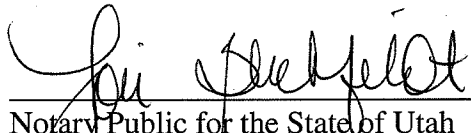
KATHRYN J. CONANT
Director of Lands & Minerals
Intermountain Region
USDA Forest Service

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)

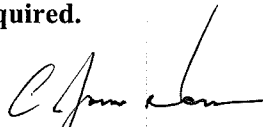
(If too lengthy, attach description)

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.

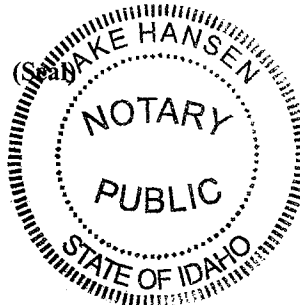
COUNTY OF Bonneville)

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*

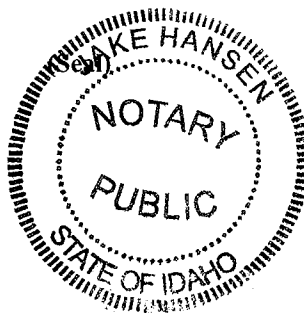
)
)SS.
)

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*

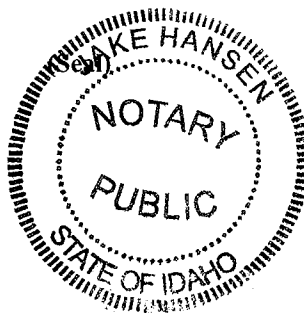
)
)SS.
)

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)

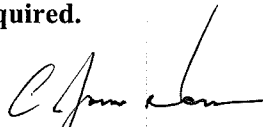
(If too lengthy, attach description)

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.

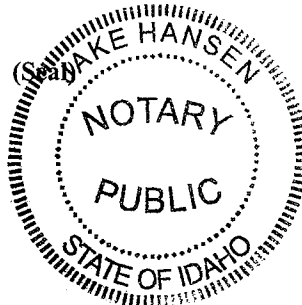
COUNTY OF Bonneville)

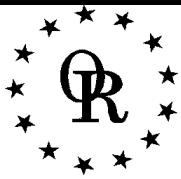
The foregoing instrument was acknowledged before me by C James Hansen this 15 day of June, 2001.

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?

The types of personal information we collect and share depend on the product or service you have with us. This information can include:

- Social Security number and employment information
- Mortgage rates and payments and account balances
- Checking account information and wire transfer instructions

When you are ***no longer*** our customer, we continue to share your information as described in this notice.

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 06/06/18
AMOUNT 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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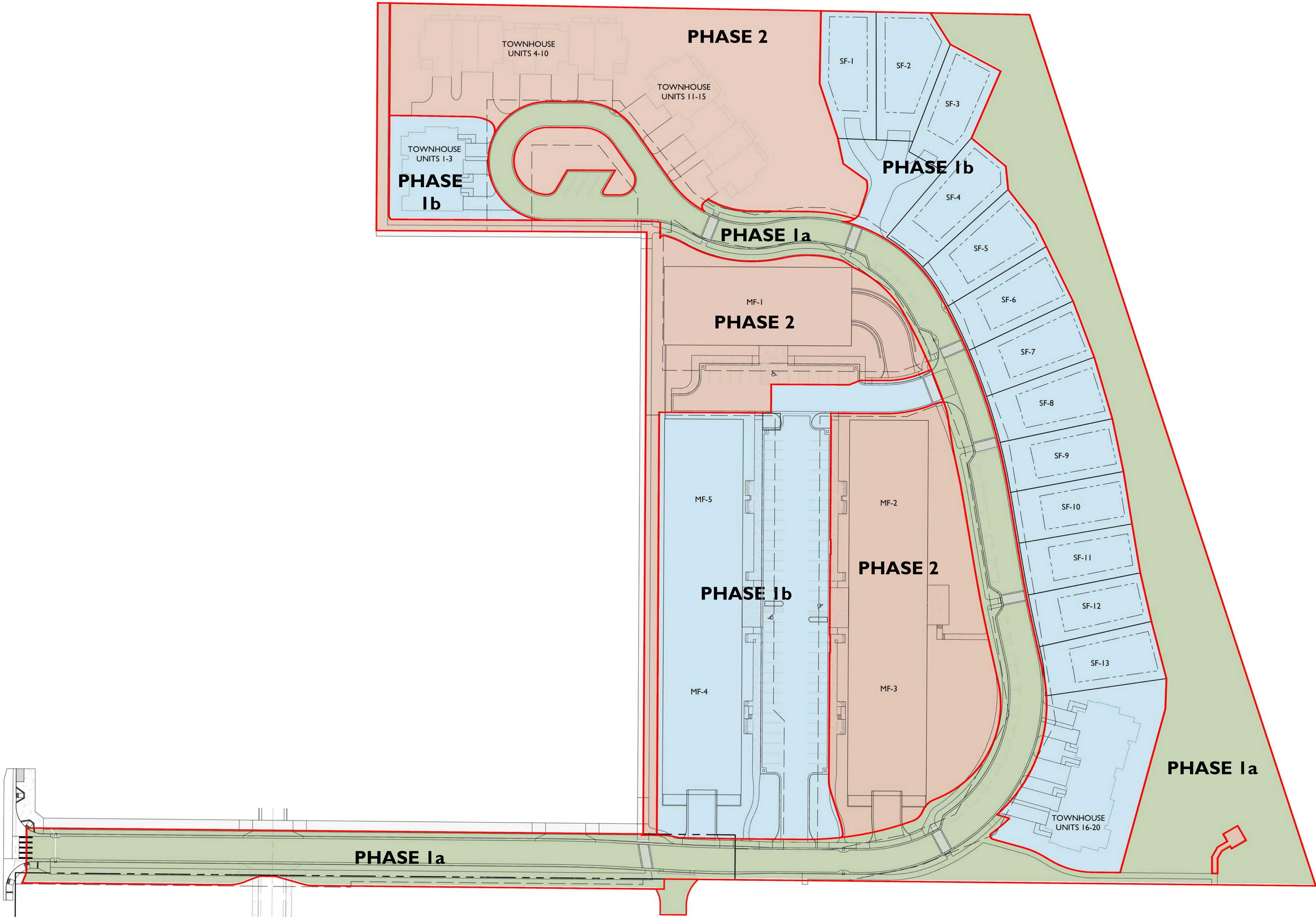
SECTION 7 – APPLICATION MATERIALS

- 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



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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:

· 02.06.2017

PHASE 1a FDP

· 03.14.2018

GEC SUBMISSION

· 06.15.2018

Hidden Hollow Update / Final Phasing Plan

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Drawing Title:

PHASING PLAN

Drawing Number:

L3.0

Scale:

0

25

50

100

150

200

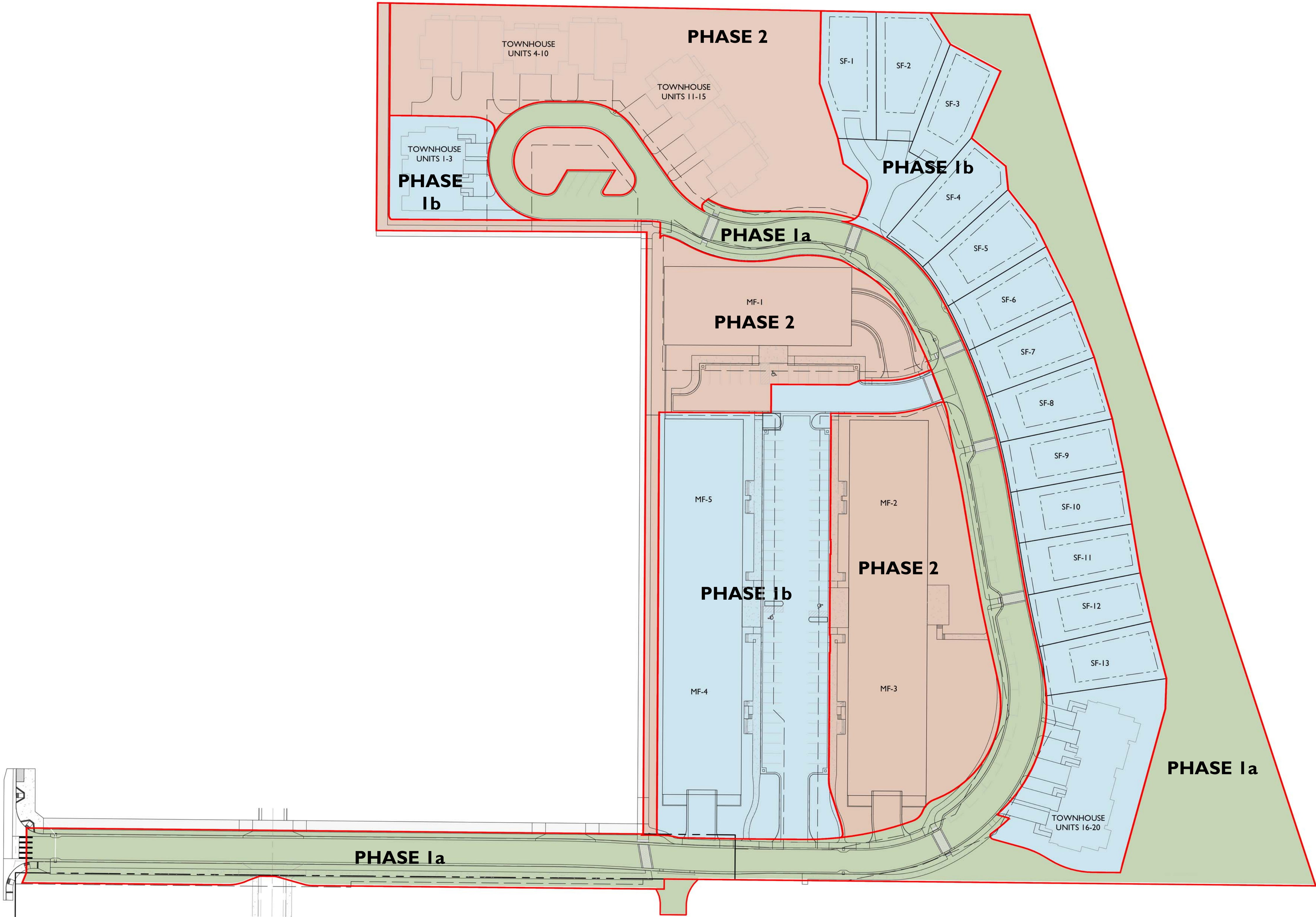
250

1"=50'-0"

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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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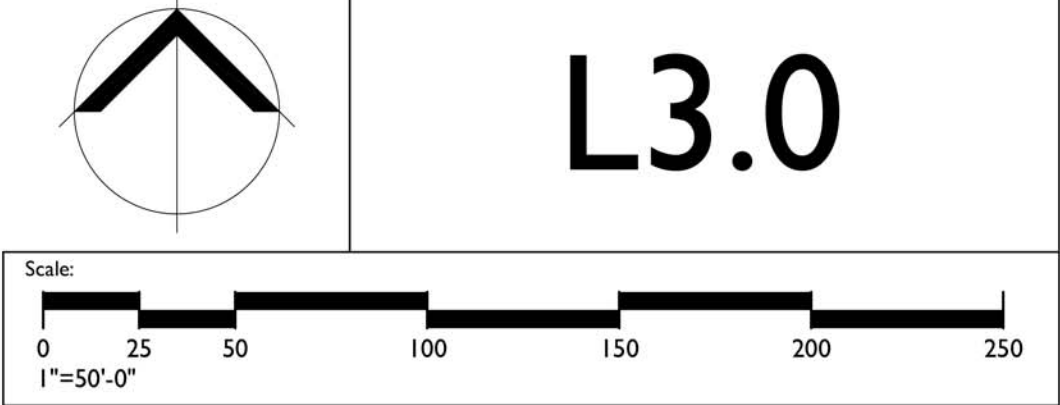
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Drawing Title:

PHASING PLAN

Drawing Number:

L3.0



HIDDEN HOLLOW

PHASE 2 FDP

JACKSON, WY



JACKSON, WY
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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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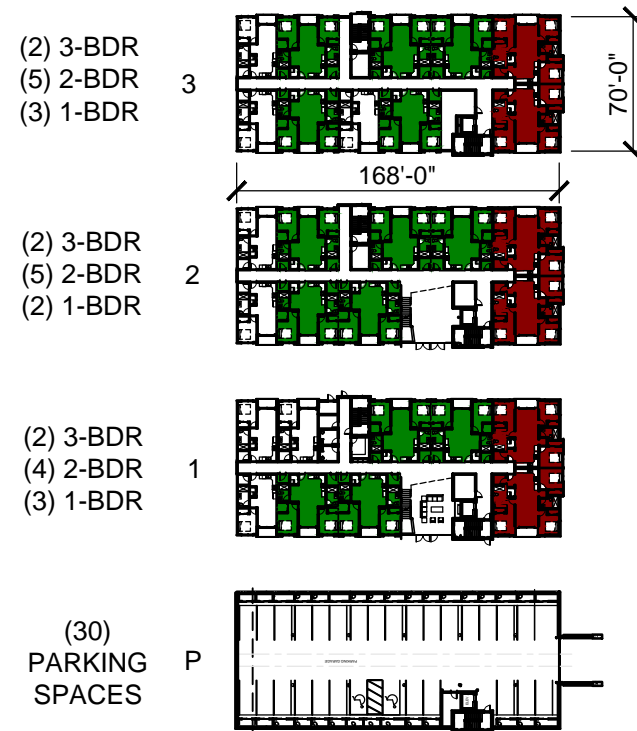
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DATE
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REVISION

REF SHEET

SHEET NAME
G101

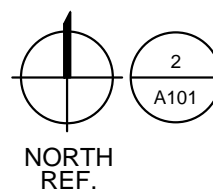


11,517sf/ PLATE (GROSS)
32,993sf/ BUILDING (NET)
8,641sf CIRCULATION/PUBLIC (26%)

TOTALS
(6) 3-BDR = 6,996sf
(14) 2-BDR = 13,706sf
(8) 1-BDR = 5,136sf
(28) UNITS = 25,838sf

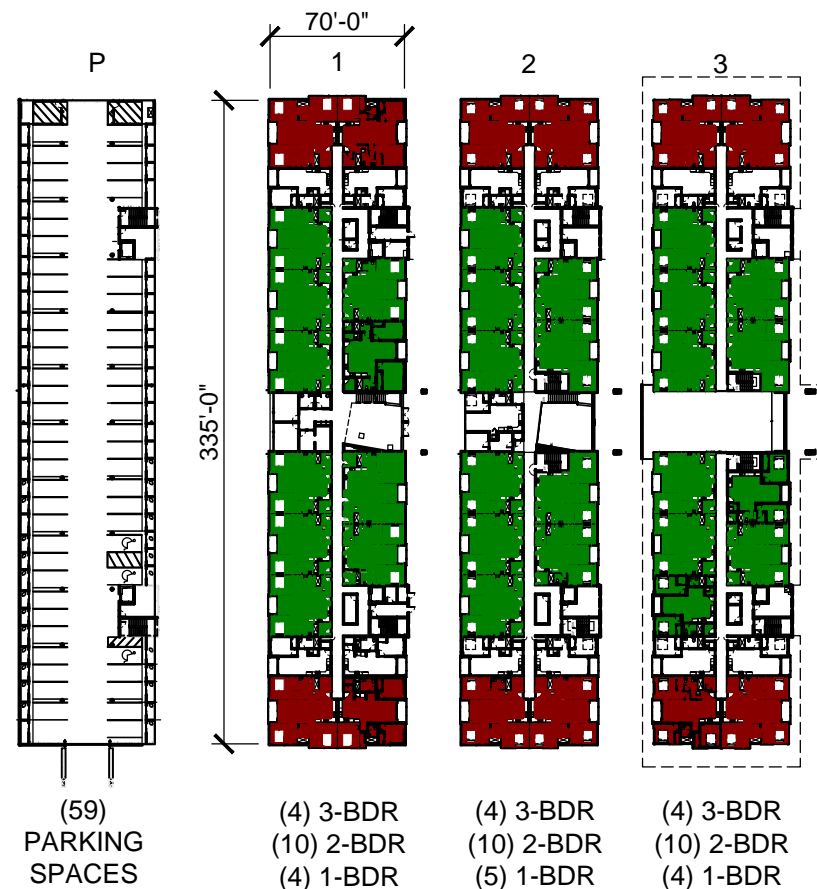
3-BDR 1,166 sf
2-BDR 979 sf
1-BDR 642 sf

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

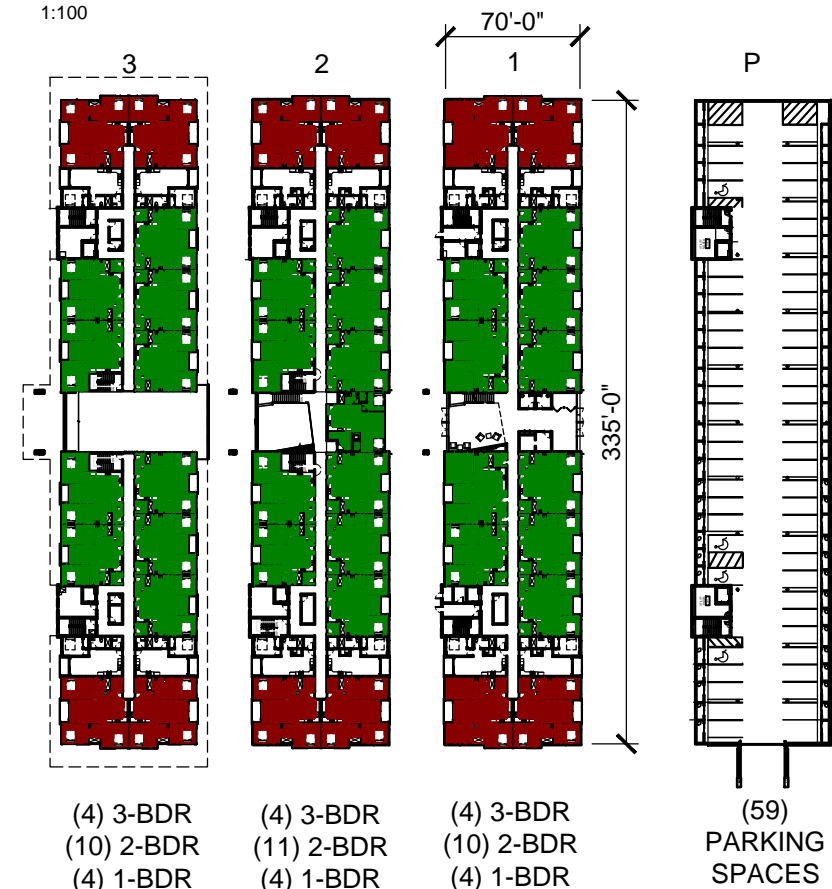


Building 4/5 Floor Plan

1

A101

1:100



Building 2/3 Floor Plan

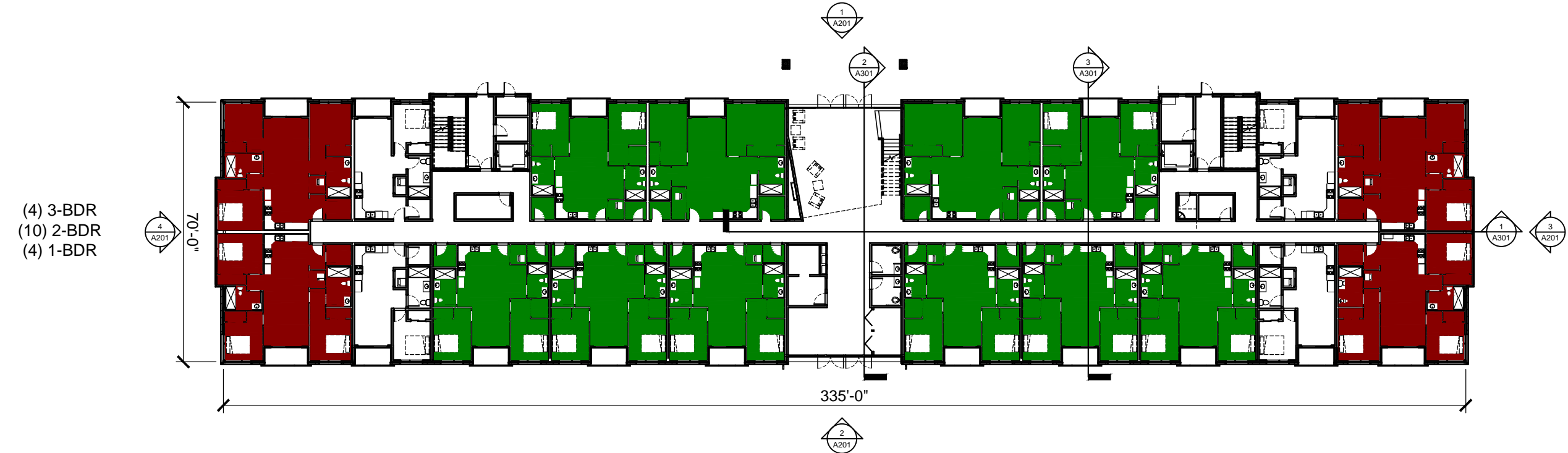
3

A101

1:100

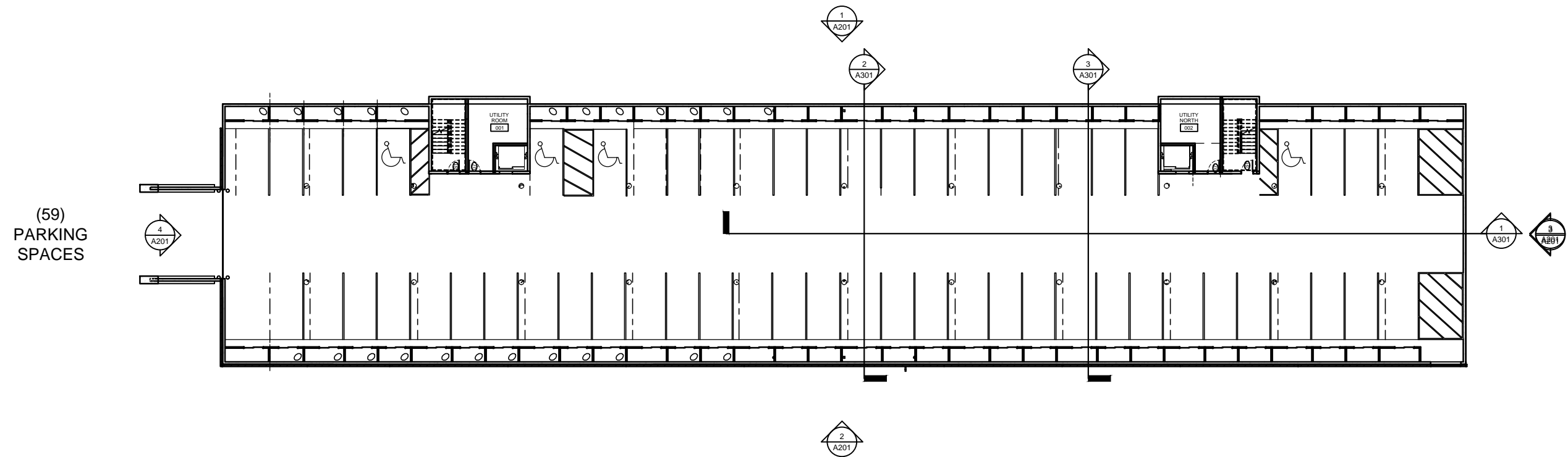


JACKSON, WY
p 307.733.9955
f 307.733.9954



- 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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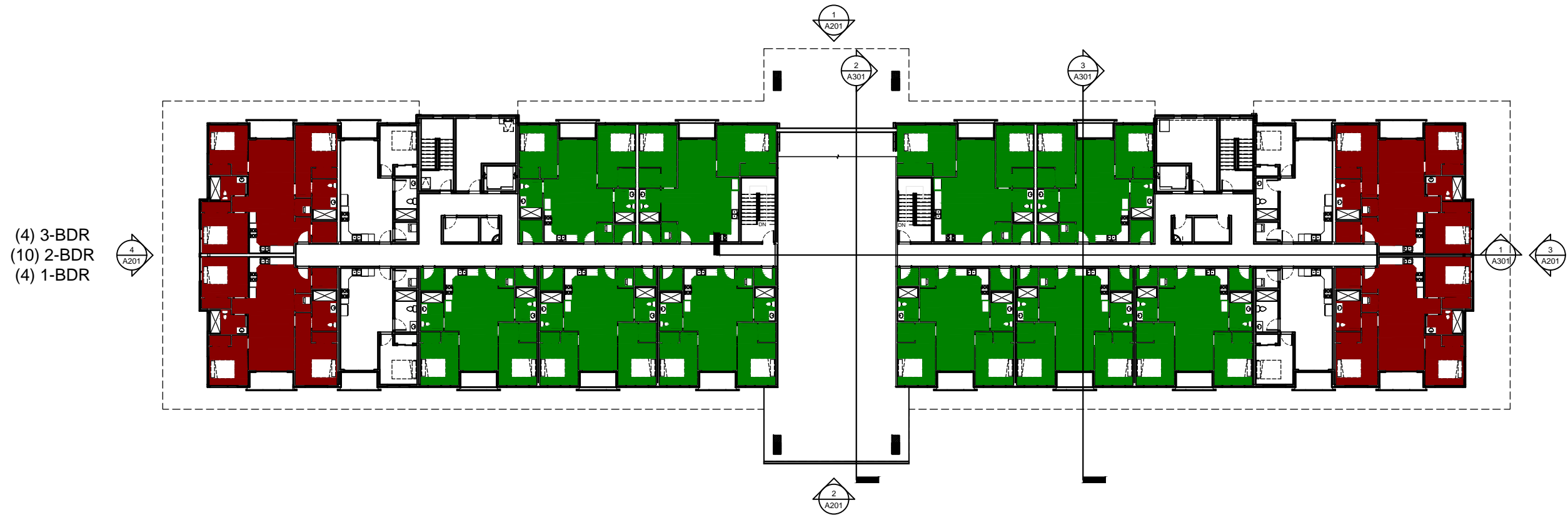
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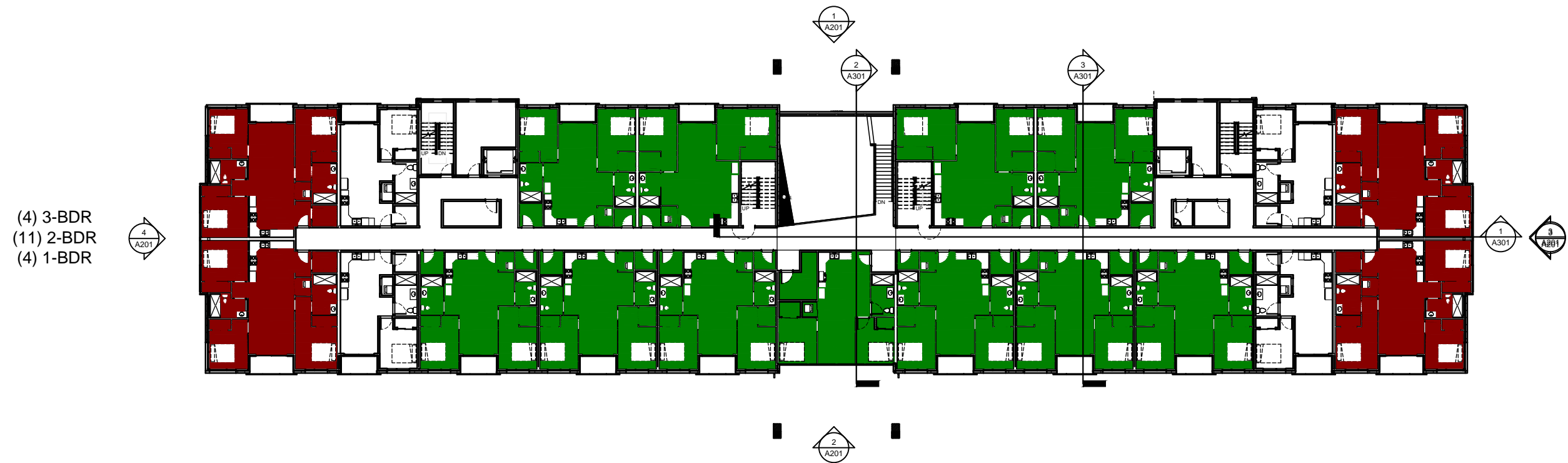
REF SHEET

SHEET NAME
A103



■	3-BDR	1,166 sf
■	2-BDR	979 sf
■	1-BDR	642 sf

1
A103
Third Floor Plan - Building 2/3
1/32"=1'-0"



(4) 3-BDR
(11) 2-BDR
(4) 1-BDR

2
A103
Second Floor Plan - Building 2/3
1/32"=1'-0"





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SHEET NAME
A105



3-BDR	1,166 sf
2-BDR	979 sf
1-BDR	642 sf





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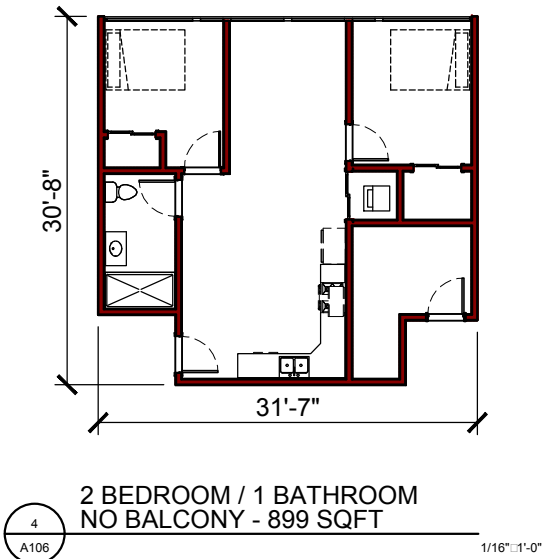
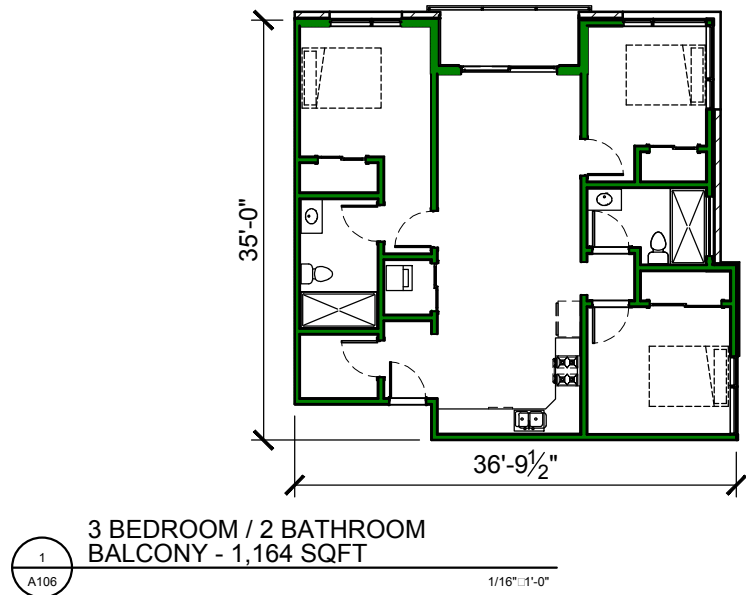
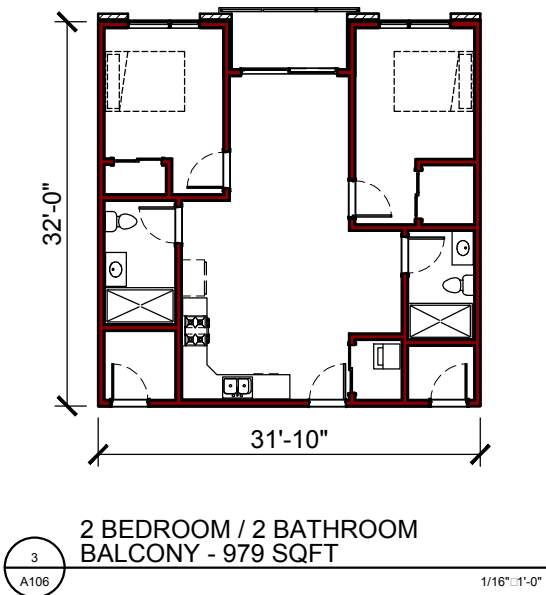
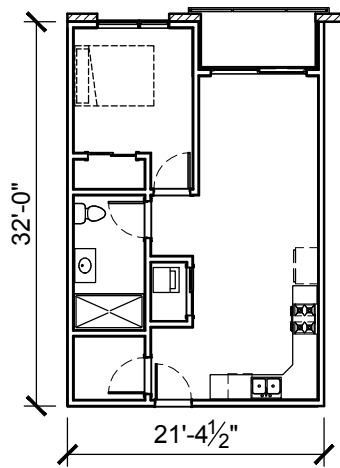
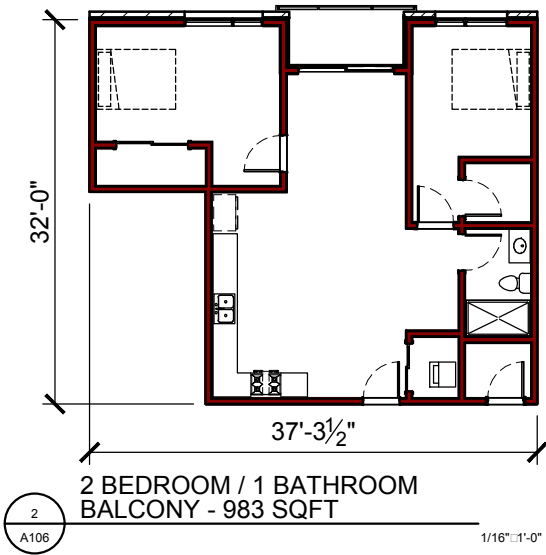
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SHEET NAME
A200a

PERSPECTIVE LOOKING NORTHEAST



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PERSPECTIVE LOOKING NORTHWEST

REF SHEET

SHEET NAME
A200b



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PERSPECTIVE LOOKING SOUTHWEST

REF SHEET

SHEET NAME
A200c



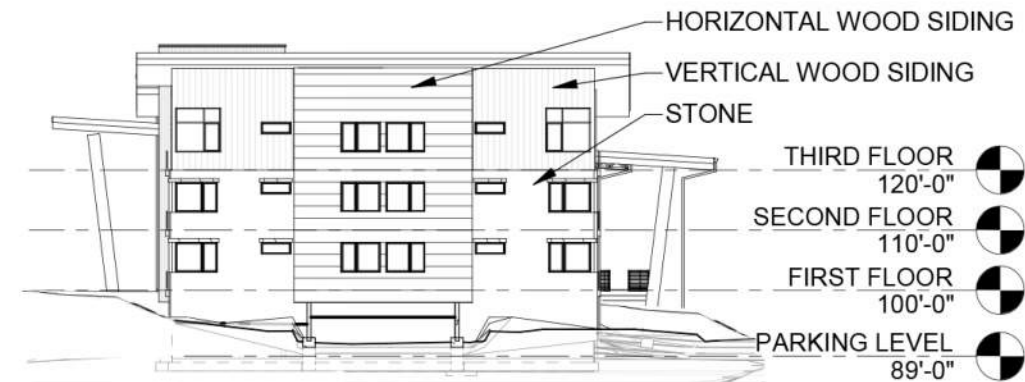
1 OVERALL WEST ELEVATION
A.201 1/32" = 1'-0"



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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SHEET NAME
A201



BUILDING 1
OVERALL SOUTH ELEVATION

1
A.202

1/32" = 1'-0"



BUILDING 1
OVERALL NORTH ELEVATION

2
A.202

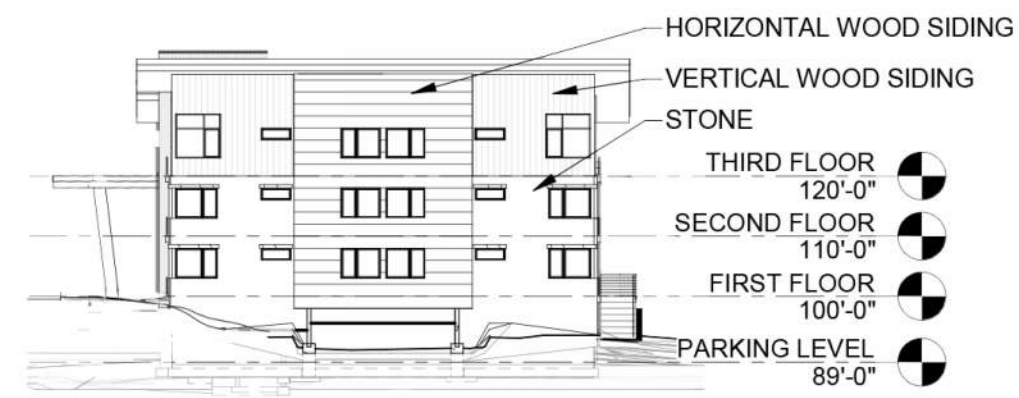
1/32" = 1'-0"



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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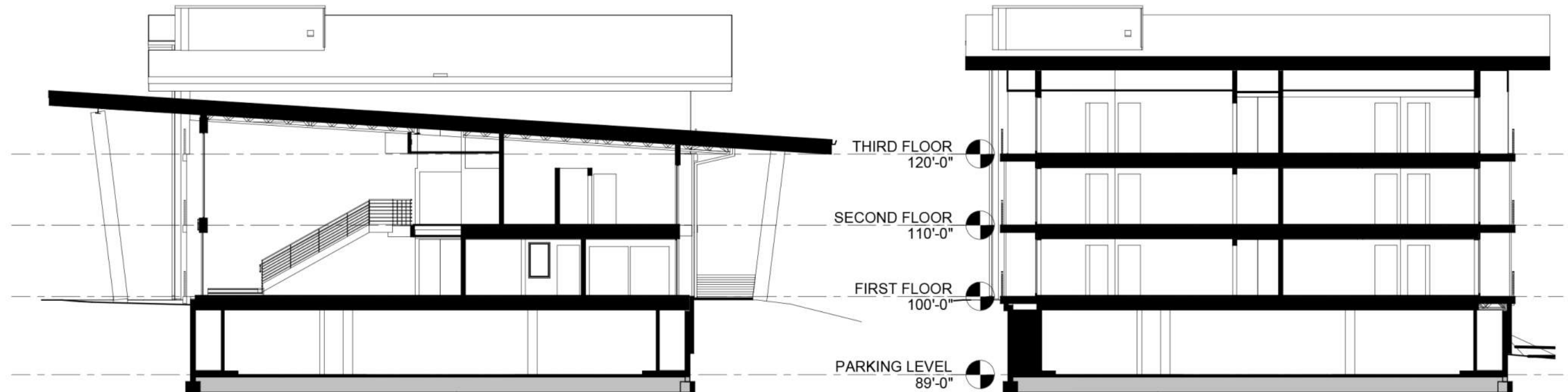
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A202



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"

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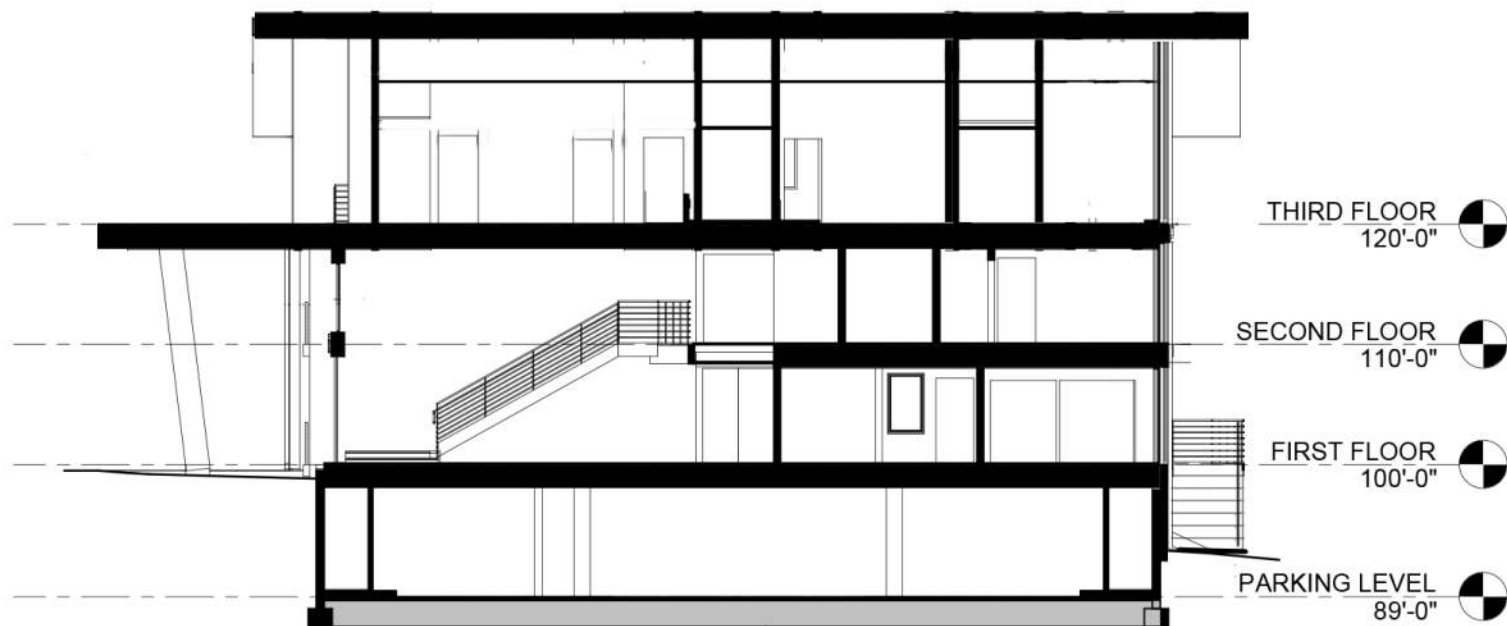
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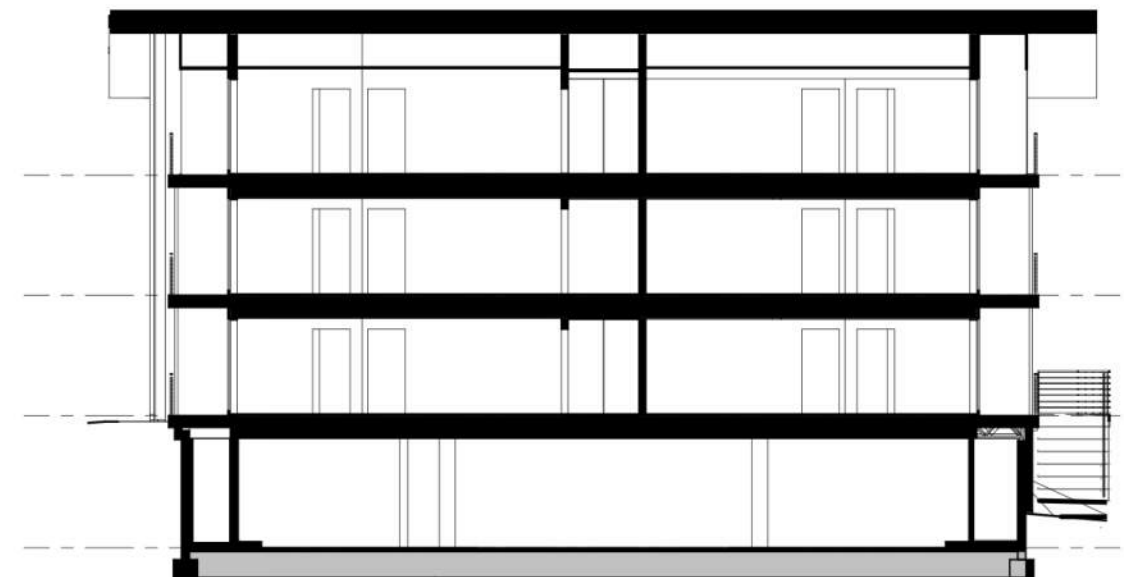
SHEET NAME
A301



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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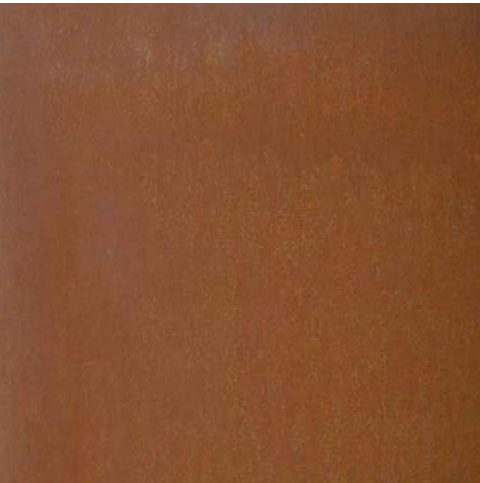
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VERTICAL WOOD SIDING



HORIZONTAL WOOD SIDING



CORTEN STEEL



STONE



WINDOWS & FLASHING

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HIDDEN HOLLOW

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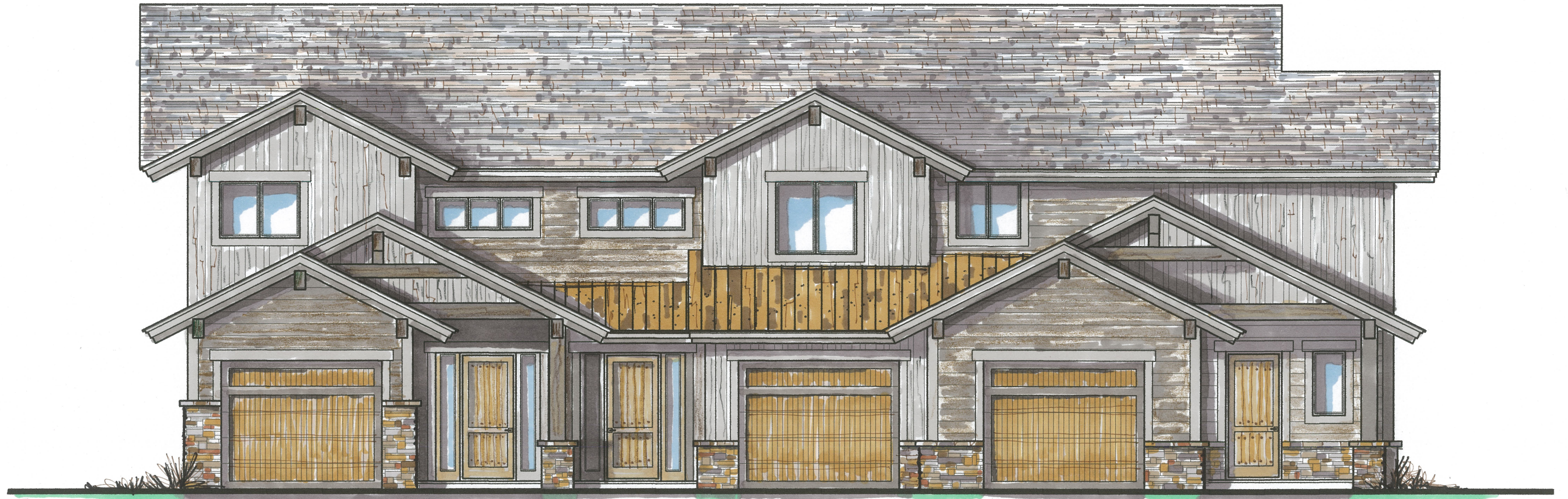
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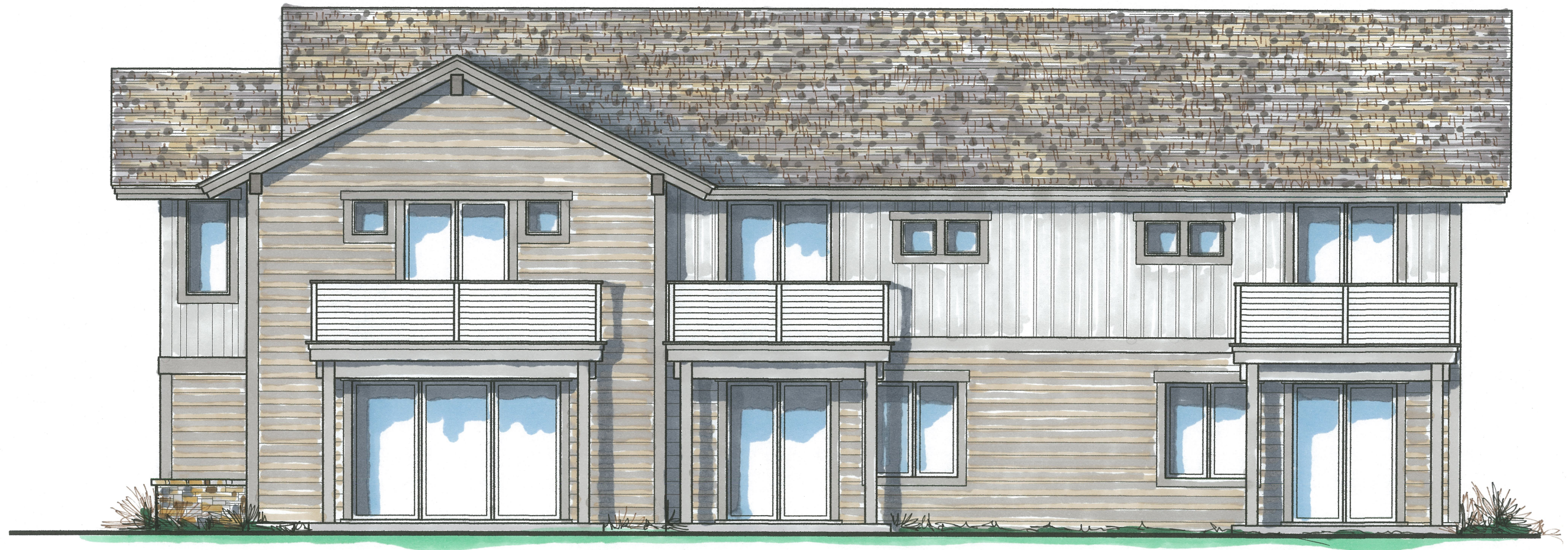
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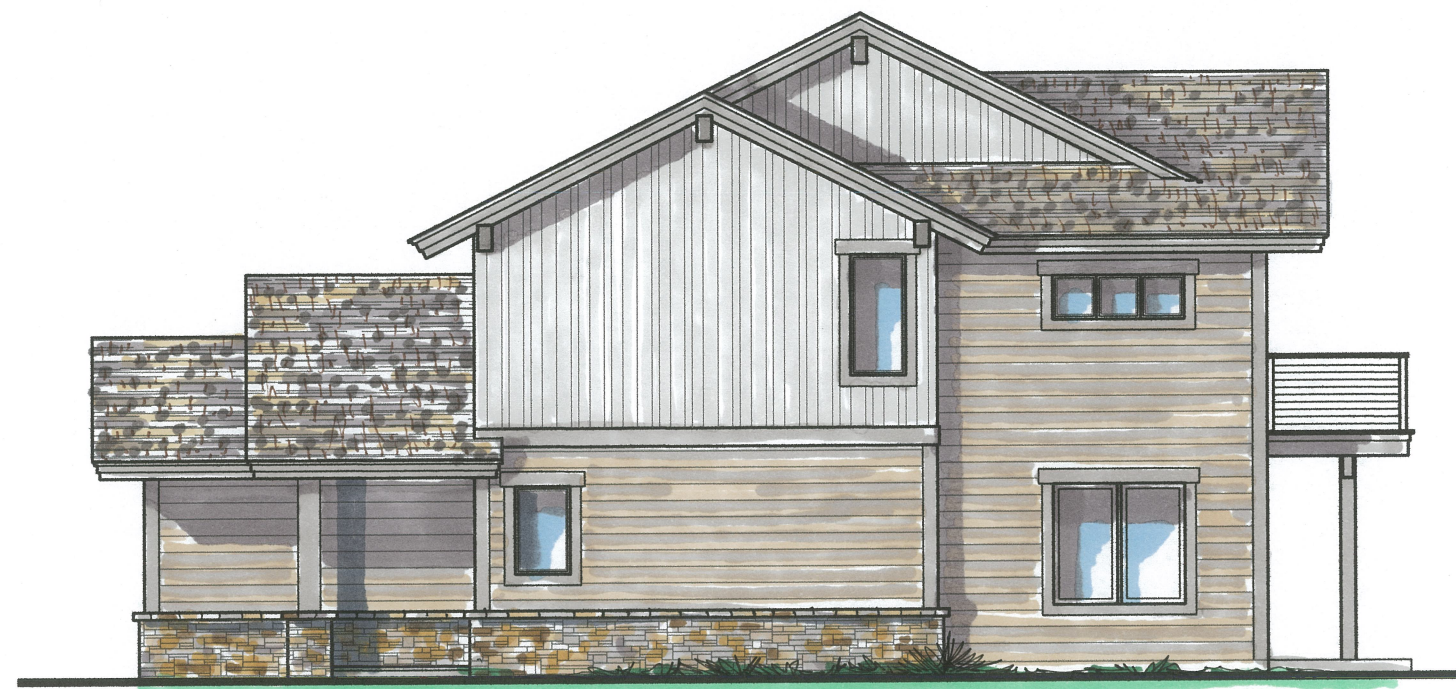
FRONT EXTERIOR ELEVATION



REAR EXTERIOR ELEVATION



LEFT EXTERIOR ELEVATION



RIGHT EXTERIOR ELEVATION



FRONT EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



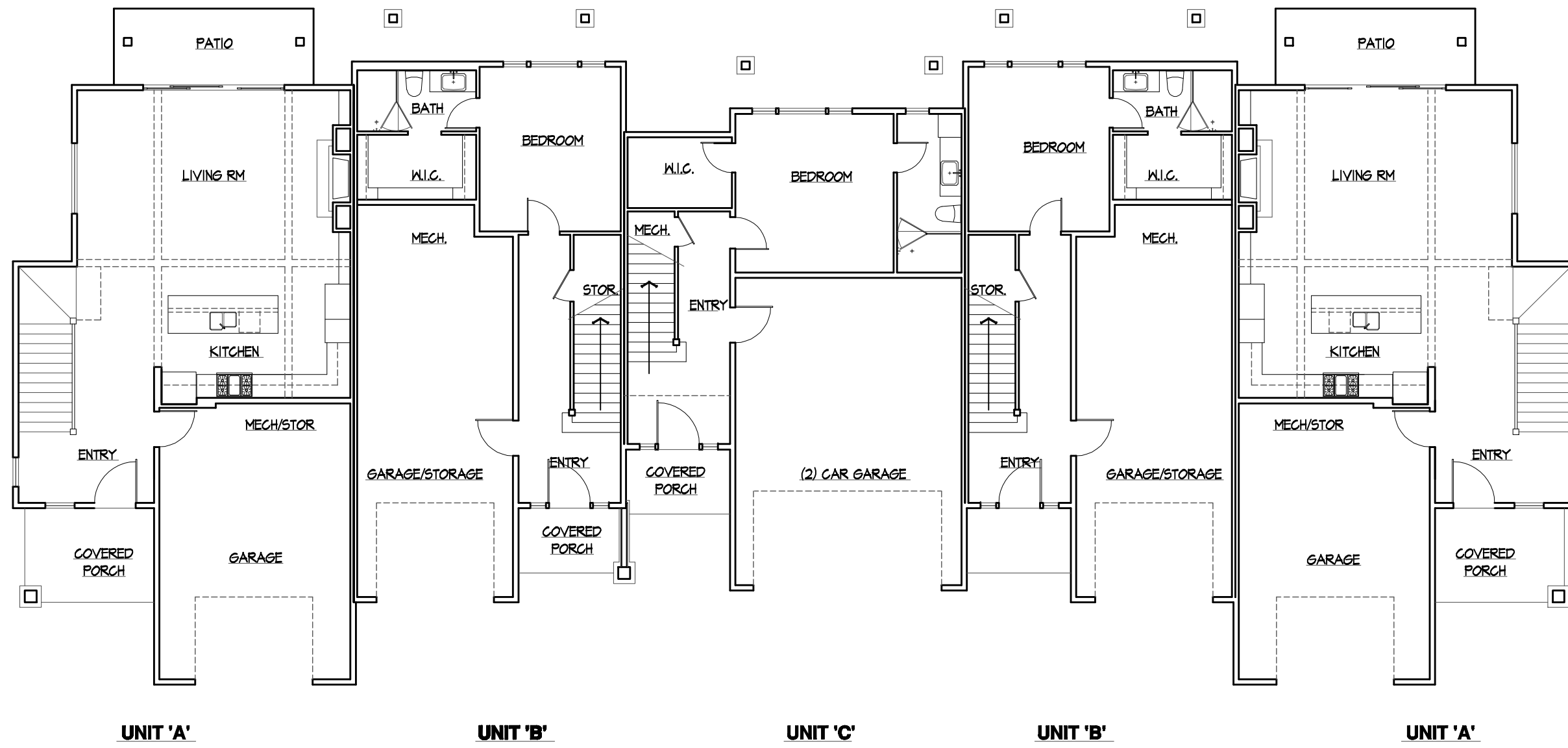
REAR EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



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:	874 SQ FT
2ND FLOOR:	841 SQ FT
TOTAL:	2,544 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:	2,594 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

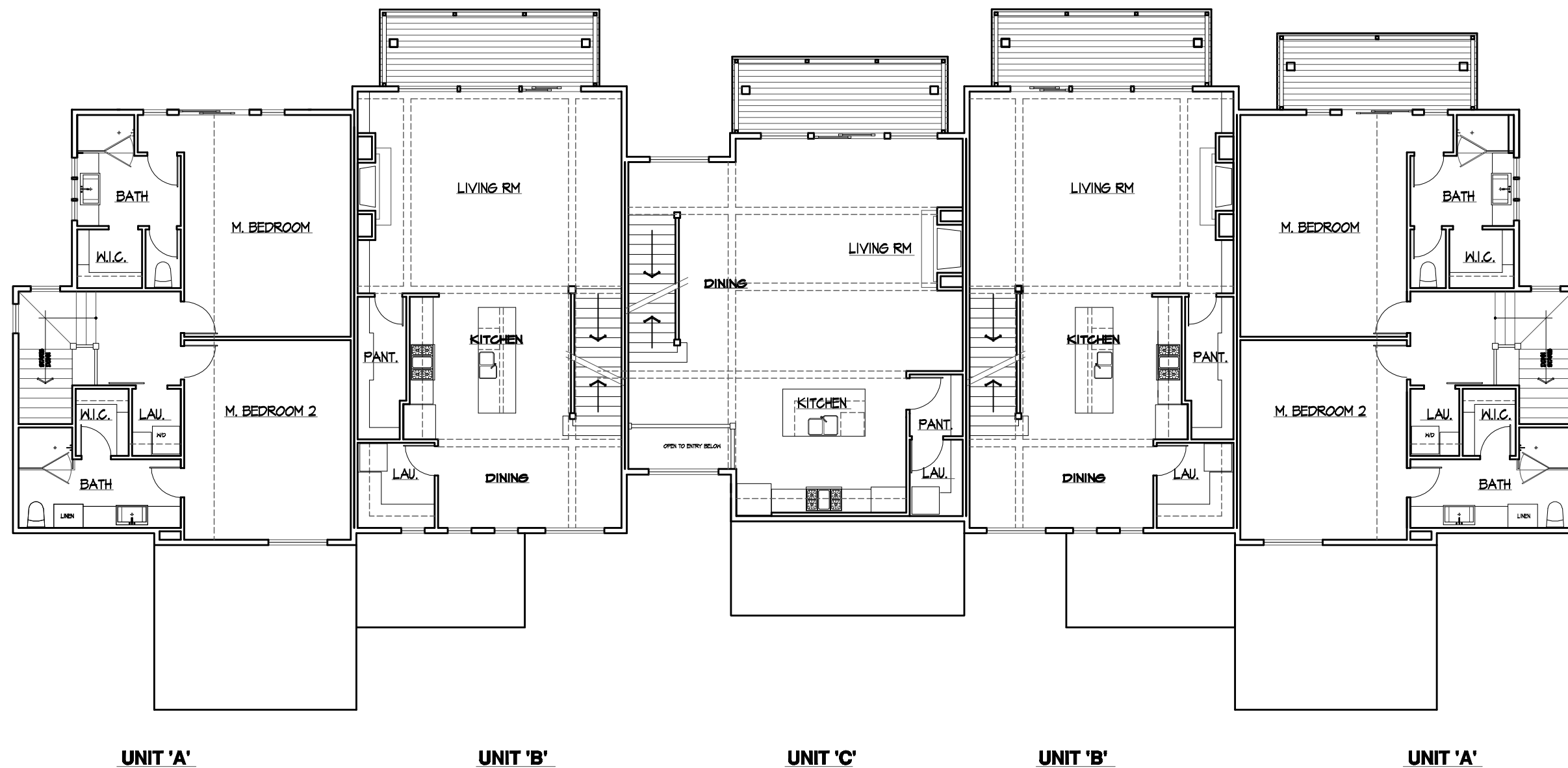
GARAGE: 2,255 SQ FT
DECKS: 1,118 SQ FT
FRONT PORCH: 354 SQ FT

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"

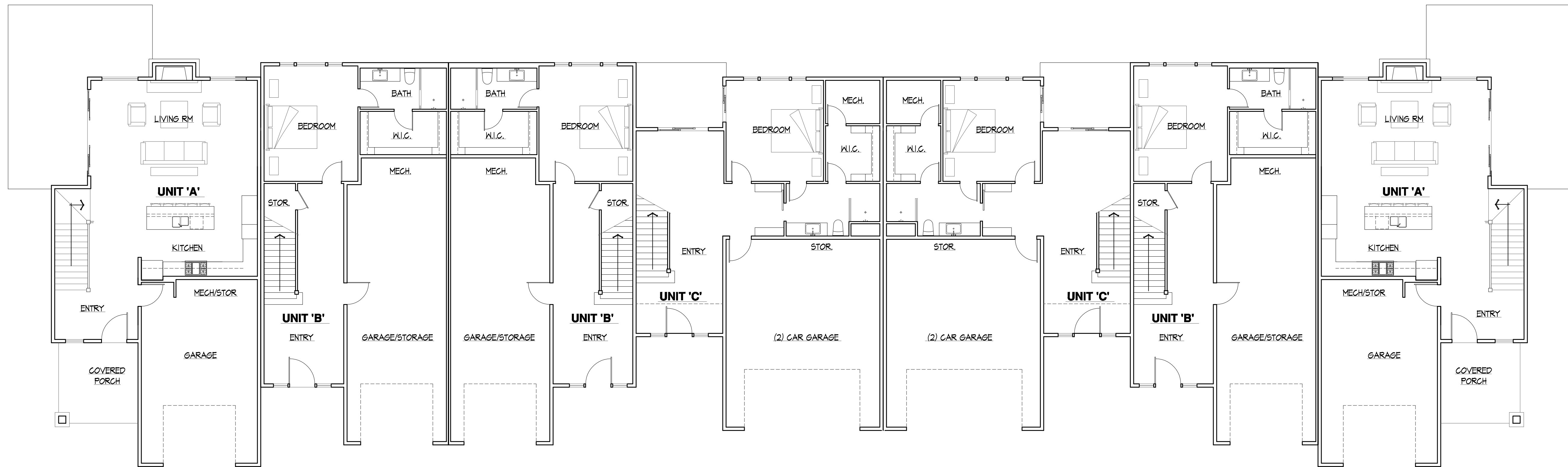
Hidden Hollow Townhomes



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

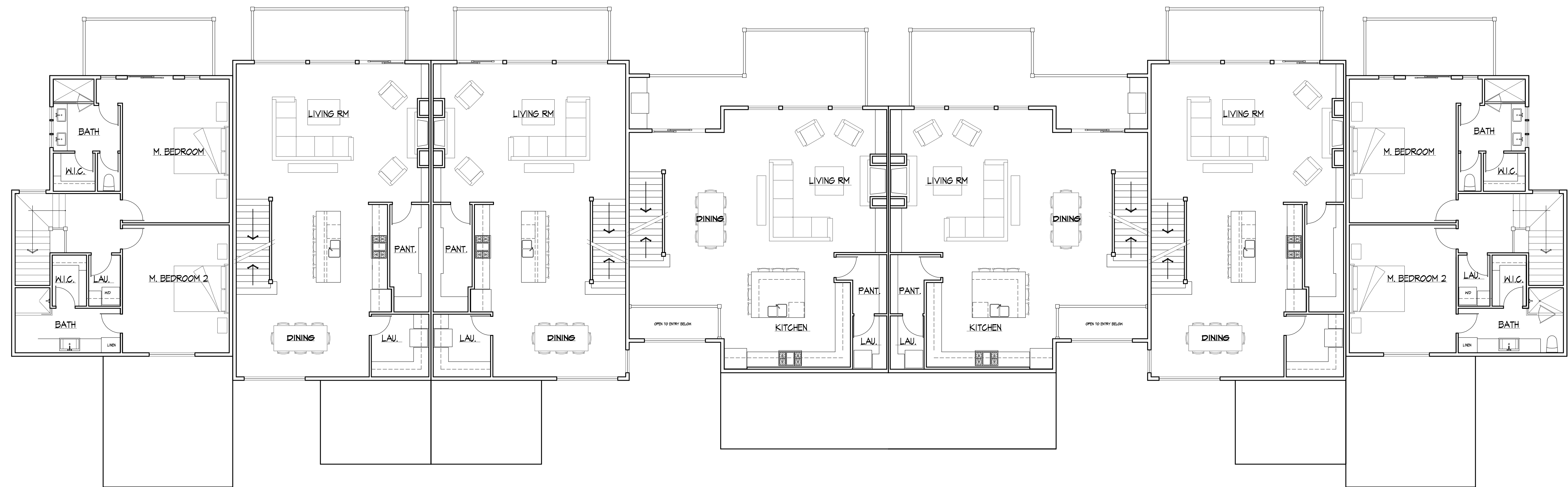
MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"

Robertson Associates

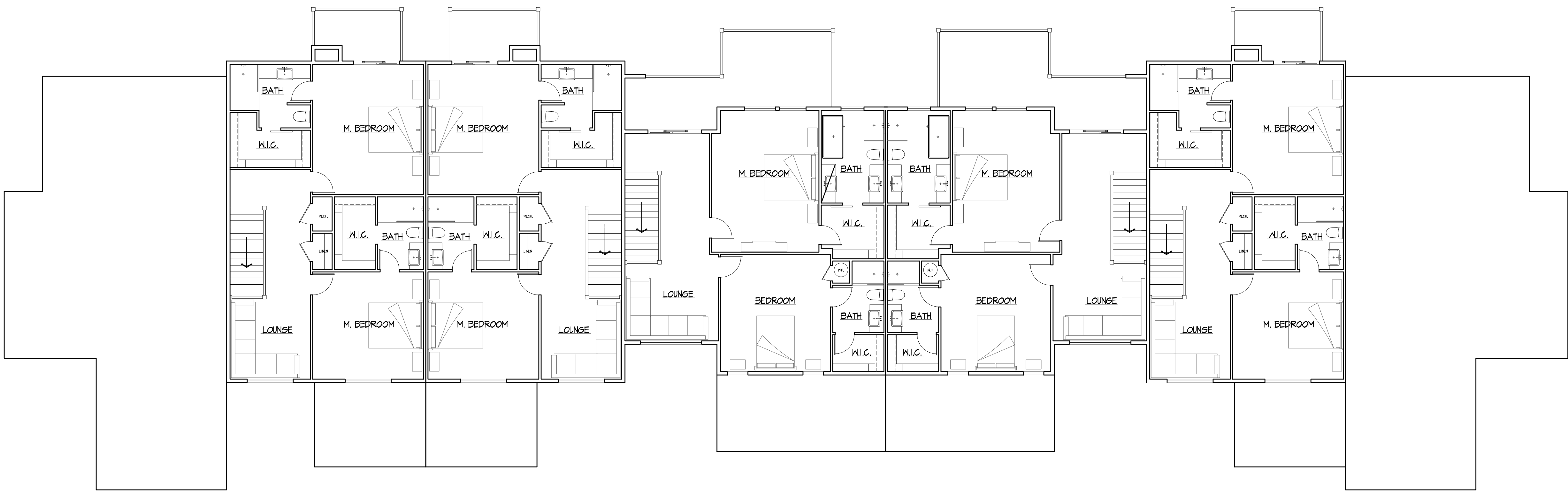
P.O. Box 678
Rigby, Idaho
83442

Phone: (208) 589-9967
Fax: (208) 523-7640




2ND FLOOR PLAN

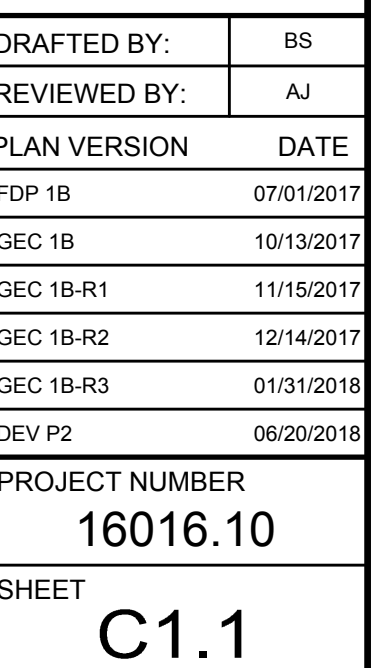
SCALE: 1/8" = 1'-0"



3RD FLOOR PLAN
SCALE: 1/8" = 1'-0"


JORGENSEN

HERSHBERGERDESIGN
LANDSCAPE ARCHITECTURE PLANNING URBAN DESIGN









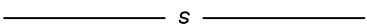
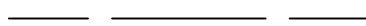



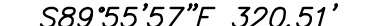
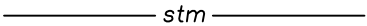
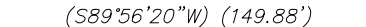






















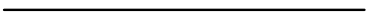



LINE LEGEND

EXISTING	PROPOSED

LEGEND (2016-09-1 ADDITIONAL)

- ## STORM DRAIN MANHOLE DETAILS

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 |  | sanitary sewer line |
|  | boundary, EASEMENT, as noted |  | storm drain inlet |
|  | boundary, ADJOINING/ADJACENT PROPERTY |  | storm drain manhole |
|  | measured bearing & distance or curve geometry |  | storm drain line |
|  | record bearing & distance or curve geometry |  | storm culvert, 18" dia. CMP, abandoned |
|  | telephone pedestal |  | hydrant, fire protection |
|  | fiber optic vault |  | curbstop |
|  | broadband vault |  | water service connection with curbstops and checkvalves |
|  | natural gas valve |  | spigot |
|  | gas service (abandoned) |  | water valve |
|  | electric junction box |  | traffic signal control vault |
|  | electric meter/service |  | monitoring well |
|  | electric power transformer |  | test pit |
|  | electric utility vault |  | edge of concrete |
|  | utility pole |  | edge of pavement |
|  | guy anchor |  | top of bank |
|  | sanitary sewer cleanout |  | fence, wood post & rail |
|  | sanitary sewer manhole | | |

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.

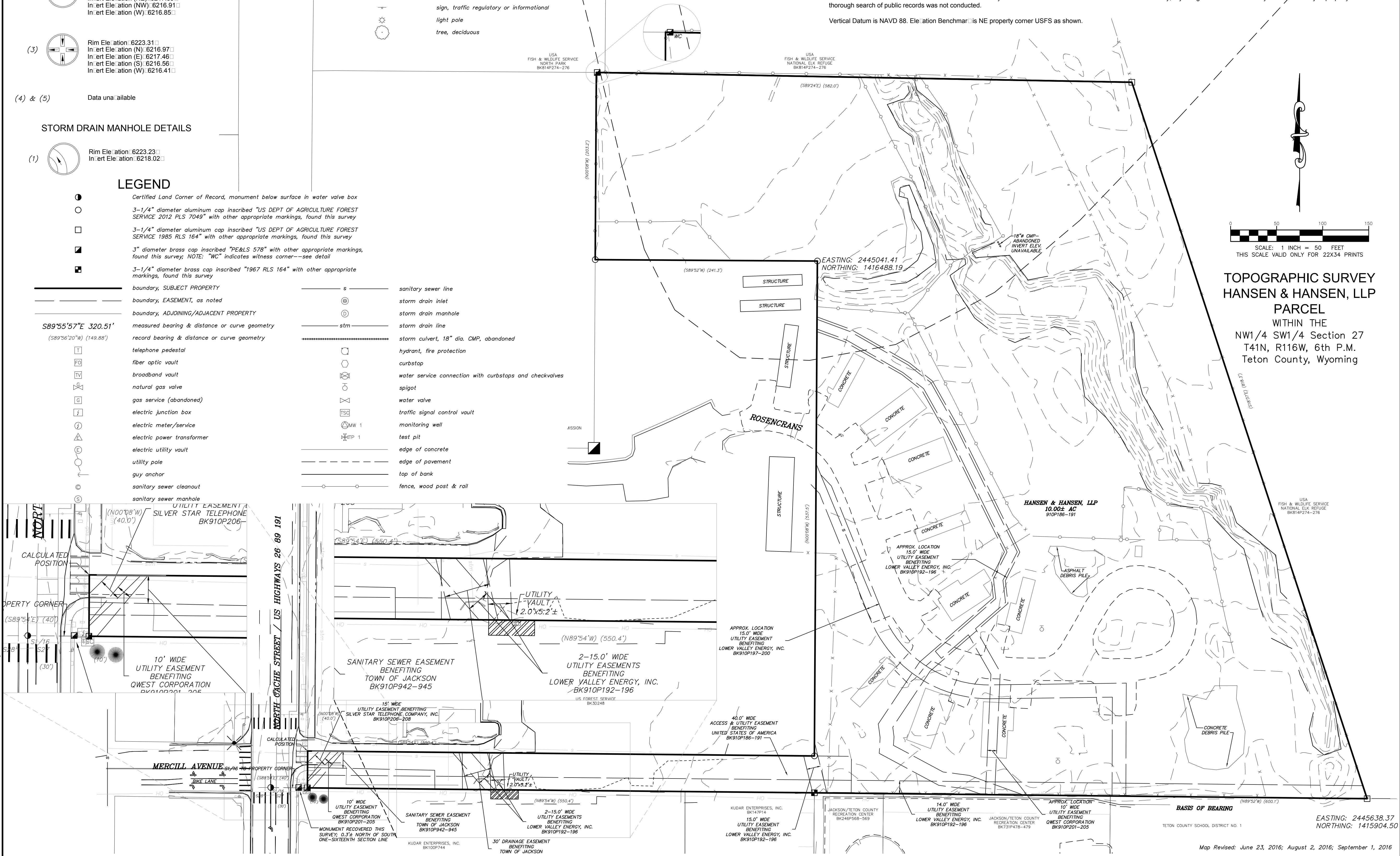
The BASIS OF BEARING for this survey is N89°23'53"W on the south boundary of the subject property between found monuments as depicted hereon.

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 Benchmark is NE property corner USFS as shown.



PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

SHEET TITLE:
EXISTING CONDITIONS

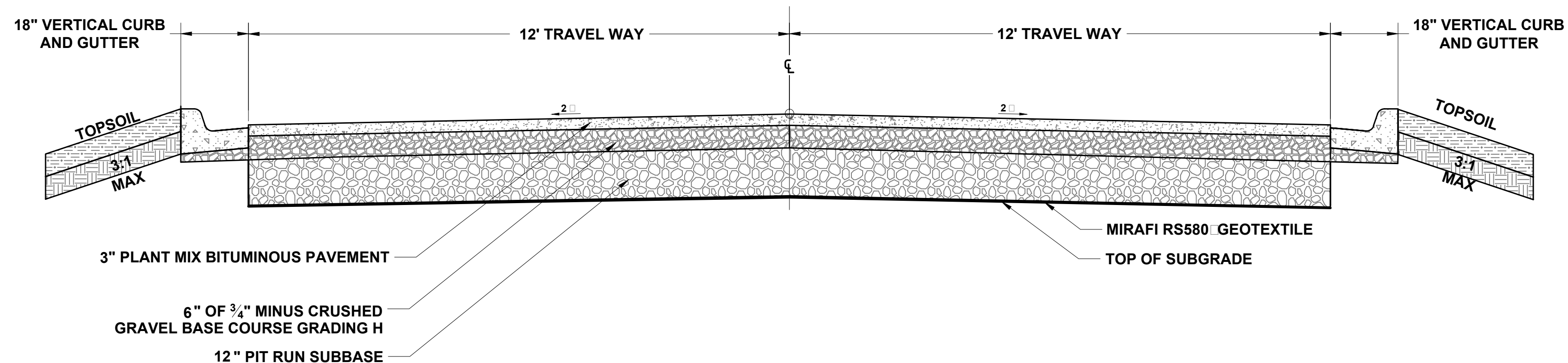
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REVIEWED BY:	AJ
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GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C1.3



PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

SHEET TITLE:
CIVIL OVERVIEW

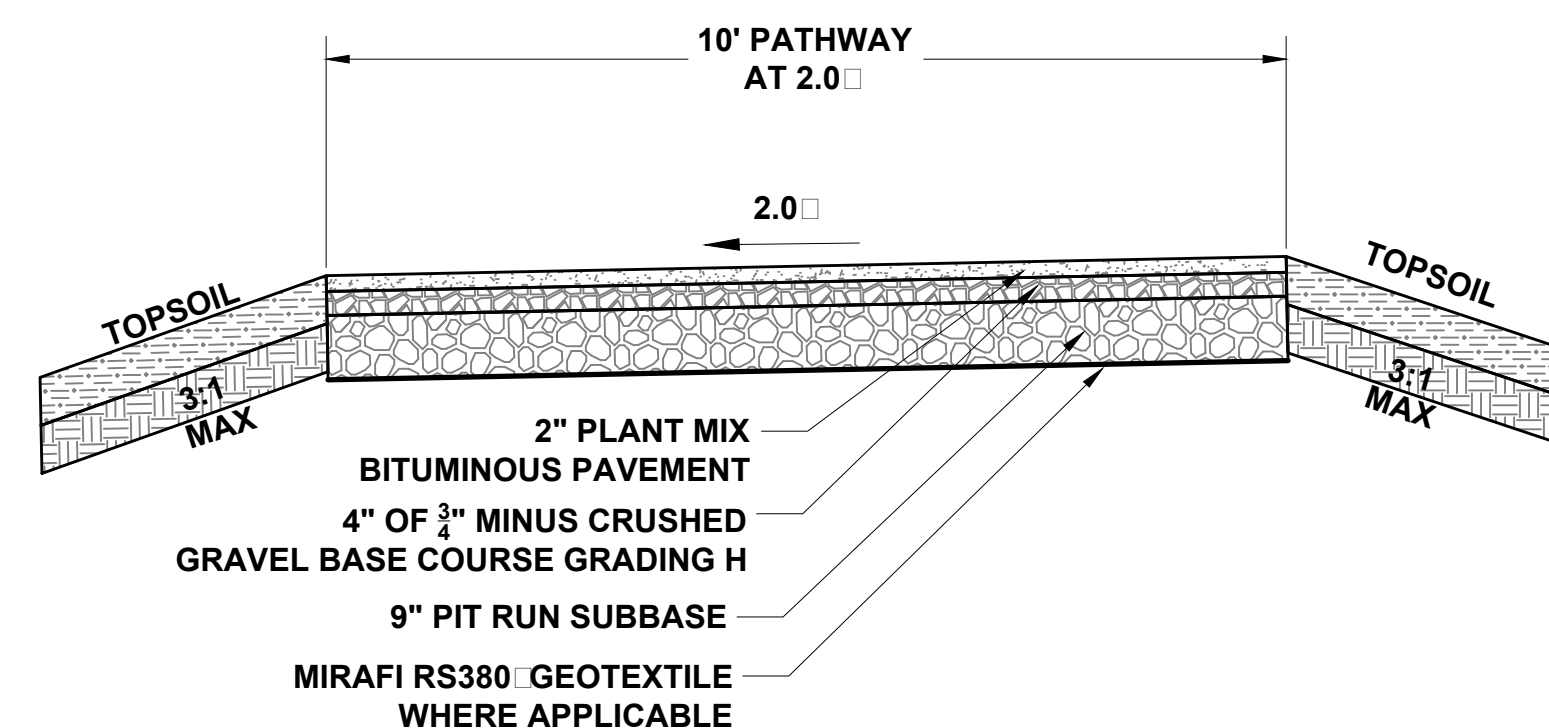
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REVIEWED BY:	AJ
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GEC 1B-R1	11/15/20
GEC 1B-R2	12/14/20
GEC 1B-R3	01/31/20
DEV P2	06/20/20
PROJECT NUMBER	
16016.10	
SHEET	
C2.1	



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 1 ON ABOVE GRADE PARKING ACCESS NORTH - STA: 0 91.53 ▯ STA: 0 96.03

1 **ROAD TYPICAL SECTION G** C3.1 NOT TO SCALE APARTMENT ACCESS AND UNDERGROUND

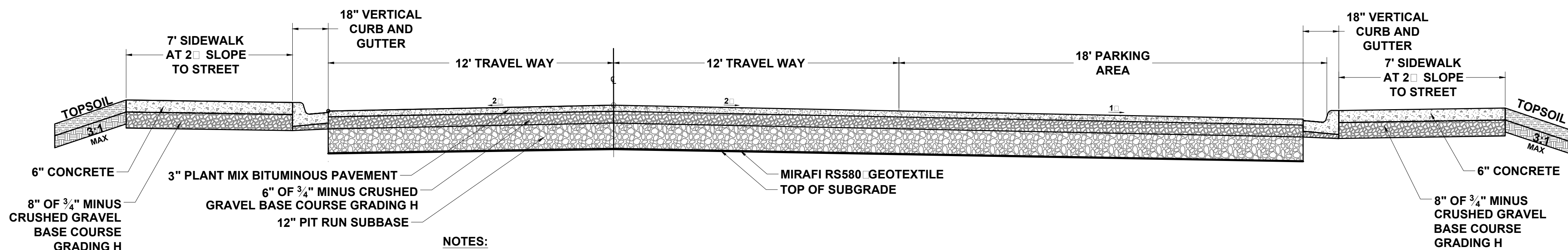


NOTES:

1. CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE.
2. SCARIFY AND COMPACT SUBGRADE. PROOF ROLL IN THE PRESENCE OF THE ENGINEER

4
C3.1

10' ASPHALT PATHWAY
NOT TO SCALE



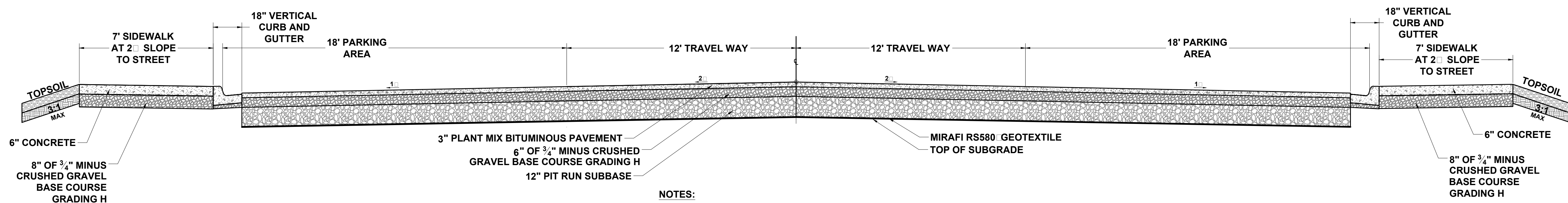
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3. SEE DETAILS ON SHEET C8.1 FOR SIDEWALK AND GUTTER

2
C3.1

ROAD TYPICAL SECTION H

NOT TO SCALE
APARTMENT ACCESS NORTH ROAD

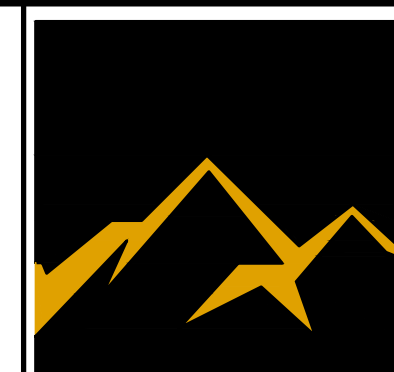


NOTES:

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 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.



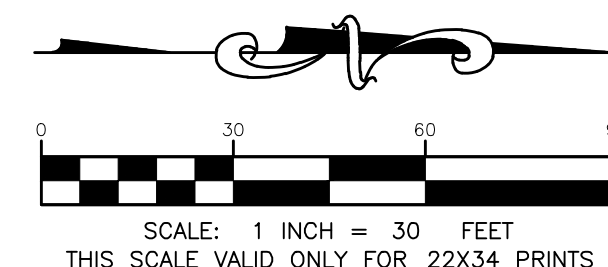
JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgensenassociates.com

PROJECT TITLE: HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

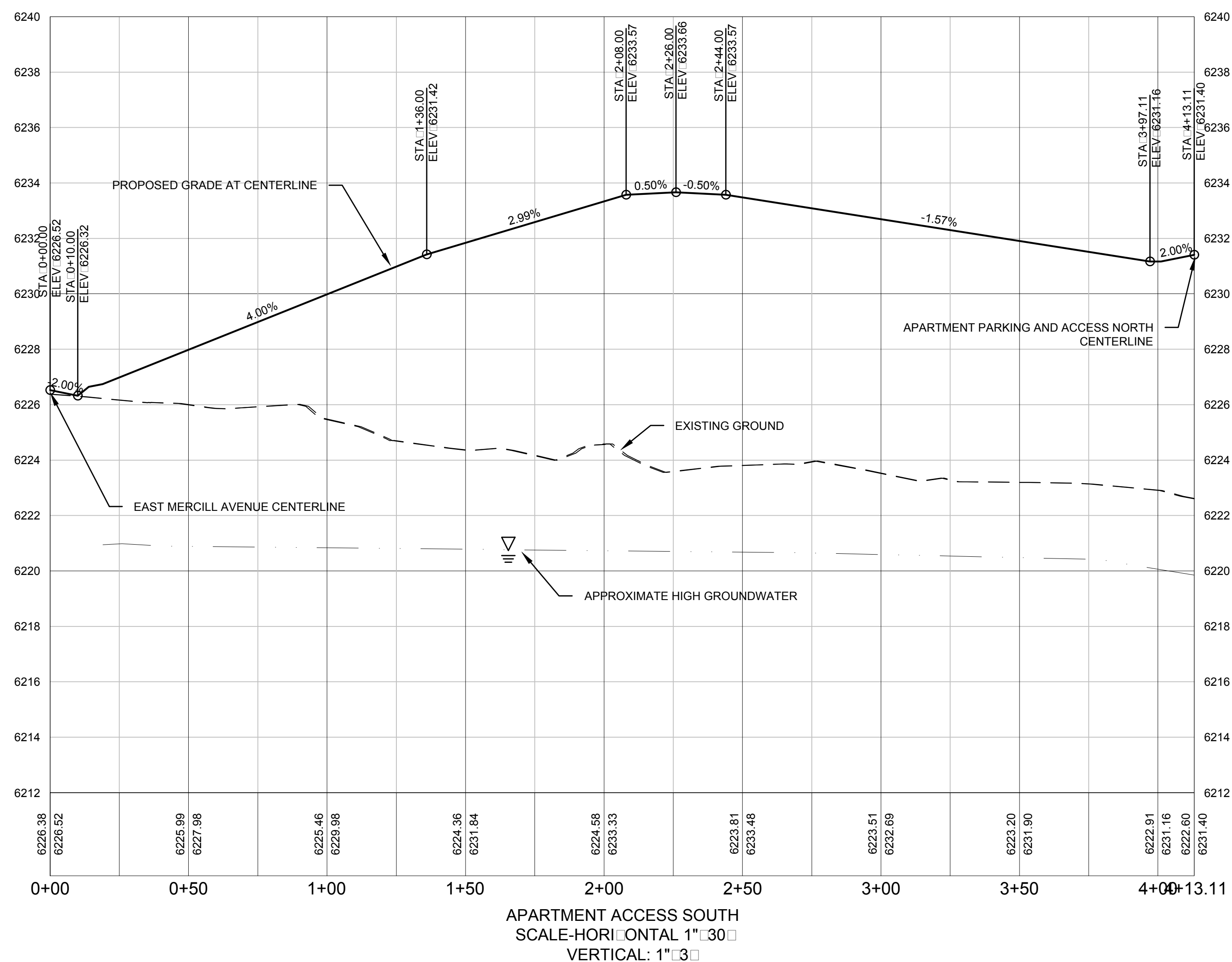
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ROAD SECTIONS G THROUGH I

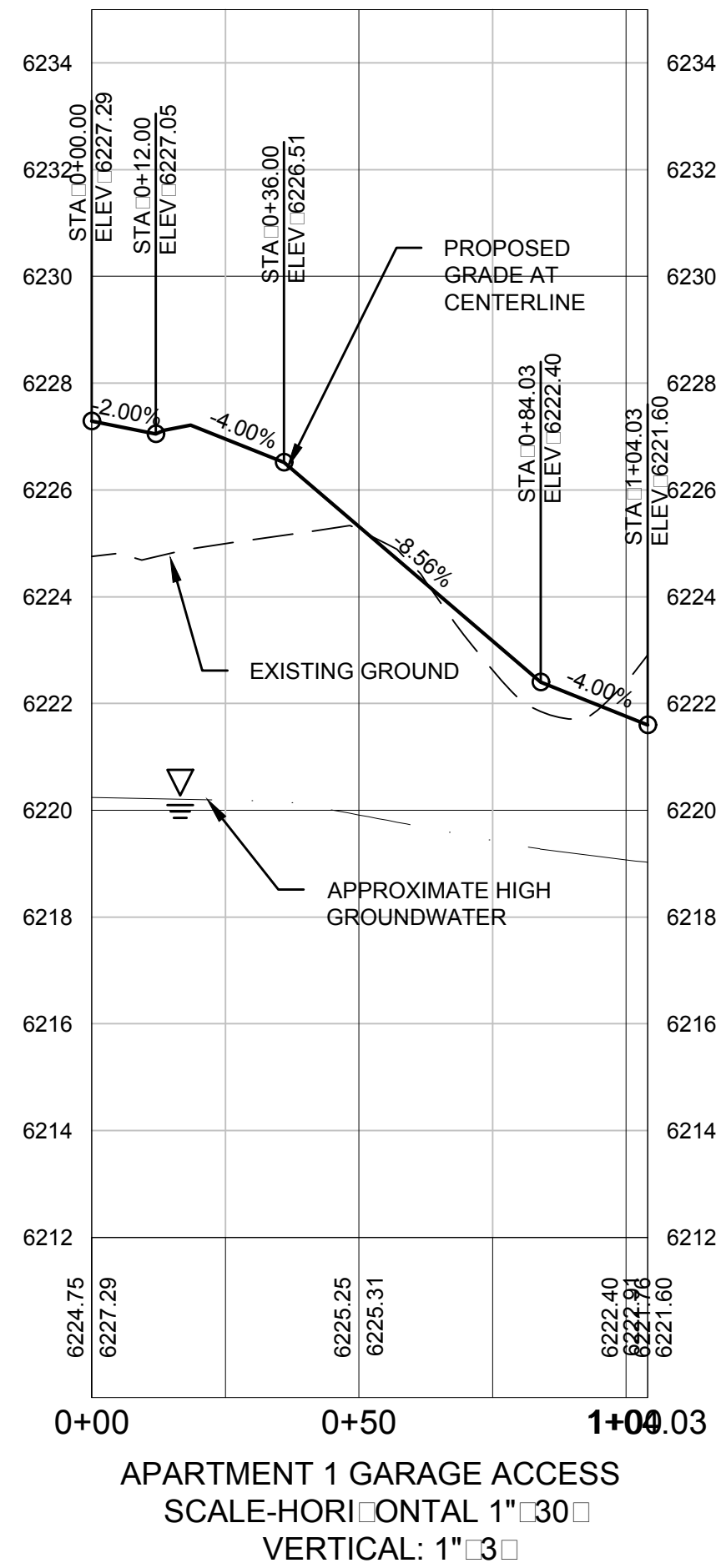
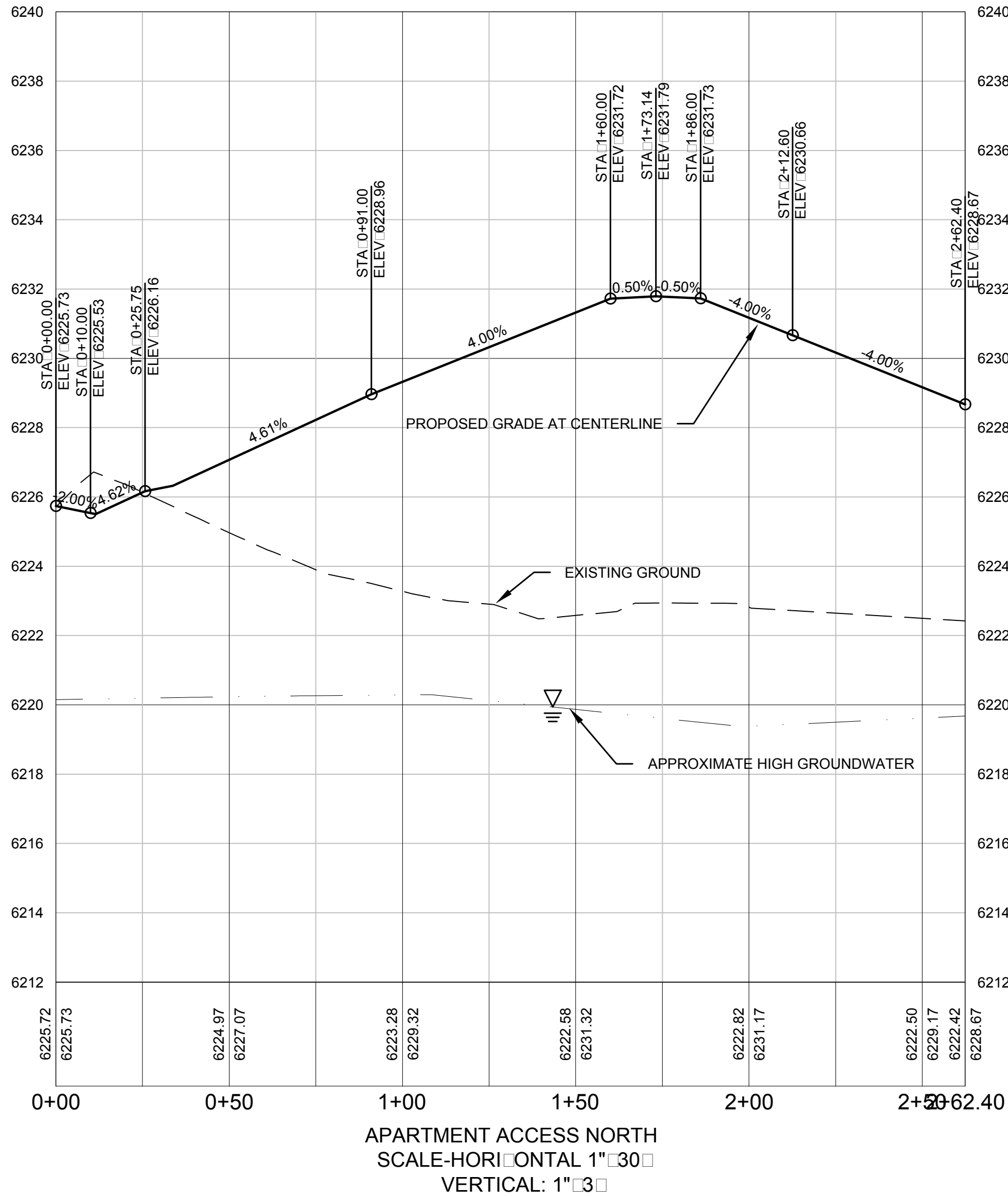
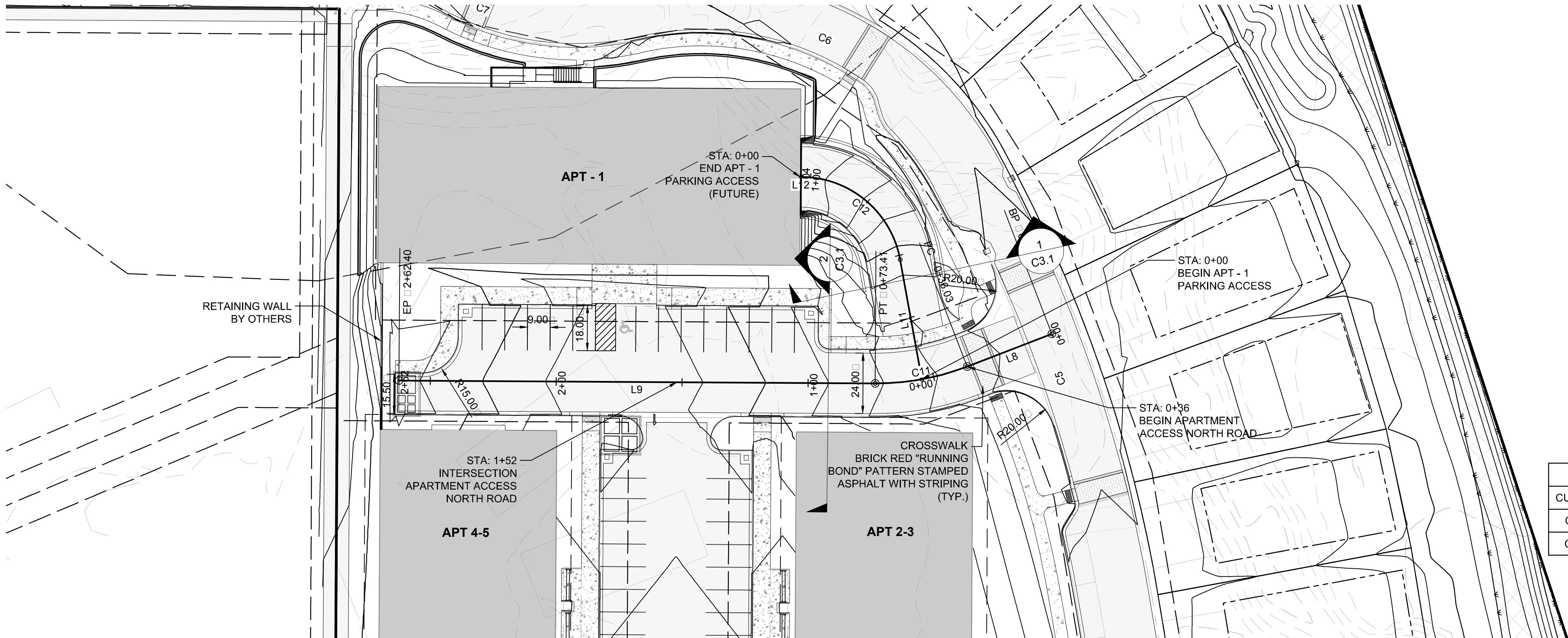
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REVIEWED BY:	AJ
PLAN VERSION	DATE
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GEC 1B	10/13/2011
GEC 1B-R1	11/15/2011
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GEC 1B-R3	01/31/2012
DEV P2	06/20/2012

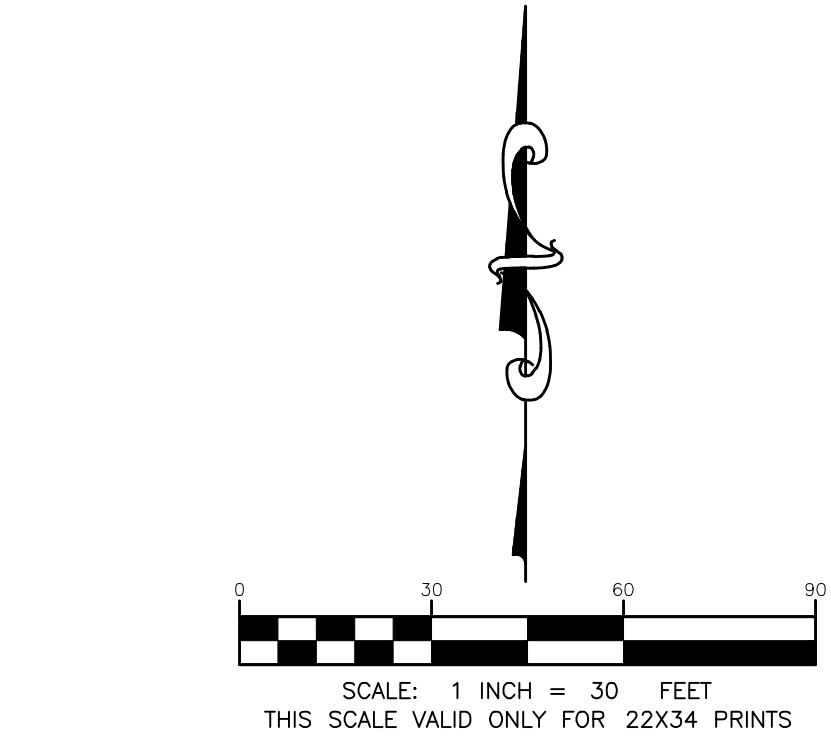
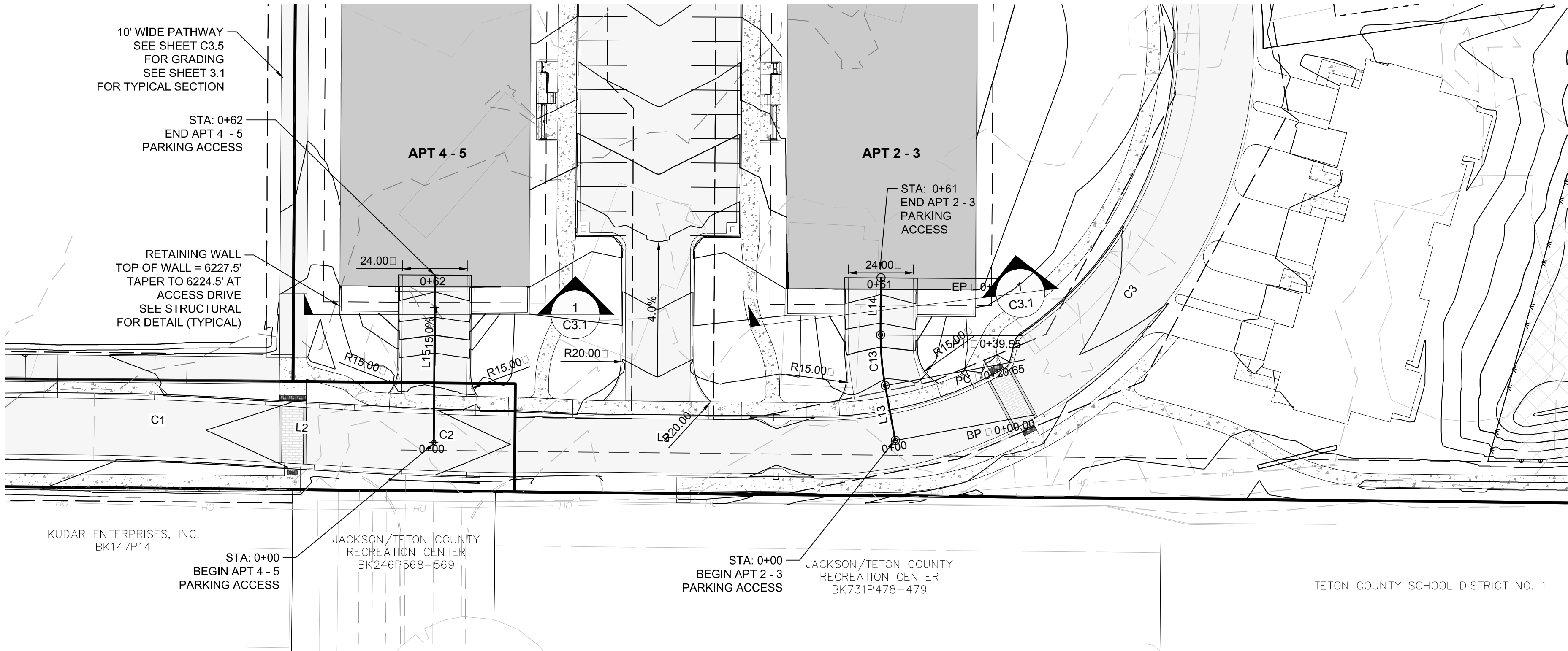
PROJECT NUMBER	16016.10
SHEET	C3.1



LINE TABLE		
LINE	LENGTH	BEARING
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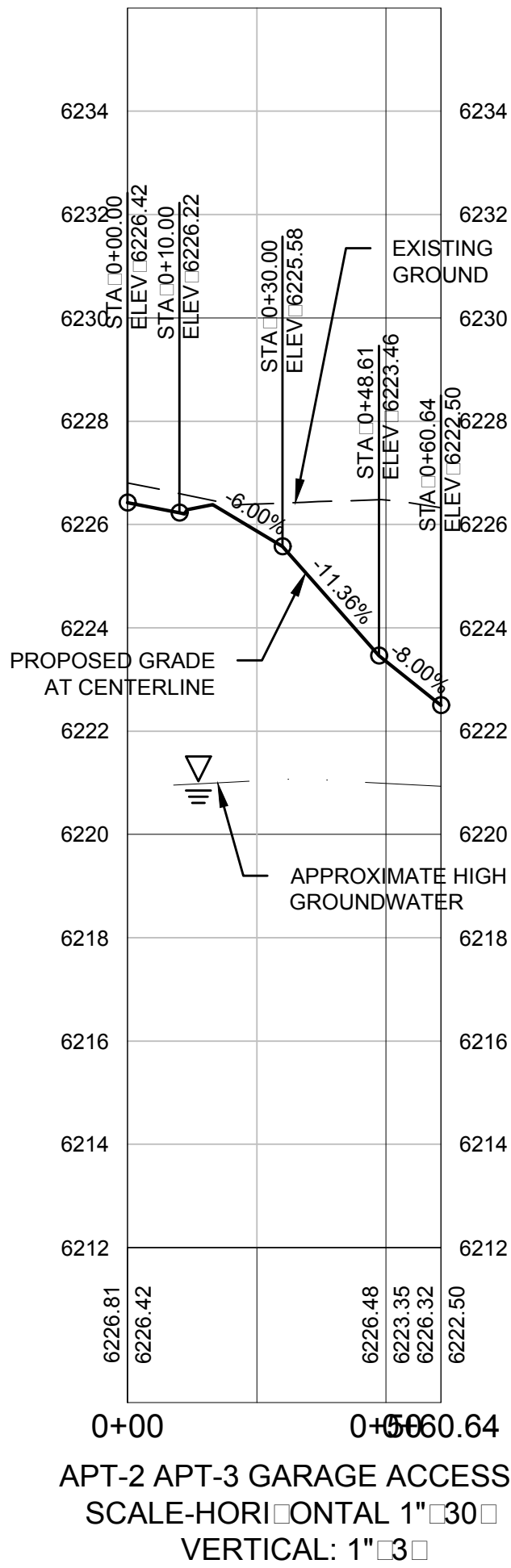
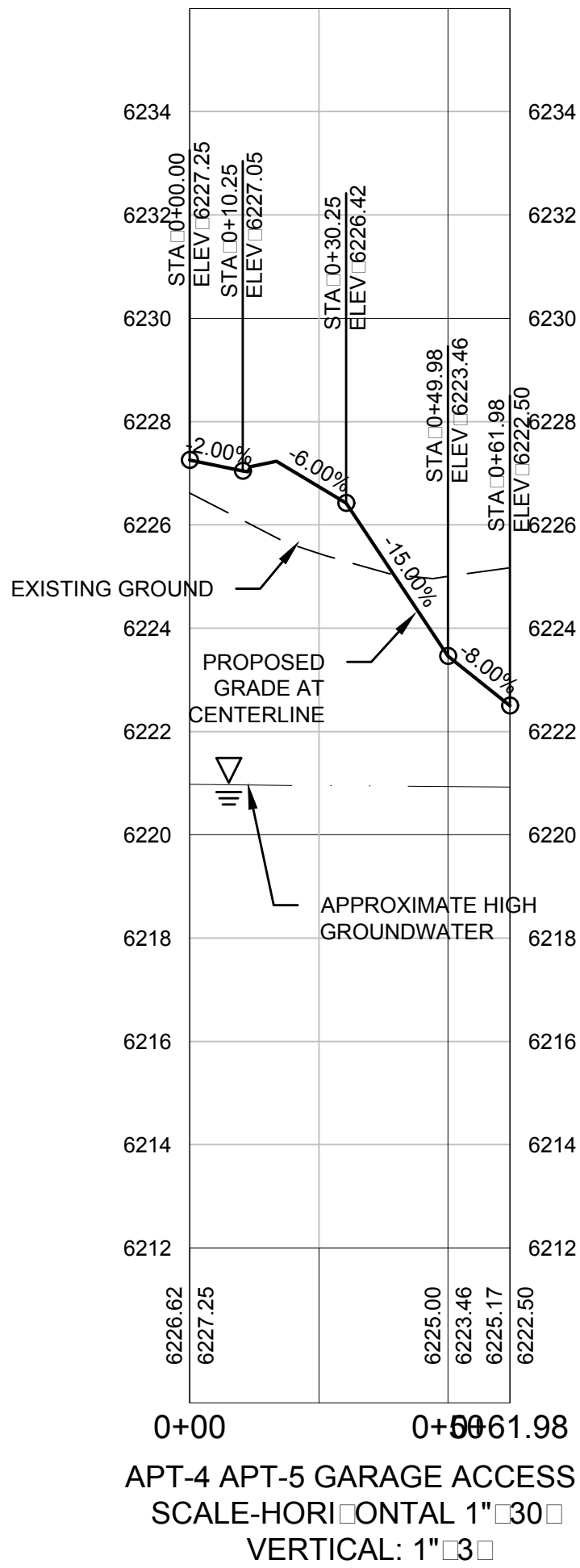


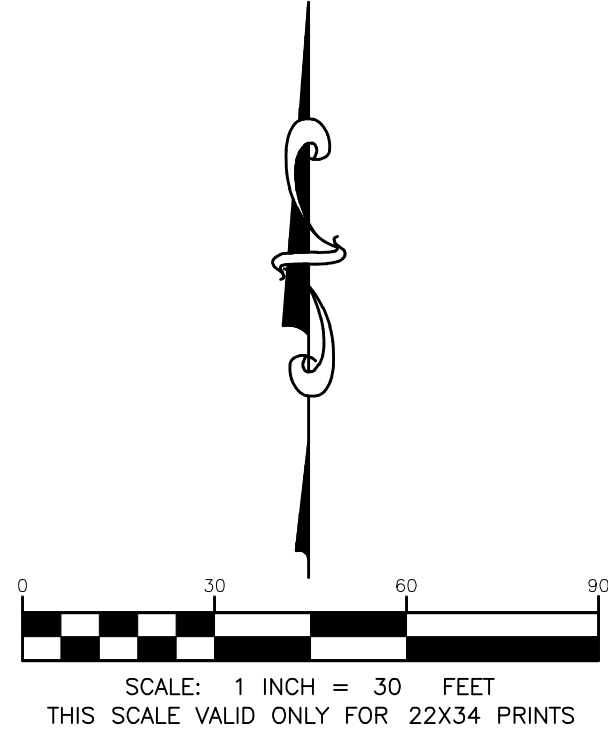
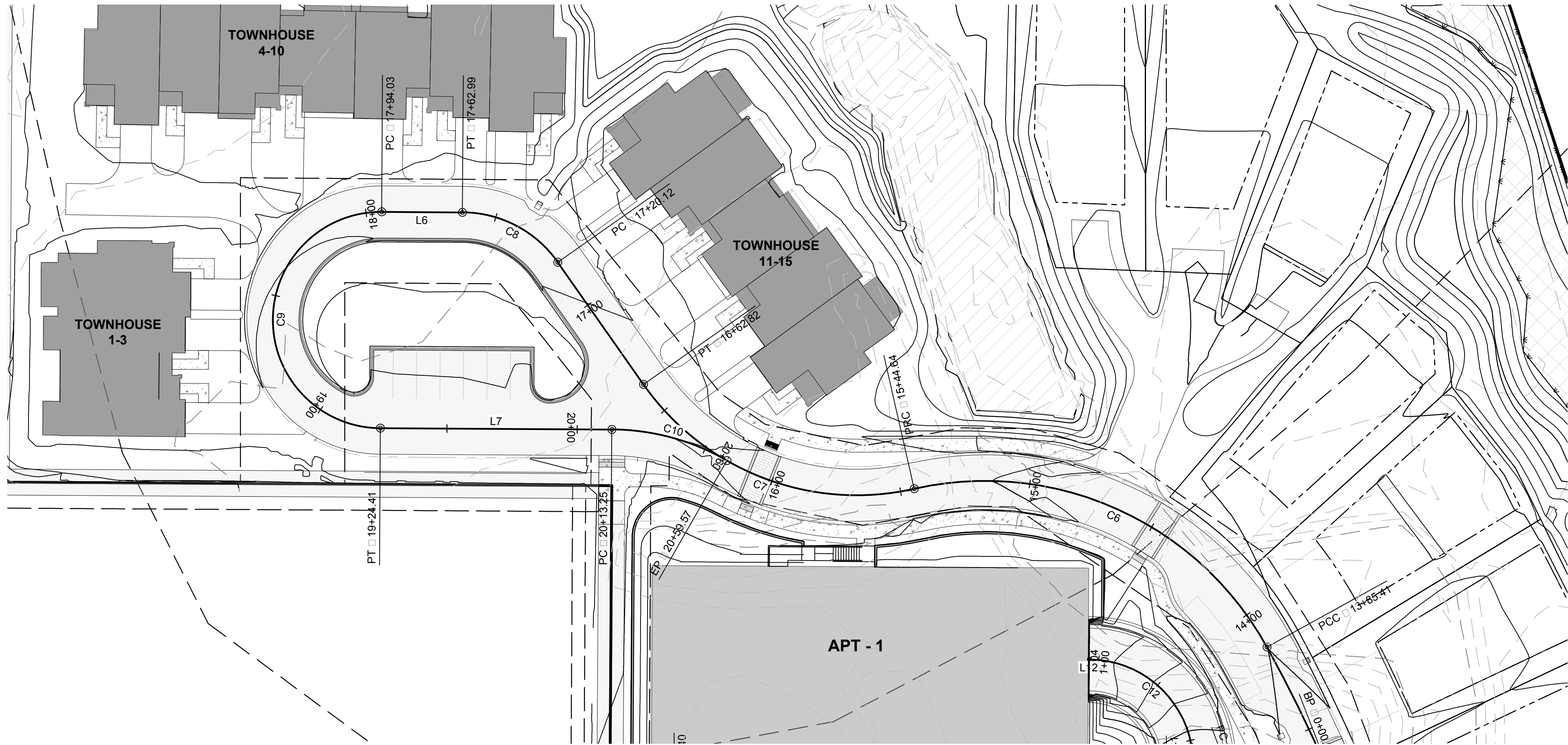




LINE TABLE		
LINE	LENGTH	BEARING
L13	20.65	N10° 29' 29"W
L14	21.08	N00° 20' 24"E
L15	61.98	N00° 20' 24"E

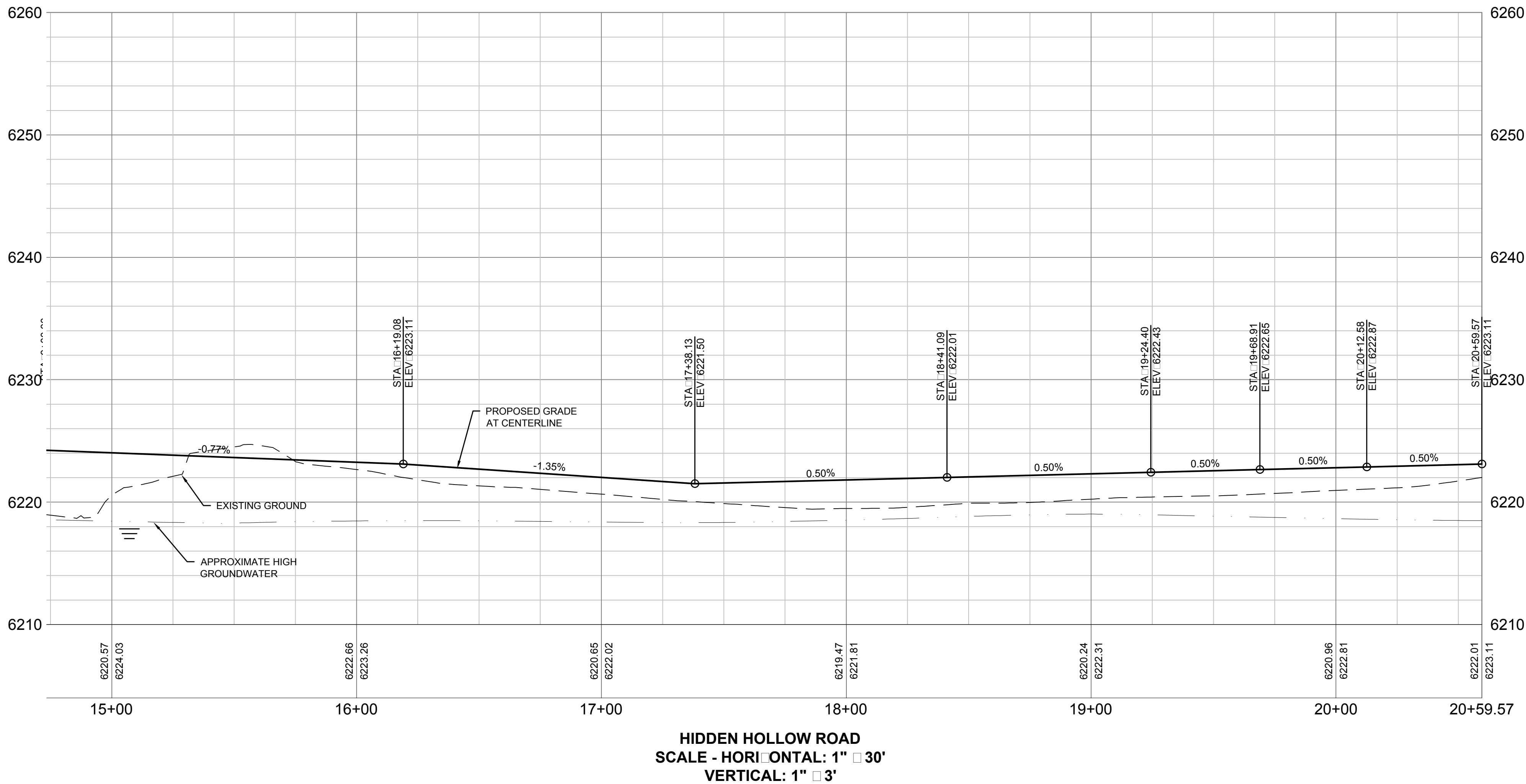
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C13	18.90	100.00	010.83	N05° 04' 32"W	18.88





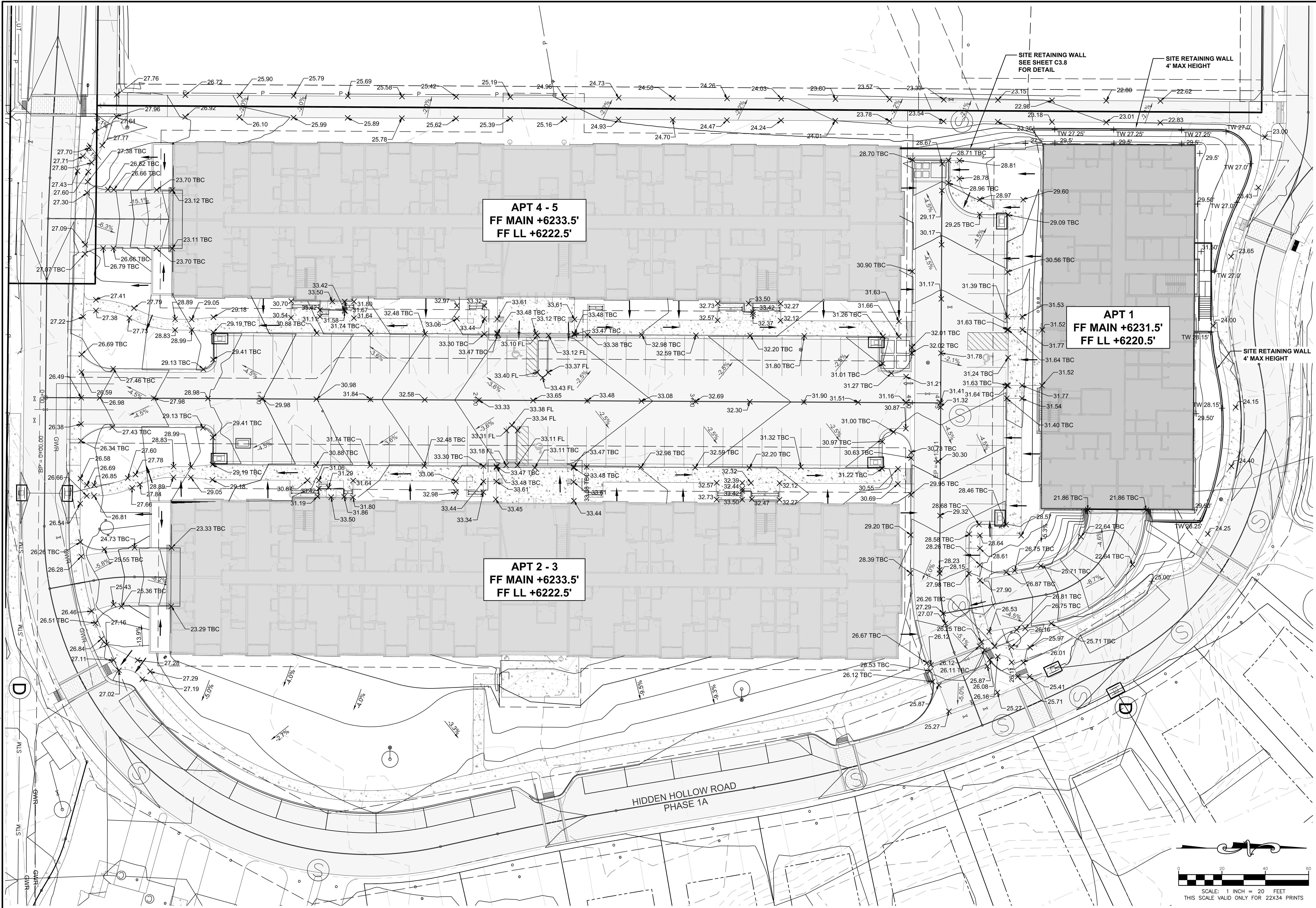
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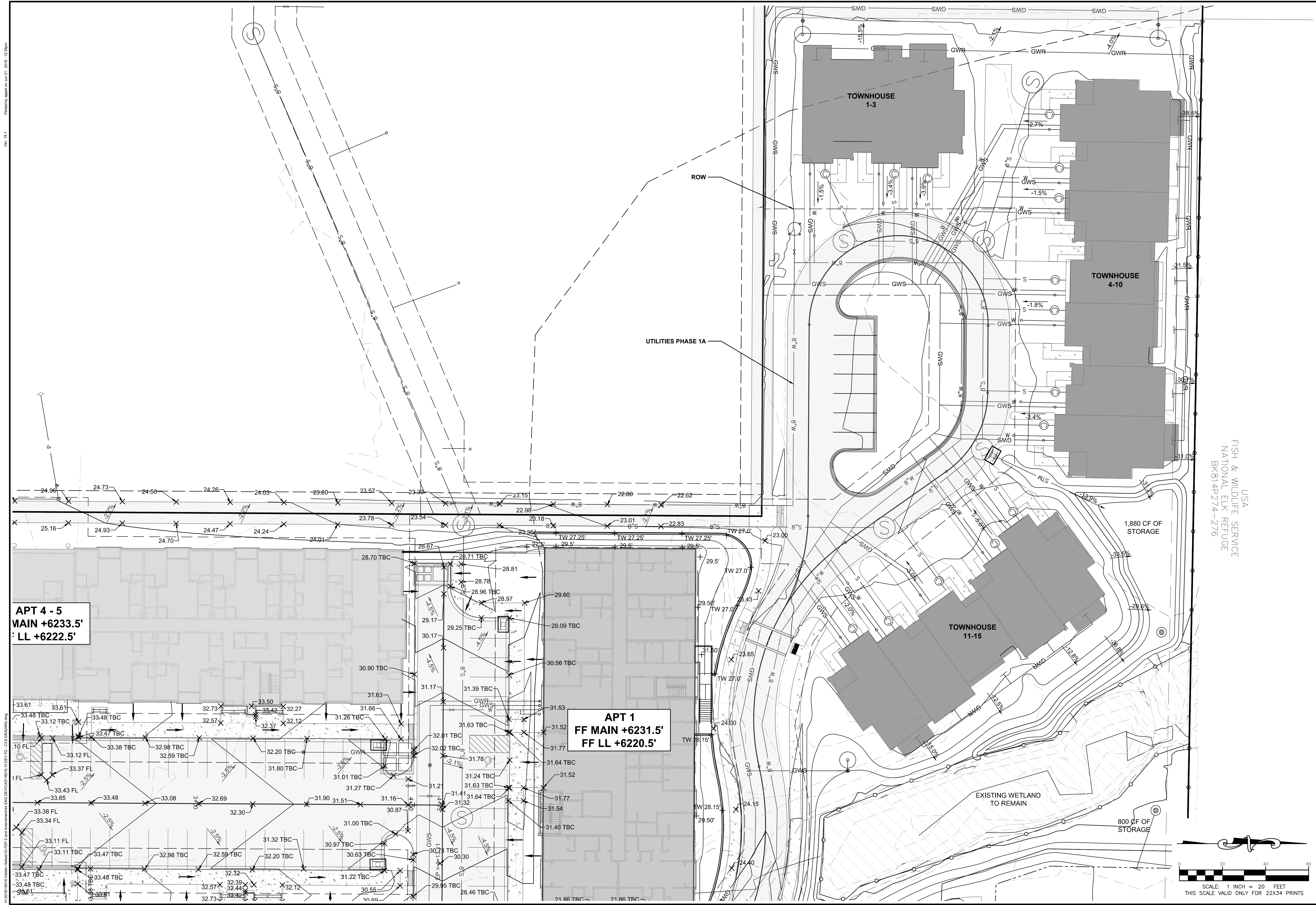
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C13	18.90'	100.00'	010.83	N05° 04' 32"W	18.88'




Ver. E51
Revised by Jorgensen on Jun 21, 2018 - 12:38pm

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16016 Hidden Hollow\16016 DEV P2 C3.6 GRADING.dwg







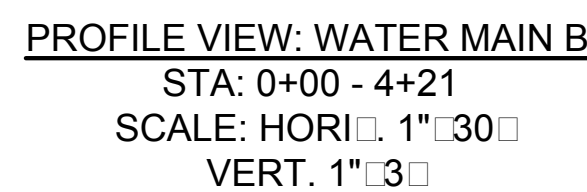
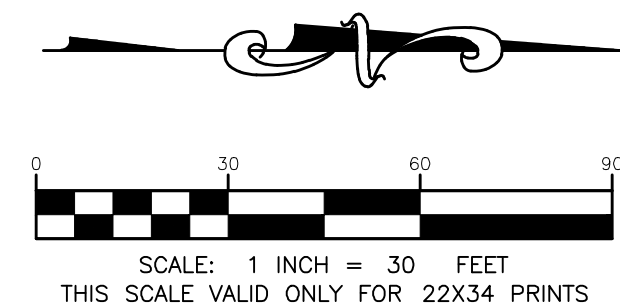
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JACKSON, WYOMING
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PROJECT TITLE:
**HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING**

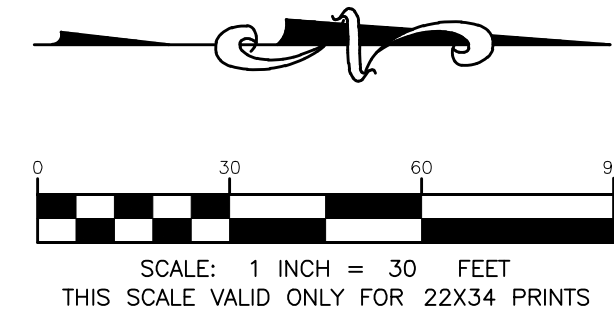
SHEET TITLE:
TOWNHOUSE GRADING & UTILITY PLAN

DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
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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	C3.7



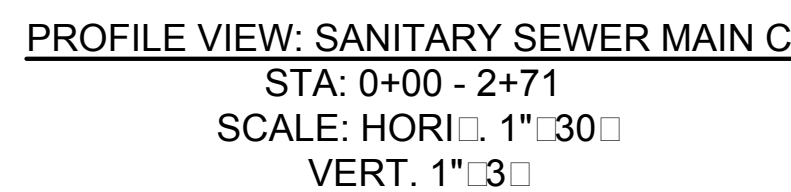


1. PHASE 1B WATER INSTALLATION IS LIMITED TO THE CONSTRUCTION OF WATER MAIN B, ONLY DESIGN FOR THIS LINE IS PROVIDED IN THIS PLAN SET. ADJACENT WATER MAINS ARE SHOWN FOR REFERENCE PURPOSES ONLY. ADJACENT WATER MAINS WILL BE CONSTRUCTED AS PART OF PHASE 1A WORK. REFER TO PLAN 1A PLANS FOR DETAIL.
2. ALL 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 UTILI:ING 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 SHOULD 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.

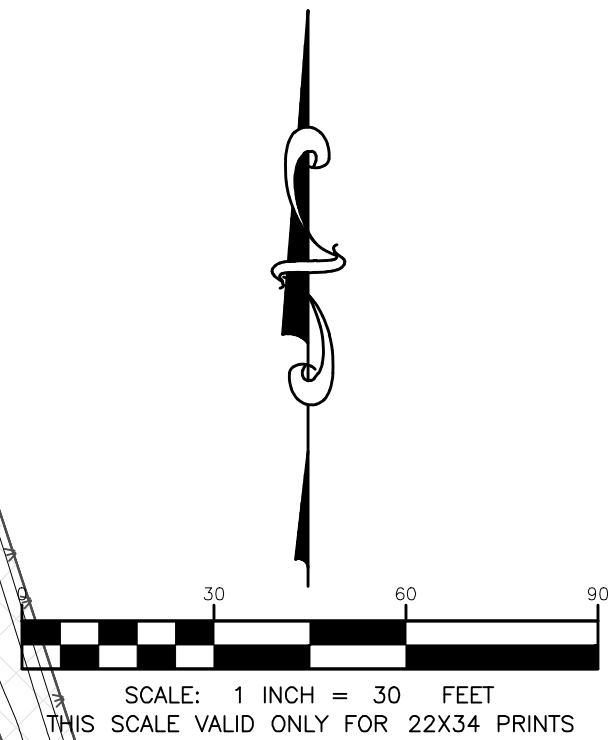


SANITARY SEWER MANHOLE TABLE				
MANHOLE NAME	RIM ELEV.	INV. IN	INV IN ANGLE	INV. OUT
SSMH B1	6230.99	8' 6217.09: S 6' 6217.09: N 8' 6217.09: E		8' 6216.89
SSMH C1	6231.96	8' 6224.97: S 6' 6224.97: E 6' 6224.97: W		8' 6224.77
SSMH C2	6231.75	6' 6226.12: E 6' 6226.12: W		8' 6225.92

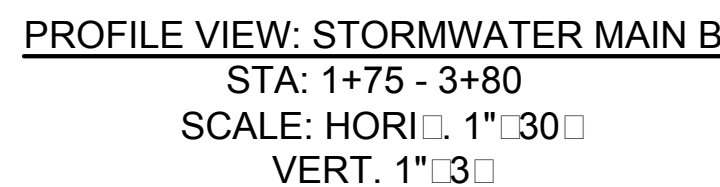
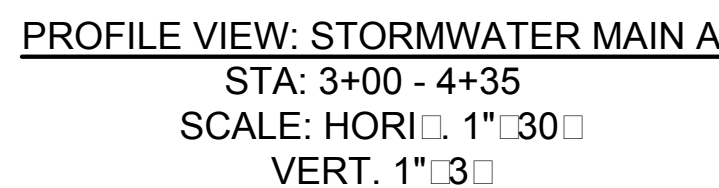
ANGLES MEASURED WITH 0° AT INV. OUT.
INV. IN MEASURED CLOCKWISE FROM INV. OUT



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.

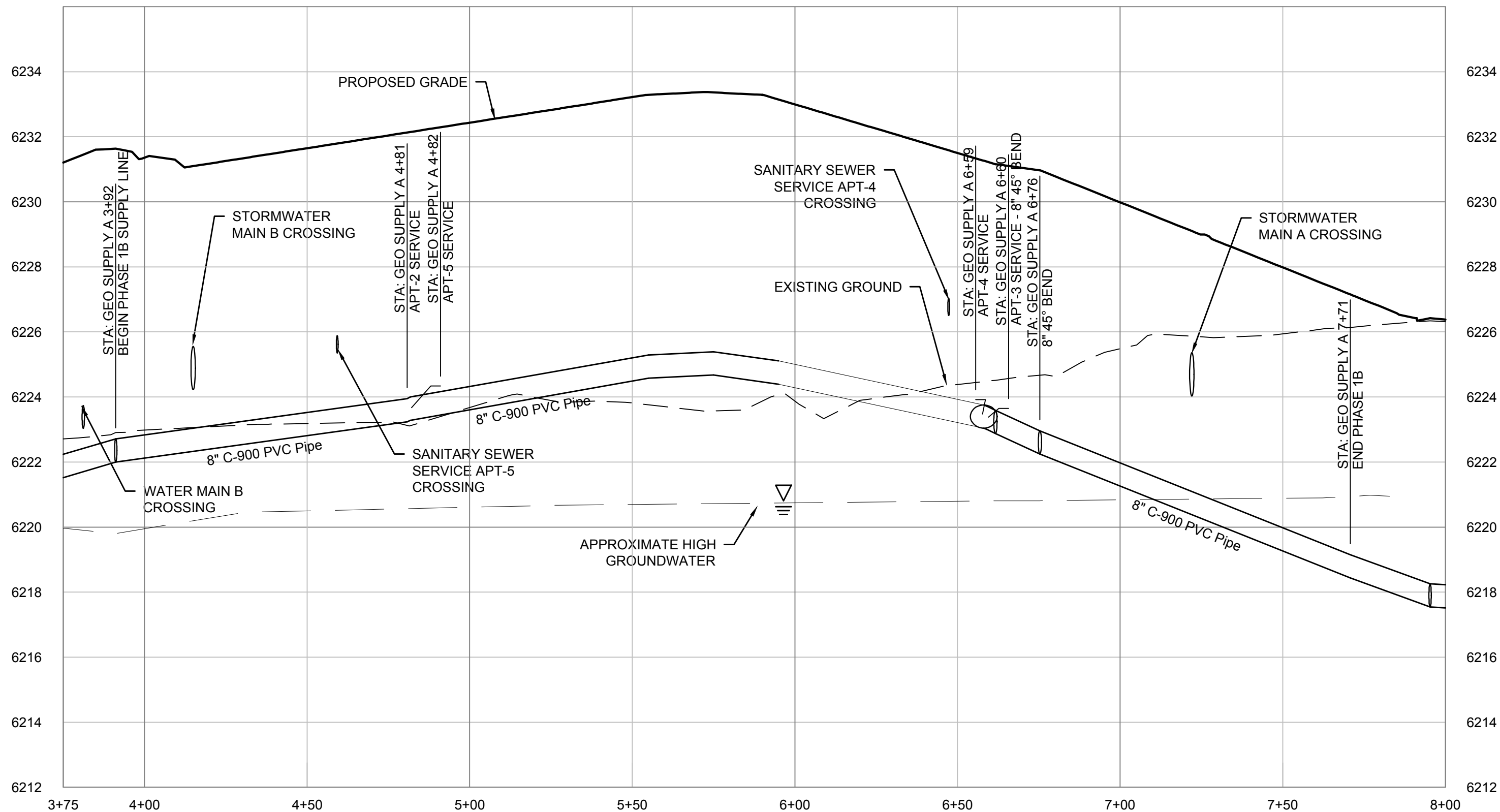
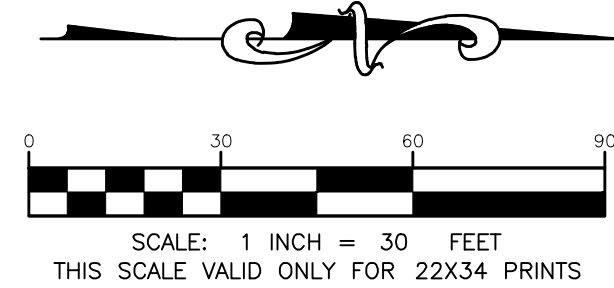
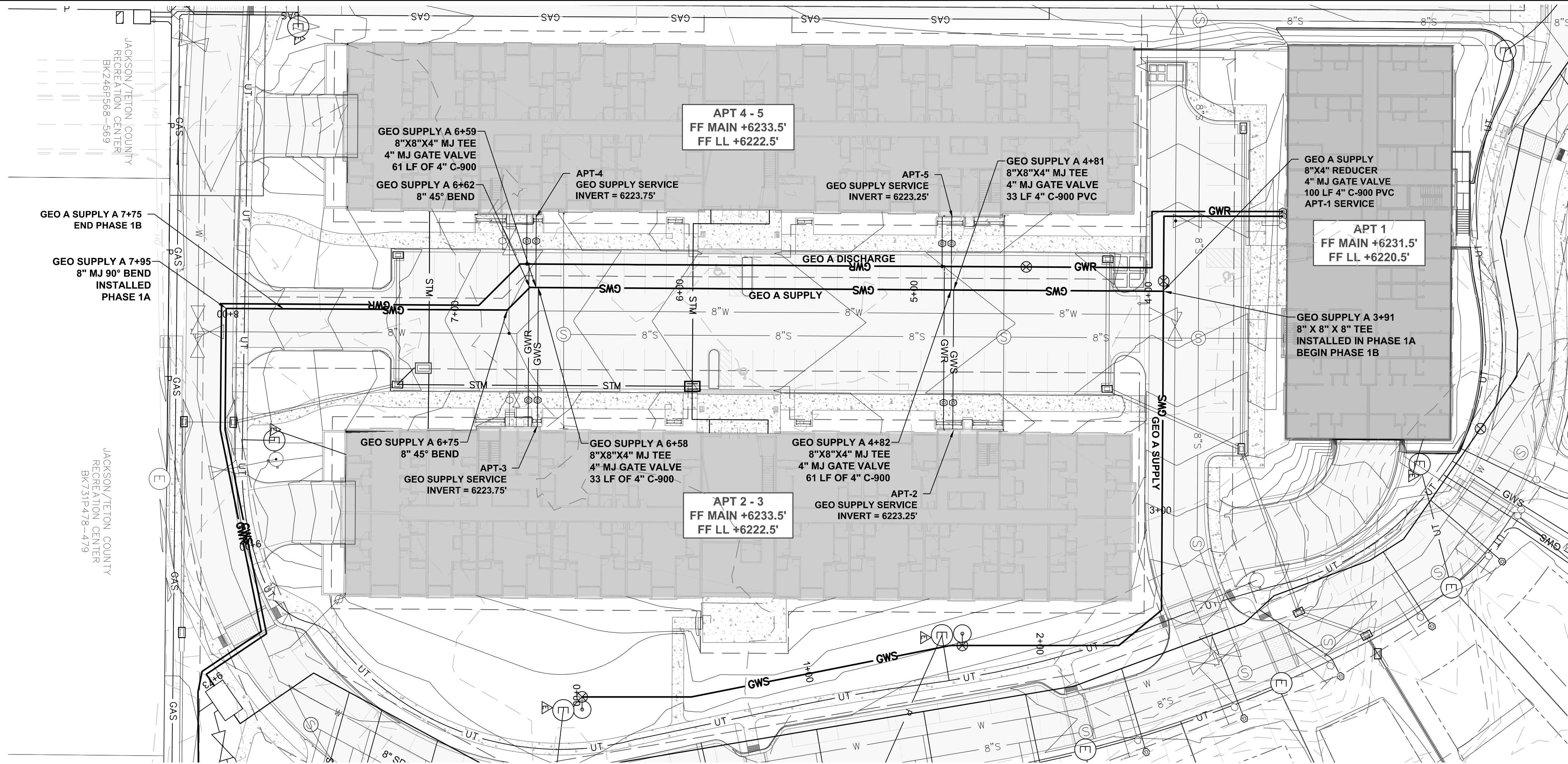


PROJECT TITLE:



1. 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.
2. STORM WATER LINES INSTALLED IN LANDSCAPED AREAS SHALL BE CONSTRUCTED OF ADS N-12 WT 1B PIPE (PER ASTM F2649) SHALL HAVE A SMOOTH INTERIOR AND ANNULAR EXTERIOR CORRUGATIONS. INSTALL PER SPECIFICATIONS.
3. STORM WATER LINES INSTALLED UNDER TRAVEL WAYS SHALL BE CONSTRUCTED OF REINFORCED CONCRETE PIPE.
4. ALL STORM LINES SHALL BE INSTALLED UTILIZING ELEVATION CONTROL, SUCH THAT RECORD DRAWINGS CAN BE ACCURATELY DRAWN AND CONFORMANCE WITH THE CONSTRUCTION PLANS DOCUMENTED.
5. 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.
6. STORM WATER MAN HOLES SHALL BE CONSTRUCTED/INSTALLED TO THE SAME STANDARDS OF SANITARY SEWER MANHOLES WITH THE FOLLOWING EXCEPTIONS.
 - 6.1. THE SUMP DEPTH AS INDICATED ON PLANS (FLAT BOTTOMS)
 - 6.2. 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".
7. ALL STORM DRAIN INLETS SHALL BE PROTECTED WITH A FILTER FABRIC, OR EQUIVALENT BARRIER.

DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
FDPD 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	

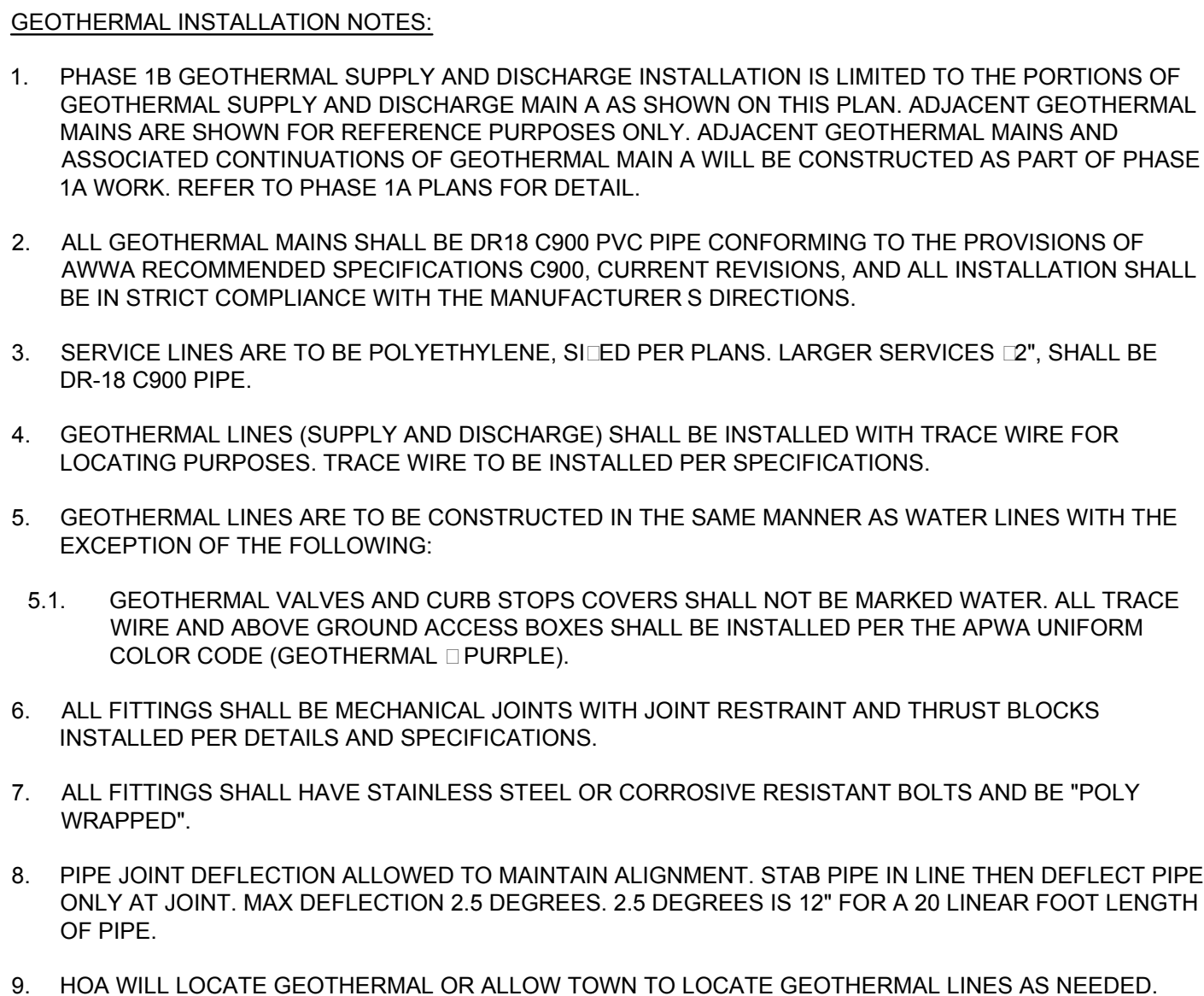
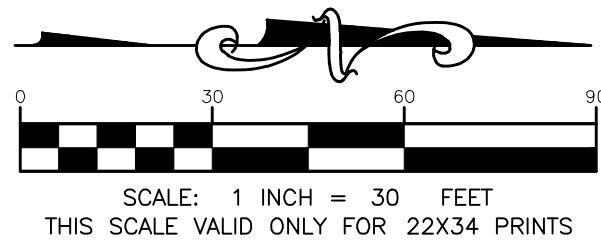


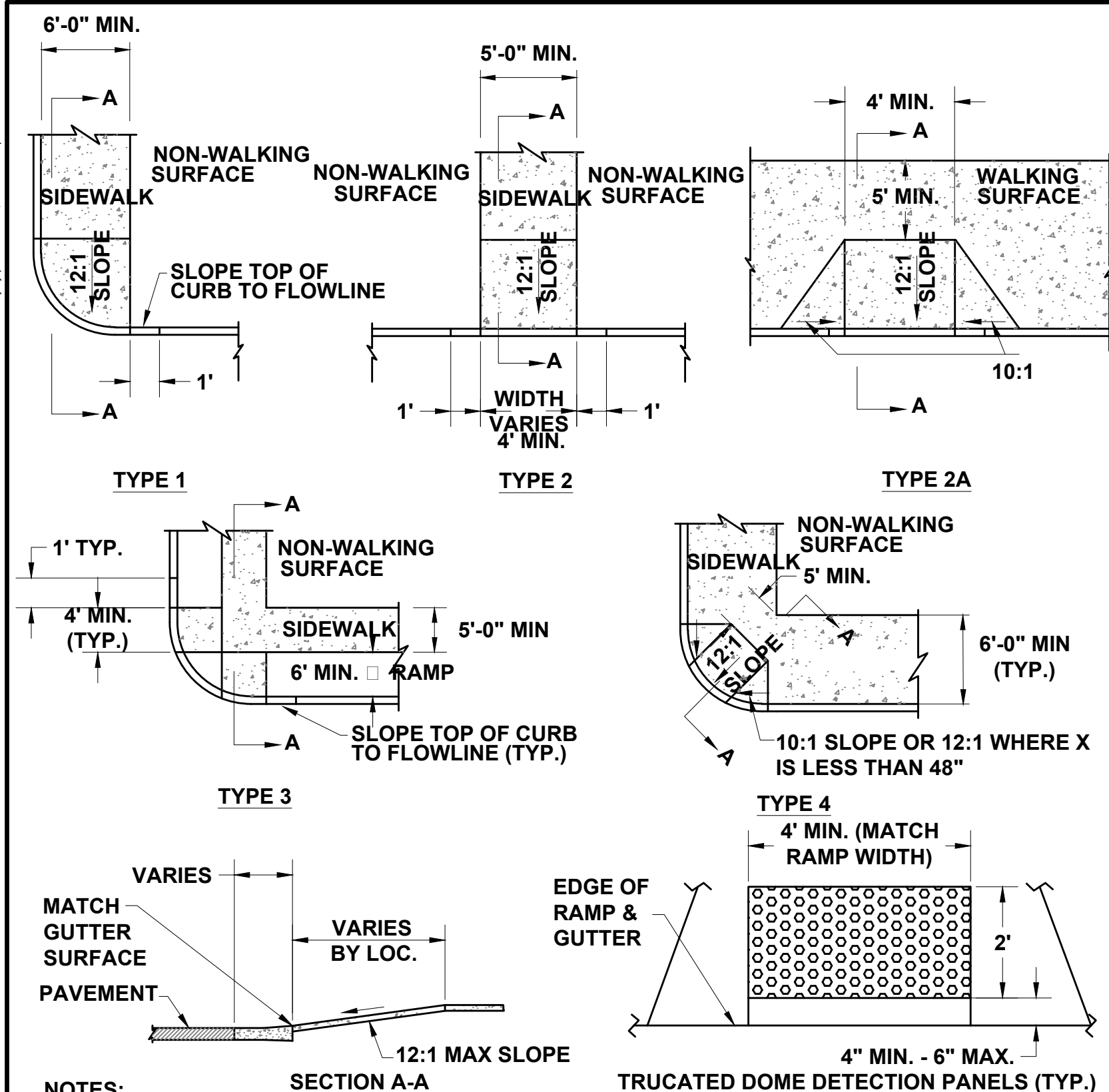
PROFILE VIEW: GEOTHERMAL SUPPLY MAIN A
STA: 3+75 - 8+00
SCALE: HORIZONTAL 1" = 30'
VERTICAL 1" = 3'

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.

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PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
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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	C7.1

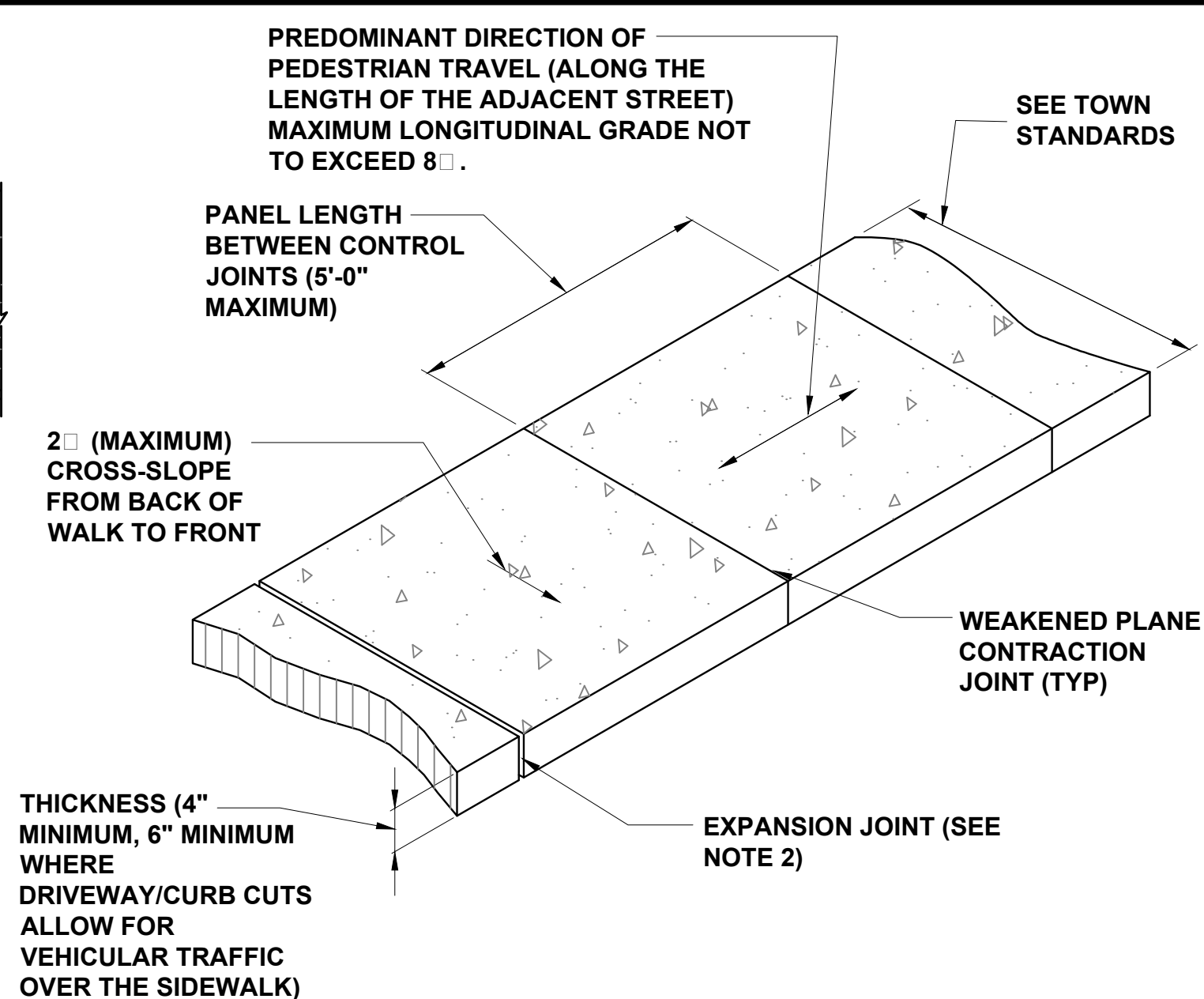




- NOTES:**
- SECTION A-A**
- TRUNCATED DOME DETECTION PANELS (T)**
1. SIDEWALKS SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS.
 2. LIP AT GUTTER TO BE NO MORE THAN ¼" HIGH.
 3. CONCRETE TO BE A BROOM FINISH.
 4. ALL PEDESTRIAN RAMPS SHALL INCLUDE PLACEMENT OF CAST IRON TRUNCATED DOME DETECTION PANELS IN A BRICK RED COLOR. (PANELS SHALL BE PROVIDED BY T.O.J.)

PEDESTRIAN RAMP DETAILS

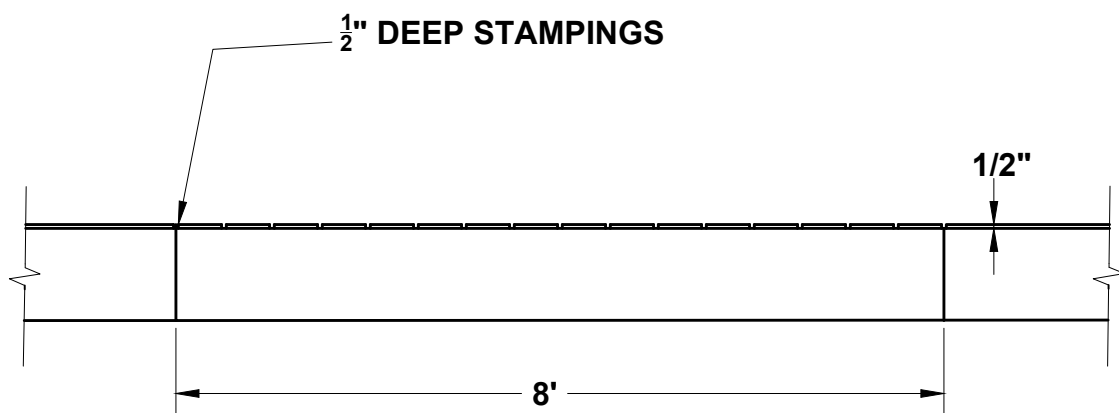
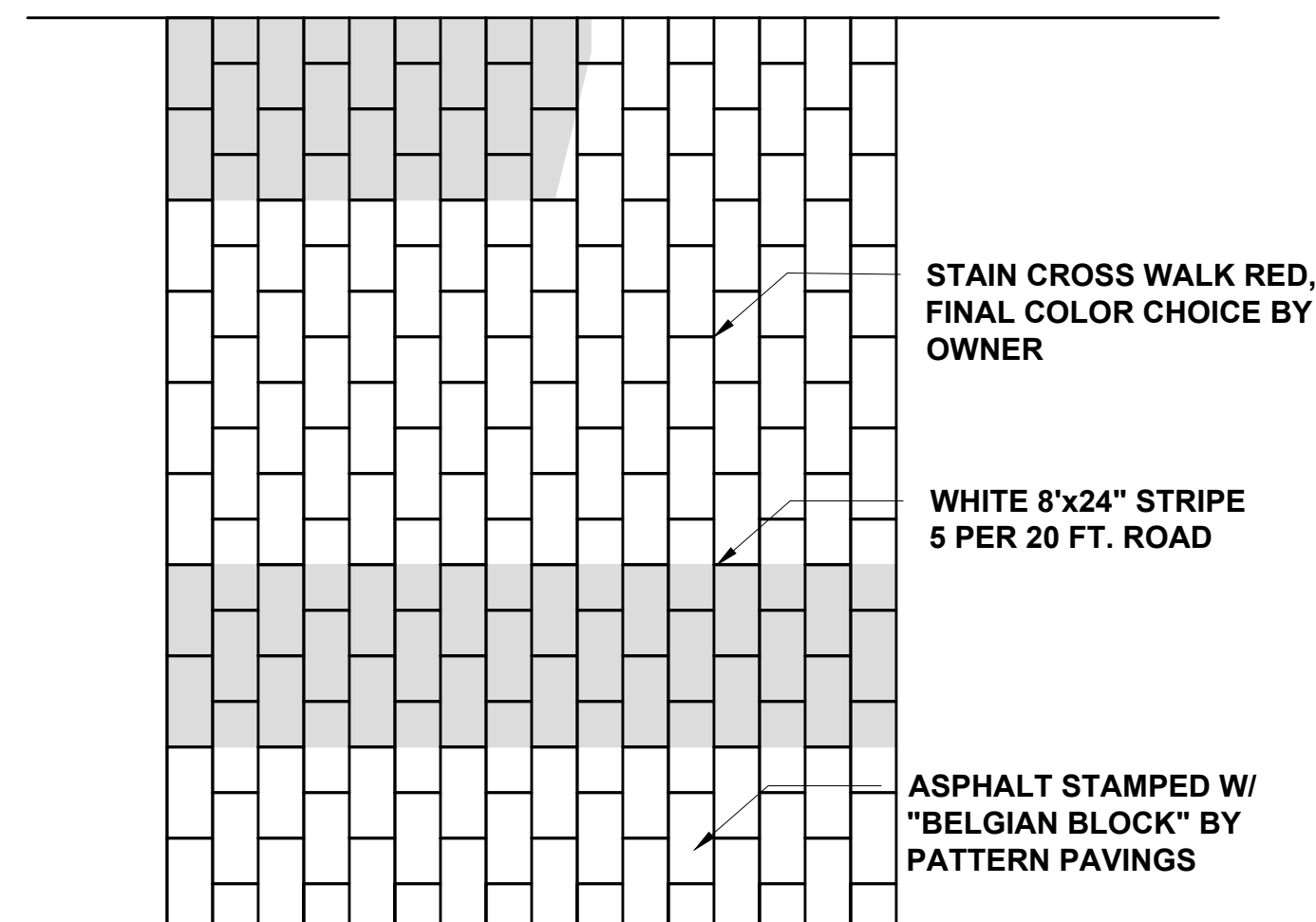
NOT TO SCALE



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

SIDEWALK DETAIL

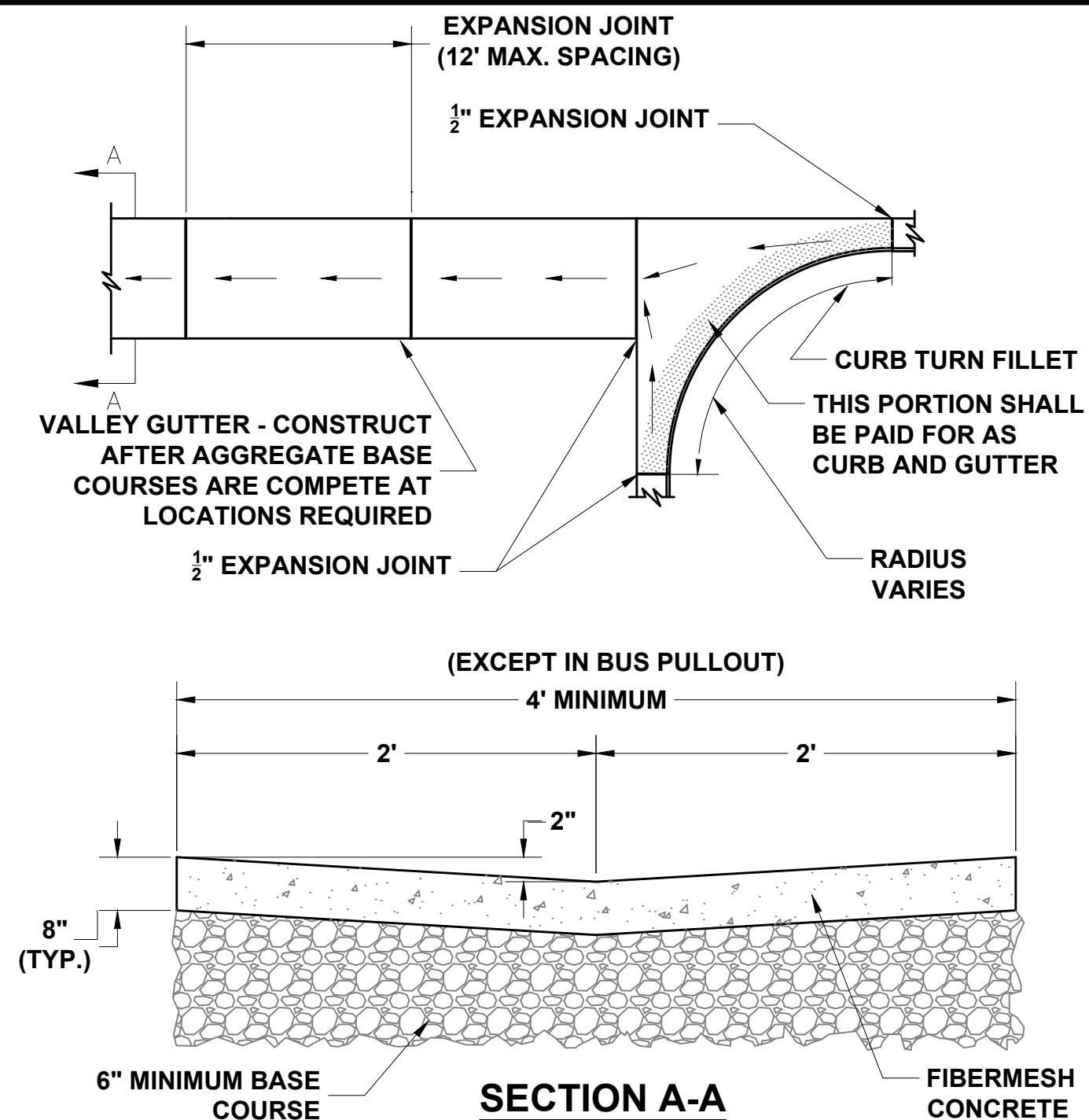
NOT TO SCALE



- NOTES:
1. ASPHALT TO BE STAMPED AND STAINED TO MANUFACTURERS SPECIFICATIONS.
 2. STAMP PATTERN SHALL BE "BELGIAN BLOCK" BY PATTERN PAVING PRODUCTS.
 3. ASPHALT IN CROSS WALK SHALL BE STAINED WITH A REDDISH COLOR.

CROSSWALK DETAIL

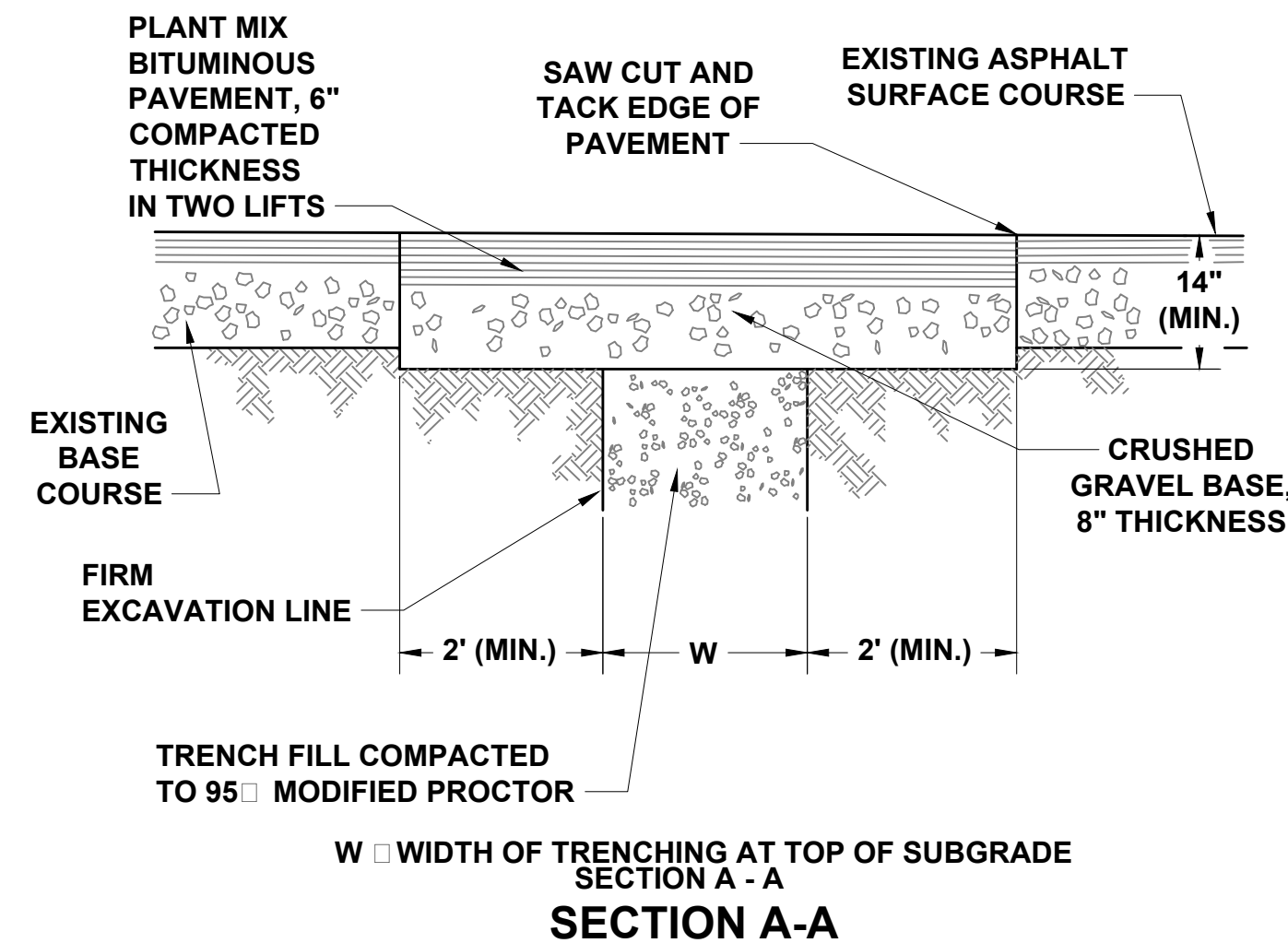
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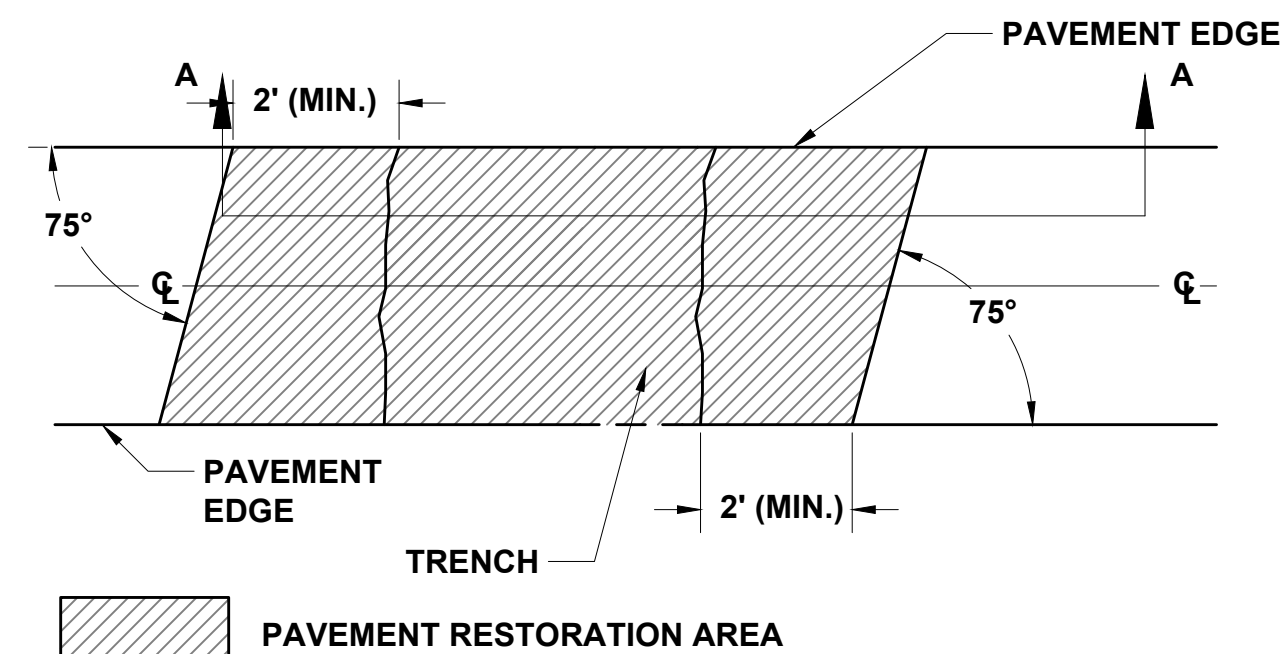
- NOTES: _____ CLASS 400
1. VALLEY GUTTERS AND CURB TURN FILLETS SHALL CONFORM TO WPWSS SECTION 02528, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.08.
 2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
 3. REMOVAL AND REPLACEMENT OF VALLEY GUTTER SHALL TAKE PLACE IN FULL PANELS.
 4. CURB AND GUTTER SECTION SHALL BE POURED SEPARATE OF VALLEY PAN AS WELL AS PEDESTRIAN RAMP AND/OR SIDEWALK.

VALLEY GUTTER DETAIL

NOT TO SCALE



SECTION A-A

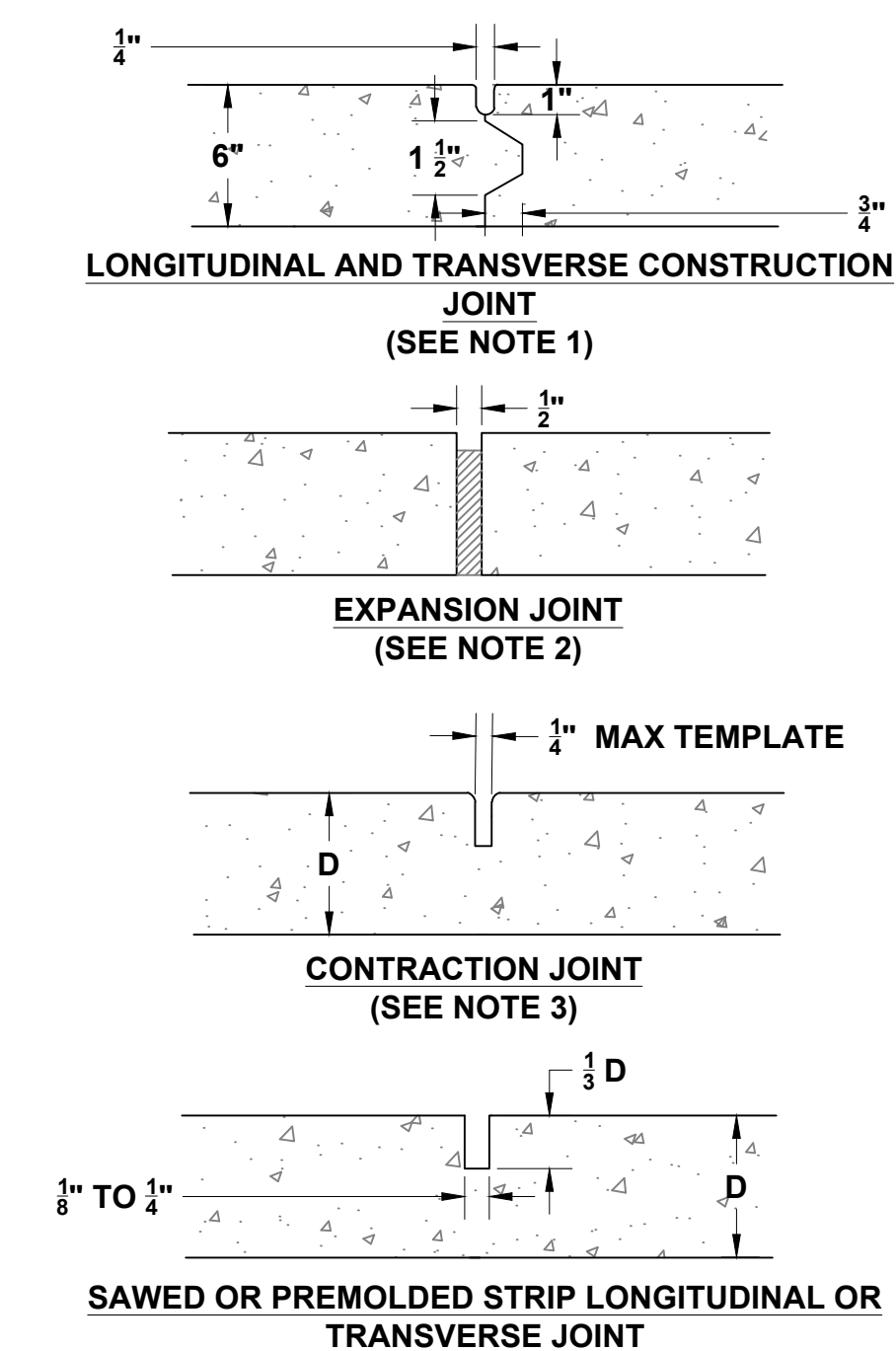


PLAN

- NOTES:**
1. CURBS SHALL CONFORM TO SPECIFICATION 32 16 13, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH SPECIFICATION 32 13 13.
 2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO SPECIFICATION 31 05 16, PART 2.03, GRADING H, AND BE INSTALLED PER SPECIFICATION 32 11 23, PART 3.03.
 3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
 4. VERTICAL CURB SHALL BE USED IN PREFERENCE TO ROLL CURB.

CURB DETAILS

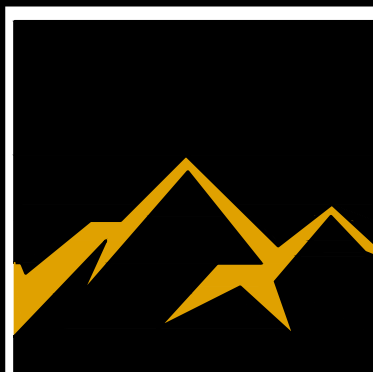
NOT TO SCALE



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

PAVING AND CONCRETE JOINT DETAILS

NOT TO SCALE



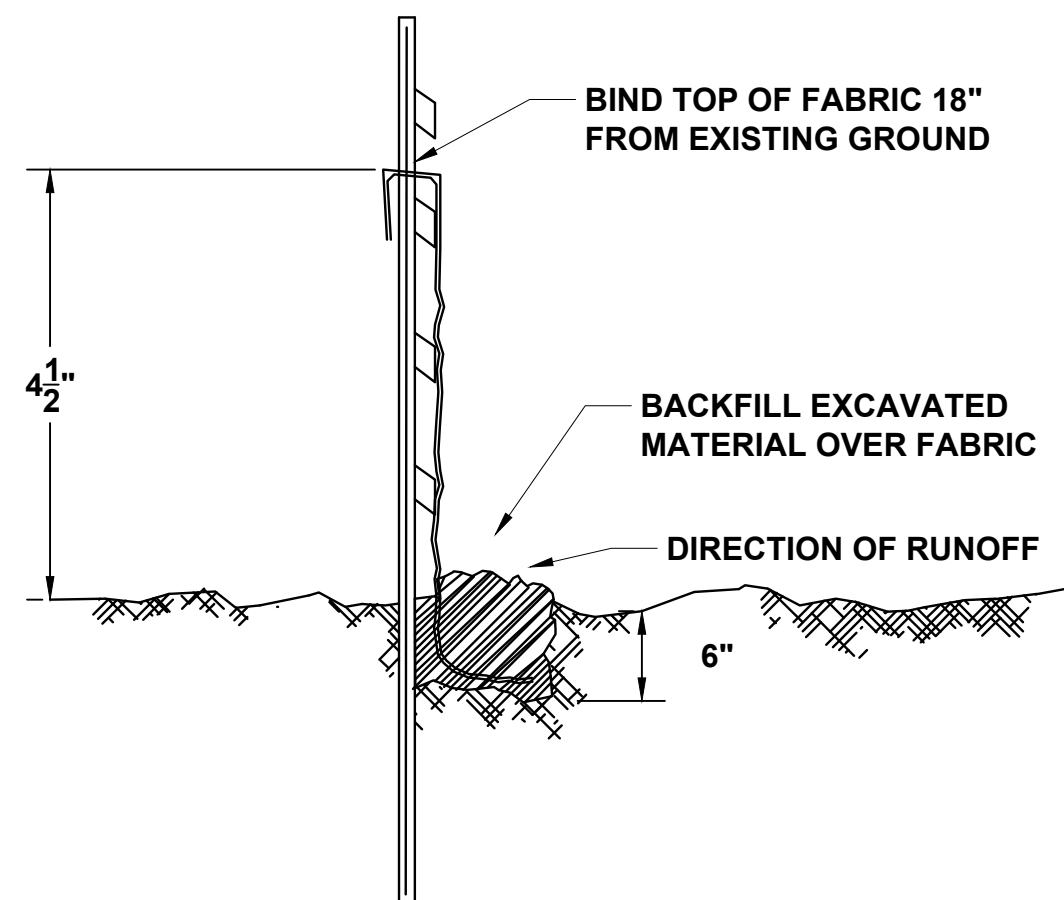
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JACKSON, WYOMING
307.733.5150
www.jorgensenassociates.com

PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

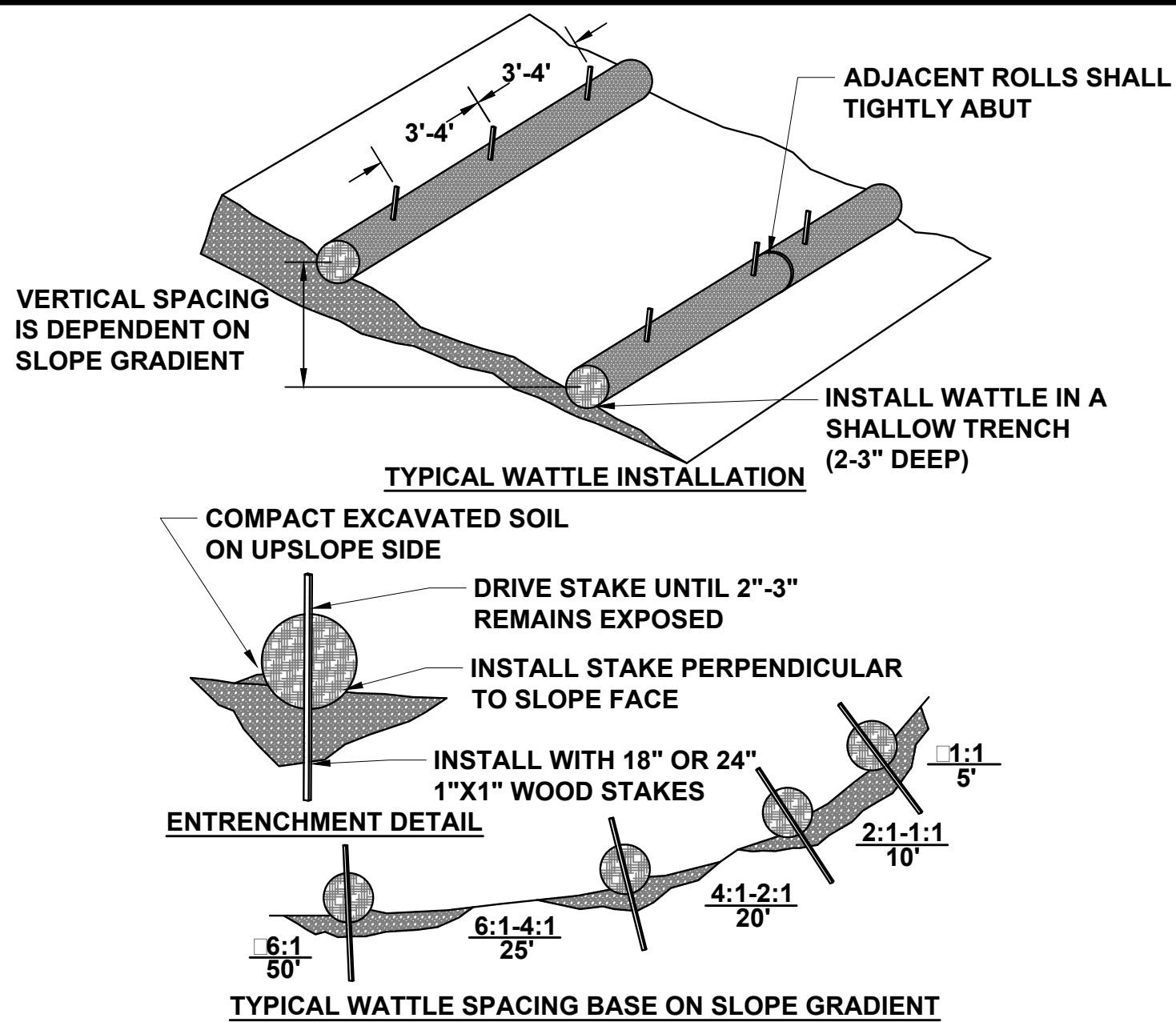
SHEET TITLE:
ROAD AND SITE DETAILS

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REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2011
GEC 1B	10/13/2011
GEC 1B-R1	11/15/2011
GEC 1B-R2	12/14/2011
GEC 1B-R3	01/31/2012
DEV P2	06/20/2012
PROJECT NUMBER	
16016.10	
SHEET	

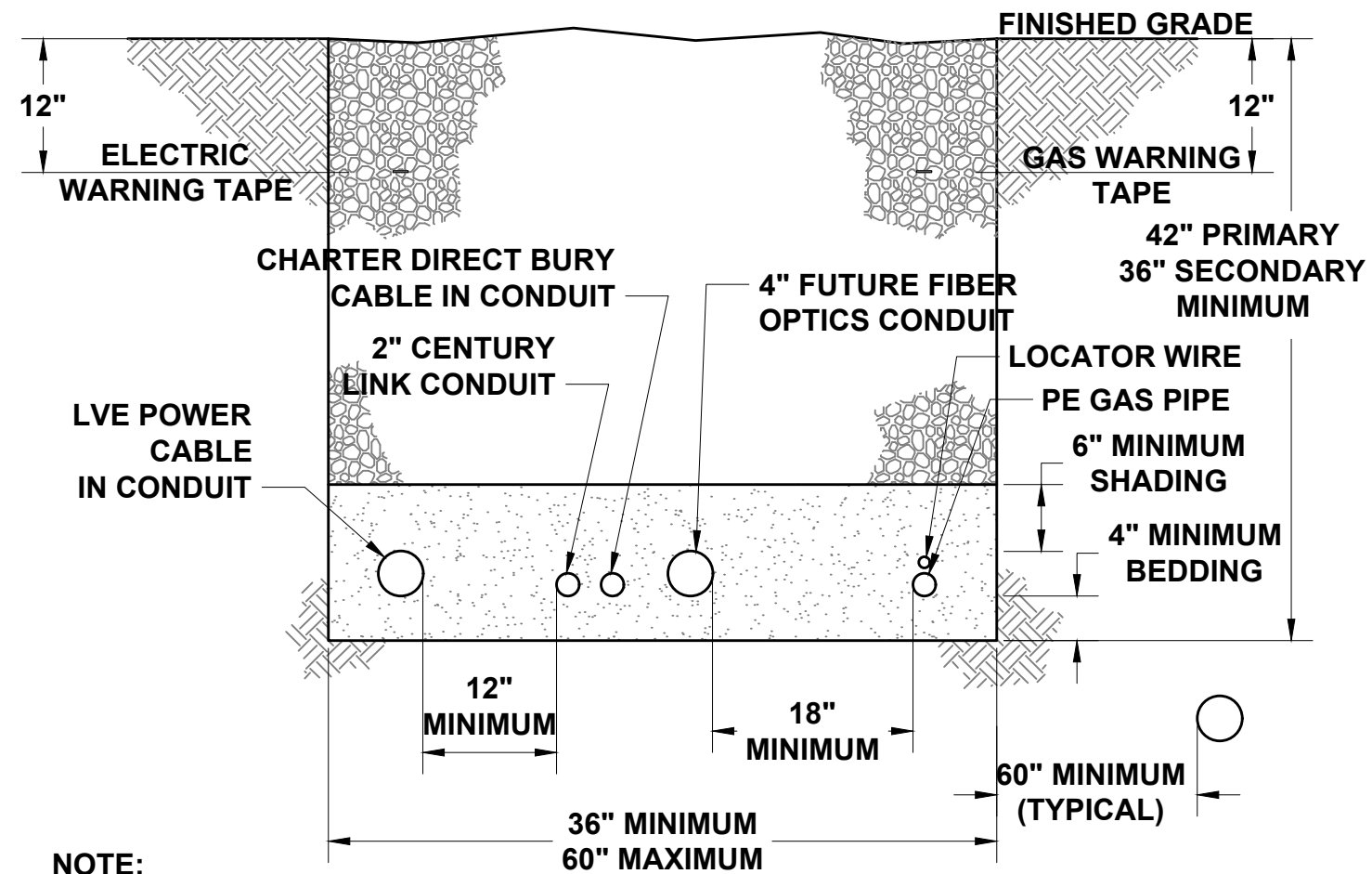
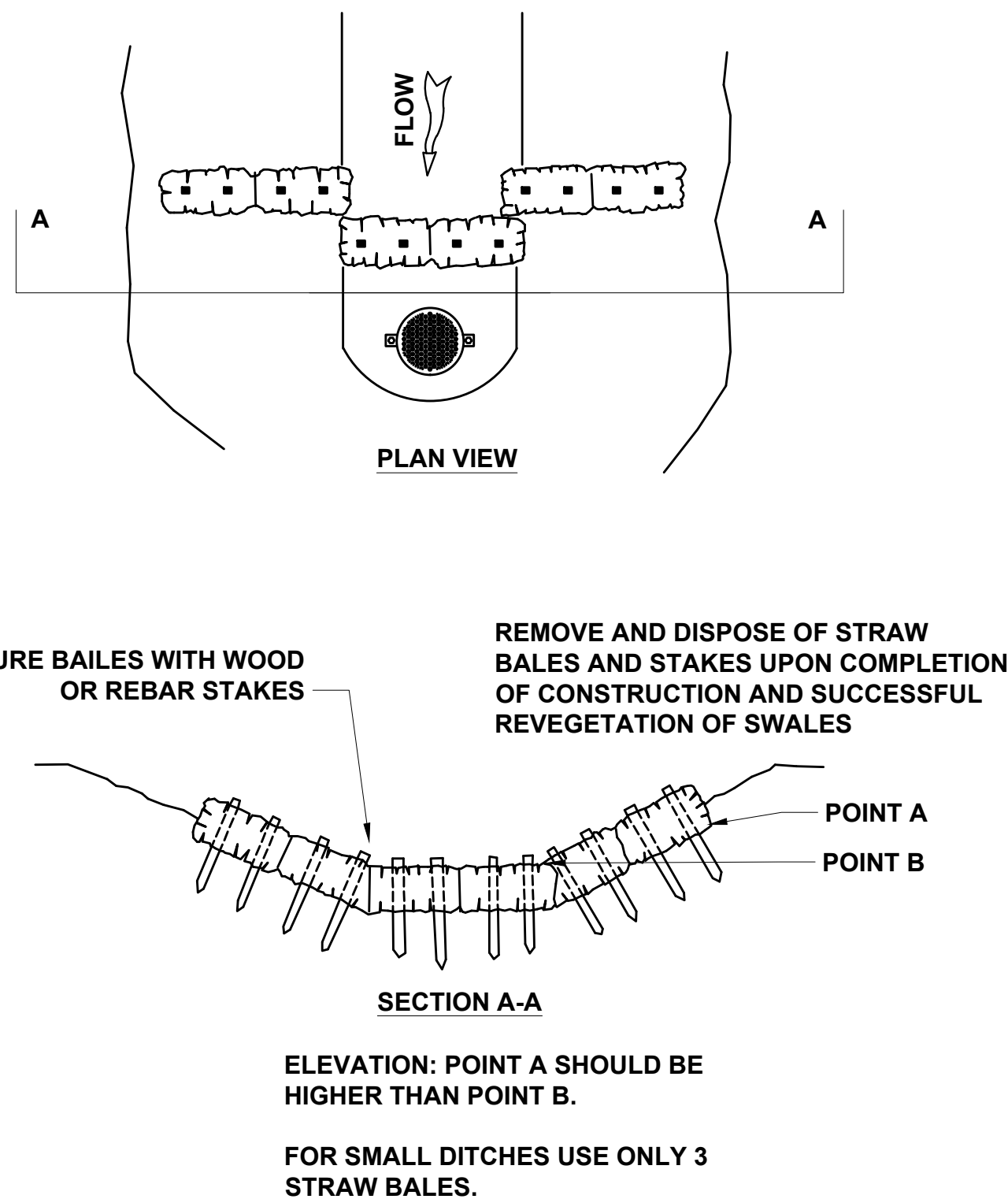
C8.1



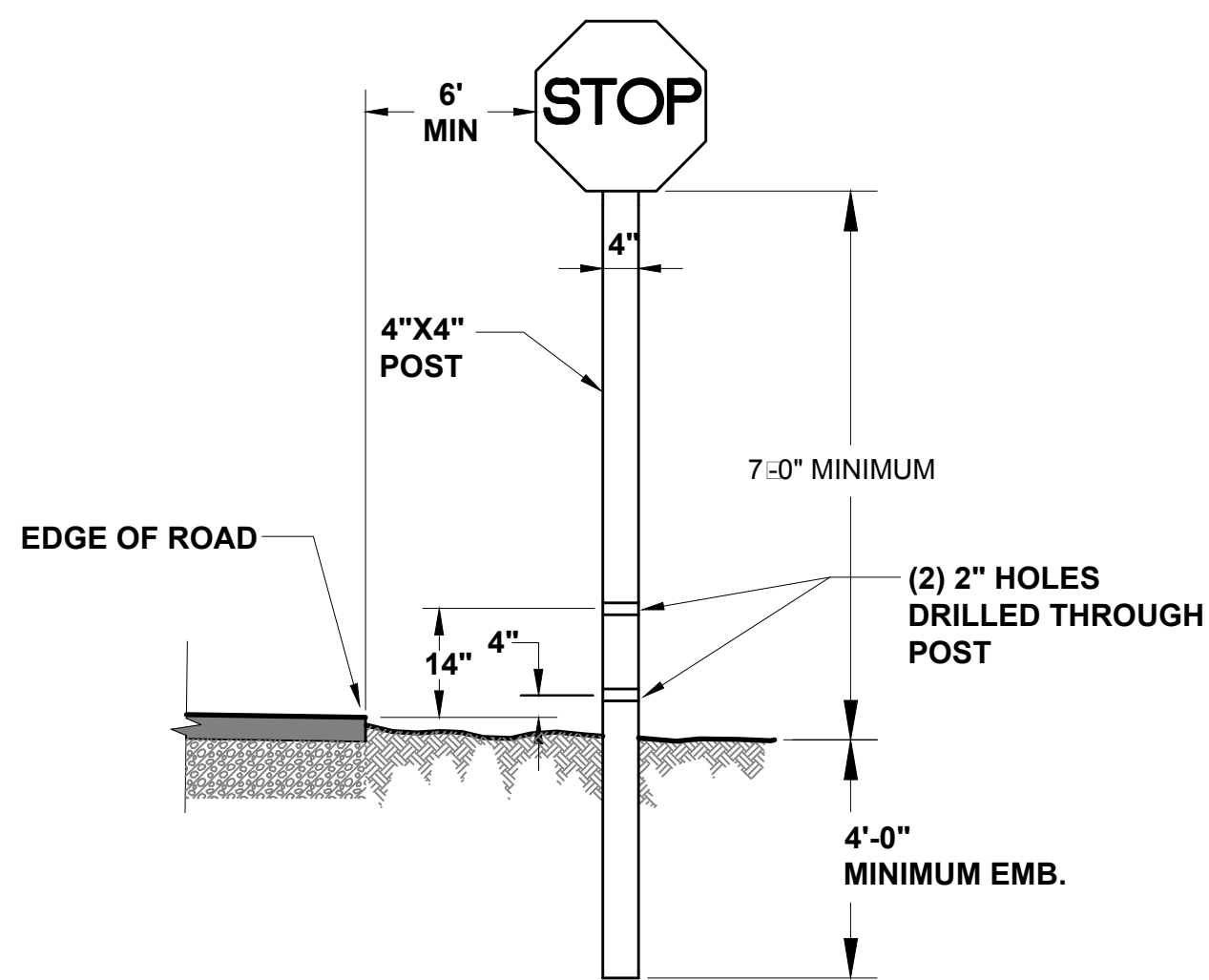
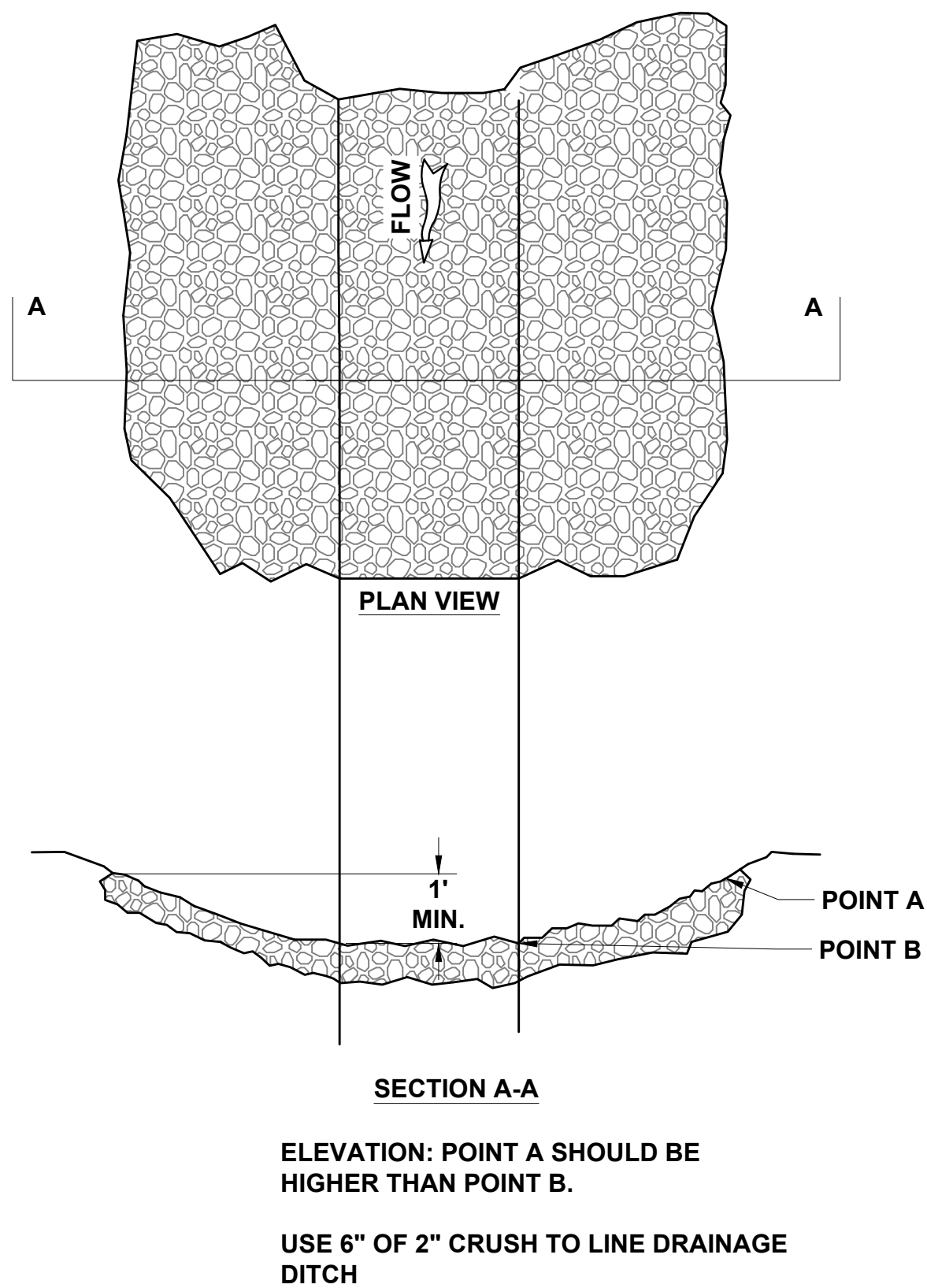
- NOTE:**
1. USE MIRAFI 100X FILTER FABRIC WITH STEEL FENCE POSTS AT 10'0" O.C. MAX., OR APPROVED EQUAL.
 2. PLACE SILT FENCE BARRIER DOWN GRADIENT OF CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS TO CONTROL SILT FROM LEAVING THE SITE.



- 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 ABUT.
 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 TQJ PUBLIC WORKS DEPARTMENT.



- 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 $\frac{1}{4}$ " 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



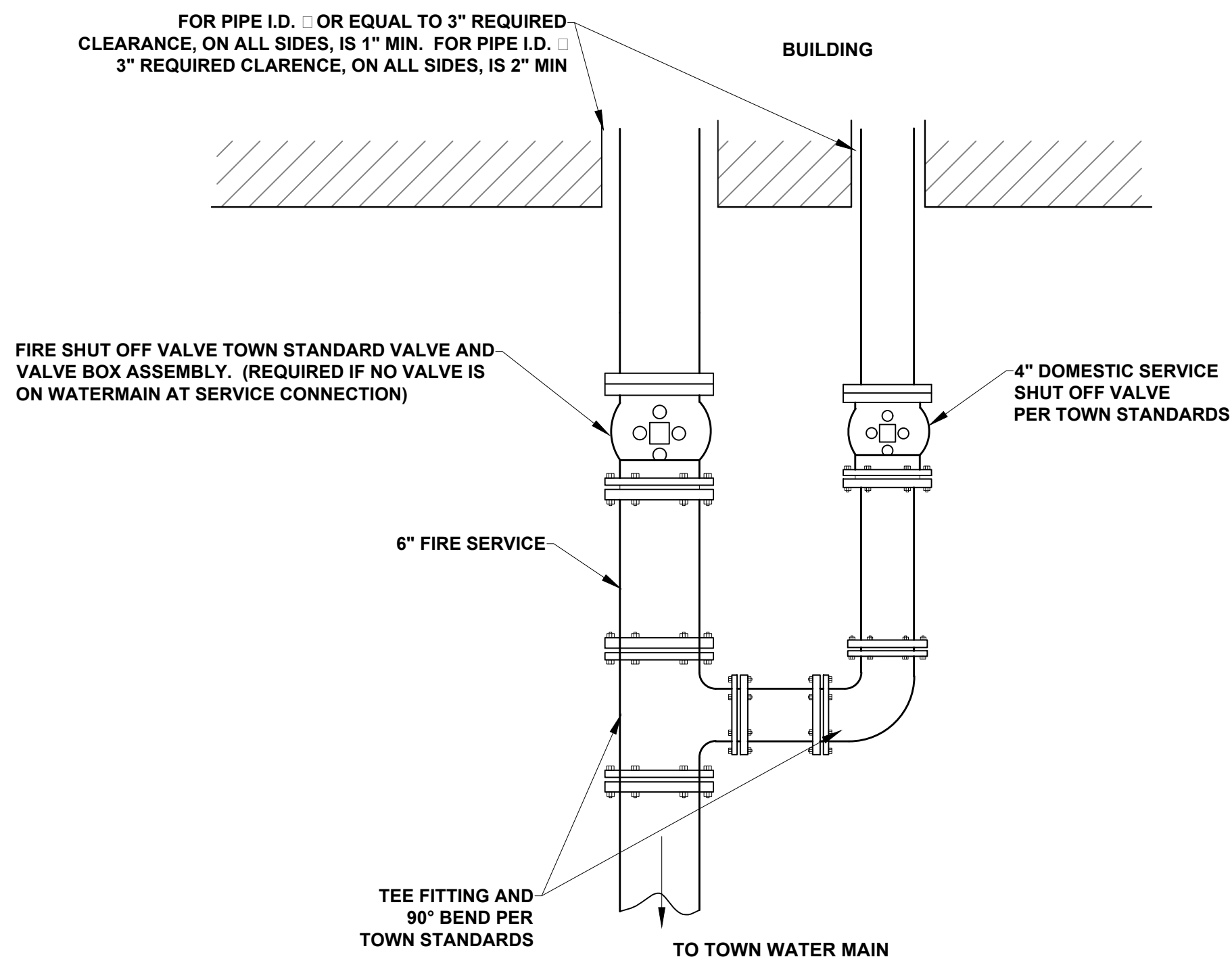
- NOTES:**
- 1. HARDWARE TO BE GALVANNEED STEEL OR ALUMINUM ALLOY BOLTS, NUTS AND WASHERS**
 - 2. SEE LANDSCAPE PLAN, SHEET L1.01 OF THIS DRAWING SET, FOR DETAILS ON STREET NAME SIGNS.**

<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.

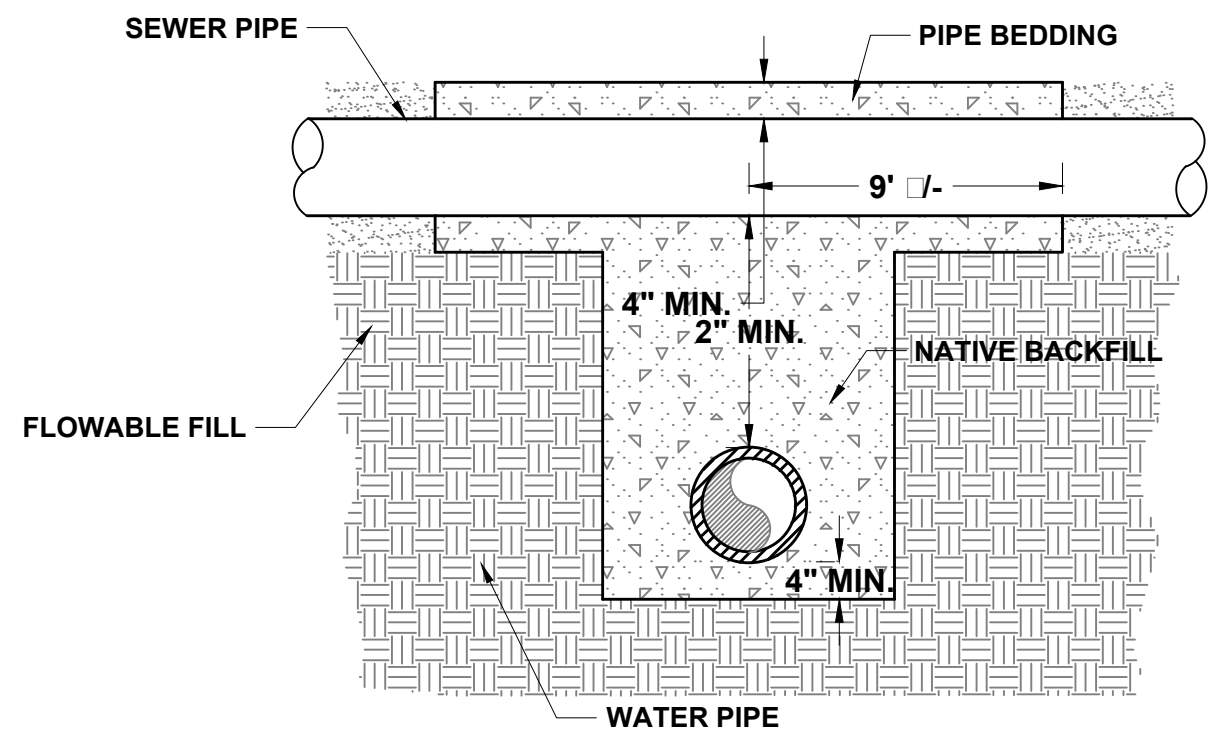


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REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2017
GEC 1B	10/13/2017
GEC 1B-R1	11/15/2017
GEC 1B-R2	12/14/2017
GEC 1B-R3	01/31/2018
DEV P2	06/20/2018
PROJECT NUMBER	16016.10
SHEET	C8.2



- 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.

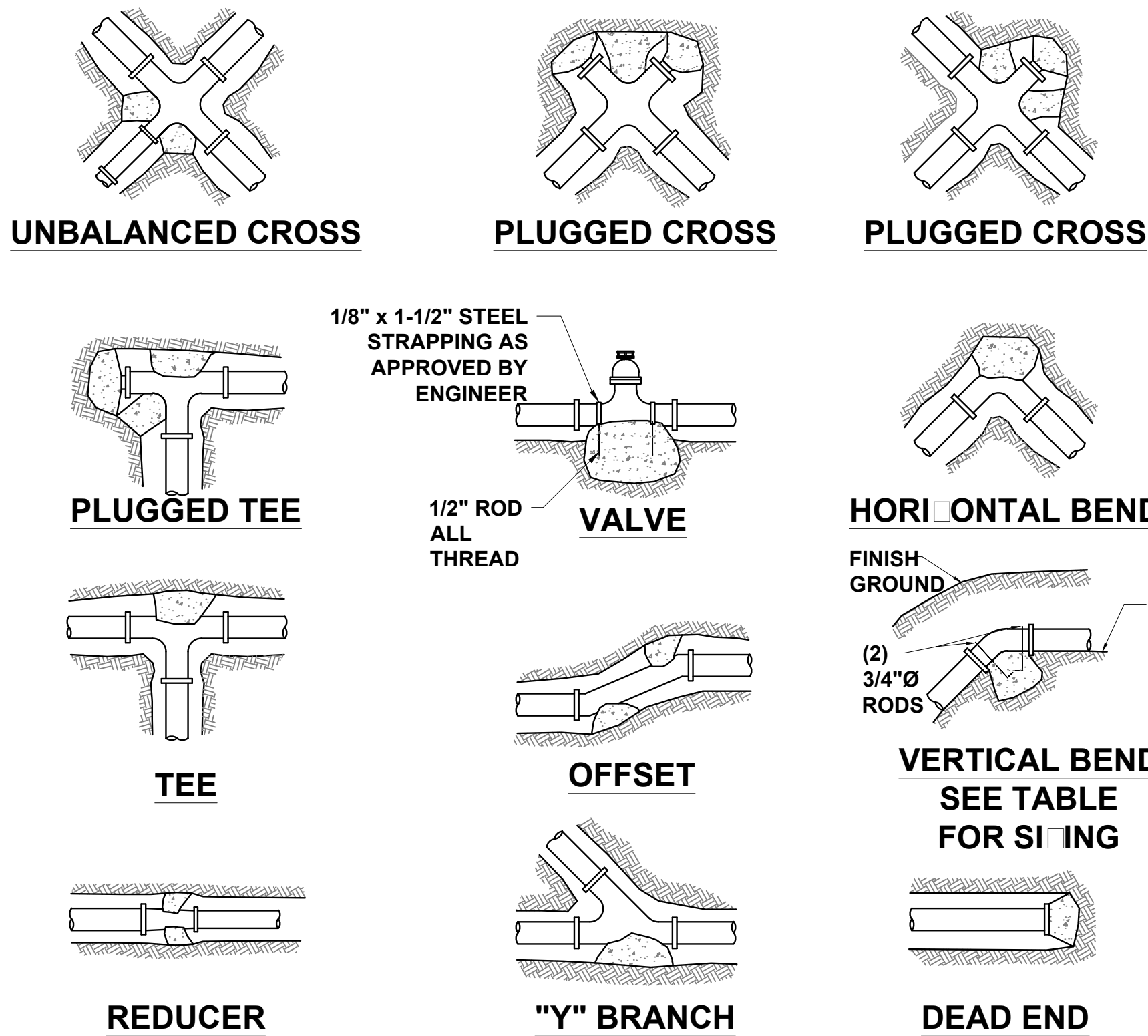
UNUSUAL CONDITIONS- WHEN LOCAL CONDITIONS PREVENT A VERTICAL SEPARATION OF AT LEAST (18) INCHES AS NOTED ABOVE, THE FOLLOWING CONSTRUCTION SHALL BE USED:

- 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.

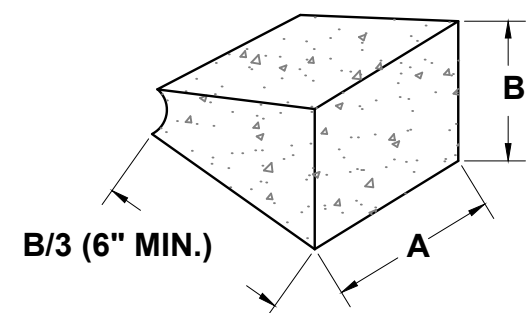
REFERENCE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS SECTION 02510.

(REF. WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS)

3 WATER / SEWER CROSSING



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"	0'-6"	1'-0"	1'-0"
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-0"	2'-9"	2'-2"	1'-11"	1'-6"	1'-0"
12"	4'-0"	3'-10"	4'-8"	4'-8"	3'-8"	3'-3"	2'-7"	2'-3"	2'-0"	1'-0"
14"	5'-5"	3'-10"	6'-6"	4'-11"	4'-9"	3'-5"	3'-5"	2'-5"	2'-0"	1'-6"
20"	5'-0"	5'-0"	6'-0"	6'-0"	5'-0"	4'-0"	3'-6"	3'-0"	3'-0"	2'-0"
24"	6'-0"	6'-0"	7'-0"	7'-0"	5'-0"	5'-0"	4'-6"	3'-0"	3'-0"	3'-0"
30"	7'-6"	7'-6"	8'-0"	8'-0"	6'-3"	6'-3"	4'-6"	4'-6"	3'-3"	3'-3"



NOTES:

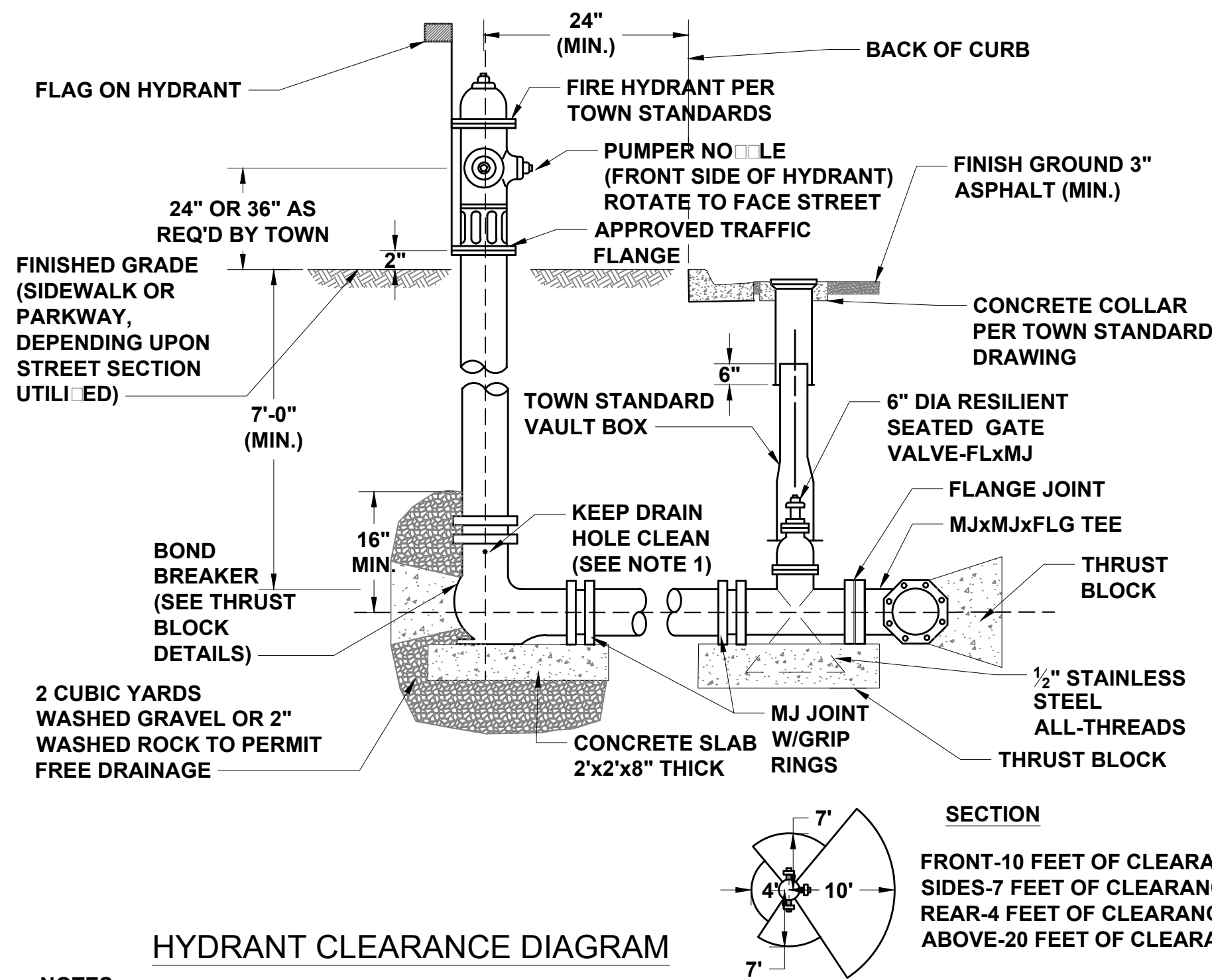
1. FITTINGS TO BE SEPARATED FROM BLOCKS WITH AN APPROVED BOND BREAKER, SUCH AS POLY WRAP.
2. ALL BLOCKS TO BEAR AGAINST UNDISTURBED SOIL MATERIAL
3. DESIGN IS BASED UPON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.
4. SIZE OF BLOCK SHALL BE A MINIMUM OF 6" THICK.
5. COAT ALL EXPOSED RODS 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

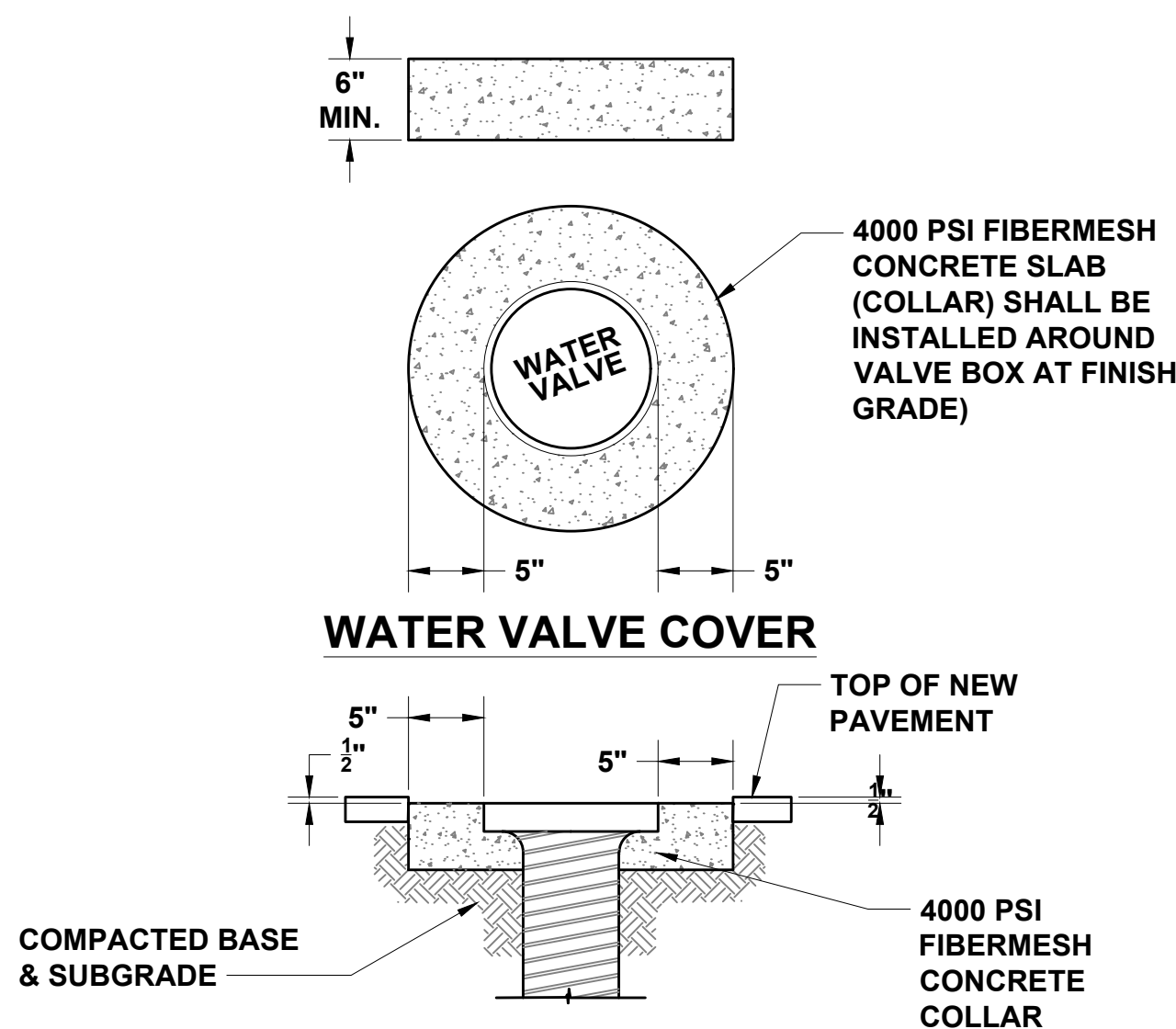
C8.3 NOT TO SCALE



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



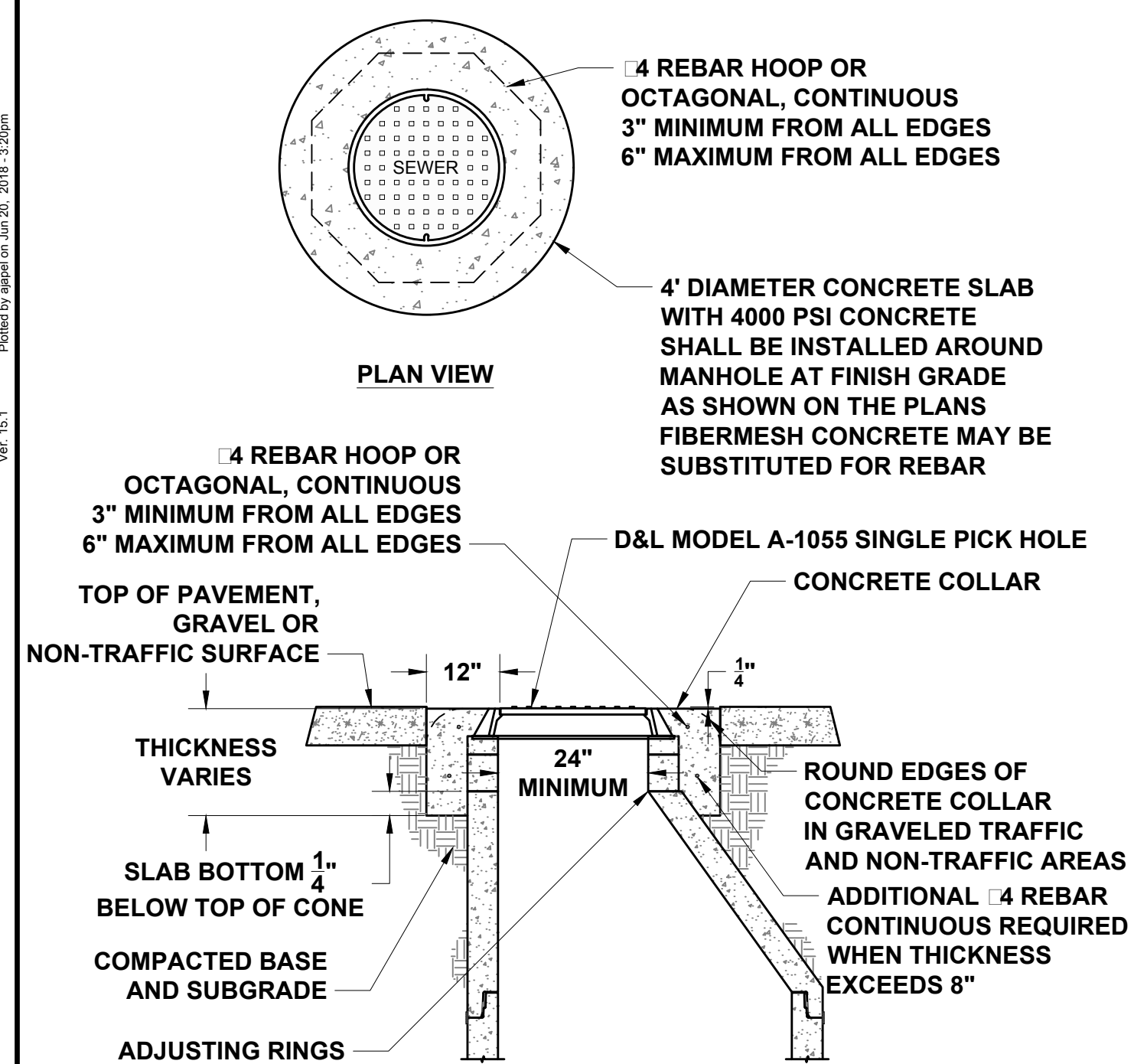
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JACKSON, WYOMING
307.733.5150
www.jorgensenassociates.com

PROJECT TITLE:
HIDDEN HOLLOW
HANSEN & HANSEN, LLP
PHASE 2 DEVELOPMENT PLAN
TOWN OF JACKSON, WYOMING

SHEET TITLE:
WATER SYSTEM DETAILS

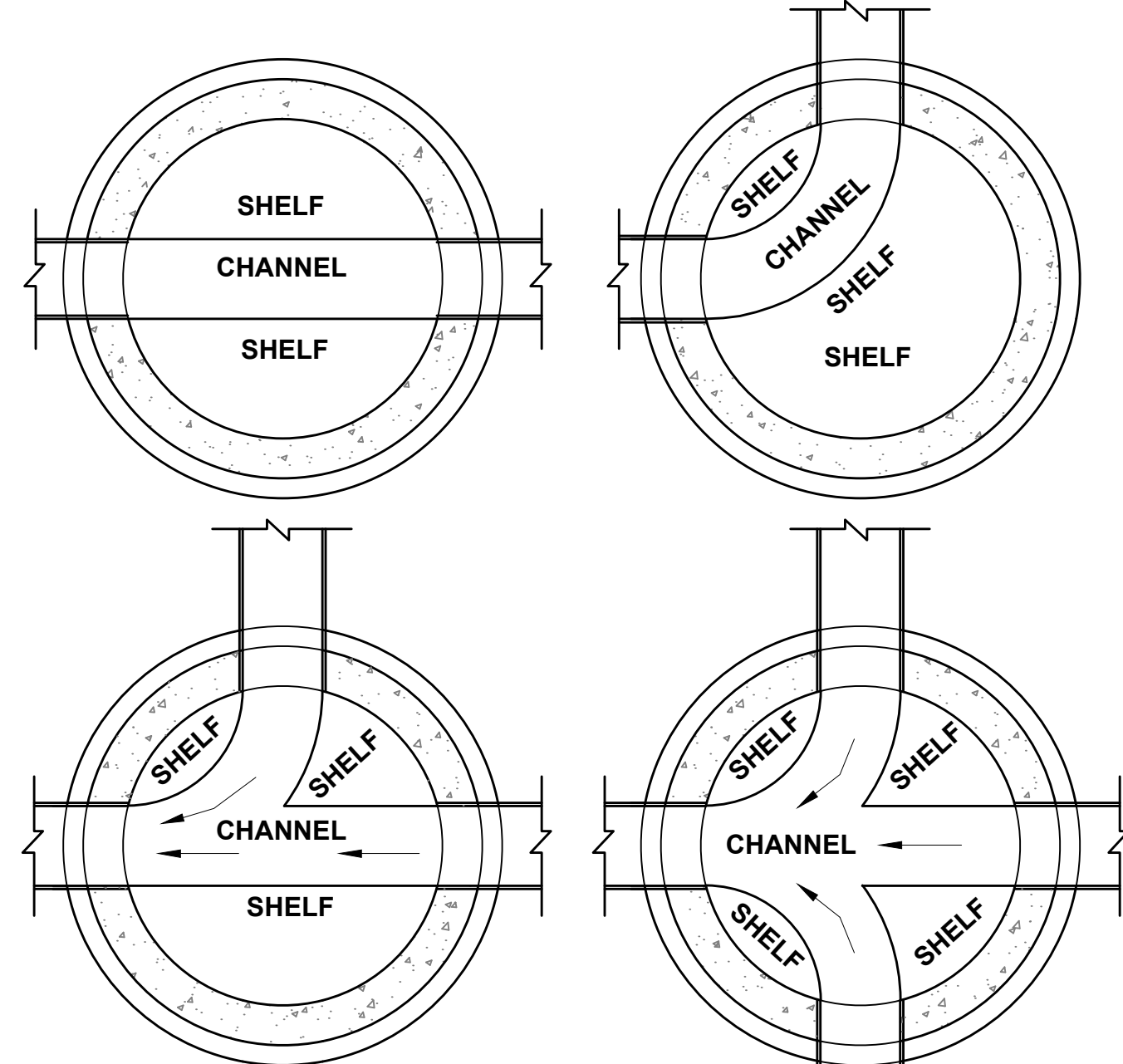
DRAFTED BY:	BS
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PLAN VERSION	DATE
FDP 1B	07/01/2017
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SHEET	

C8.3



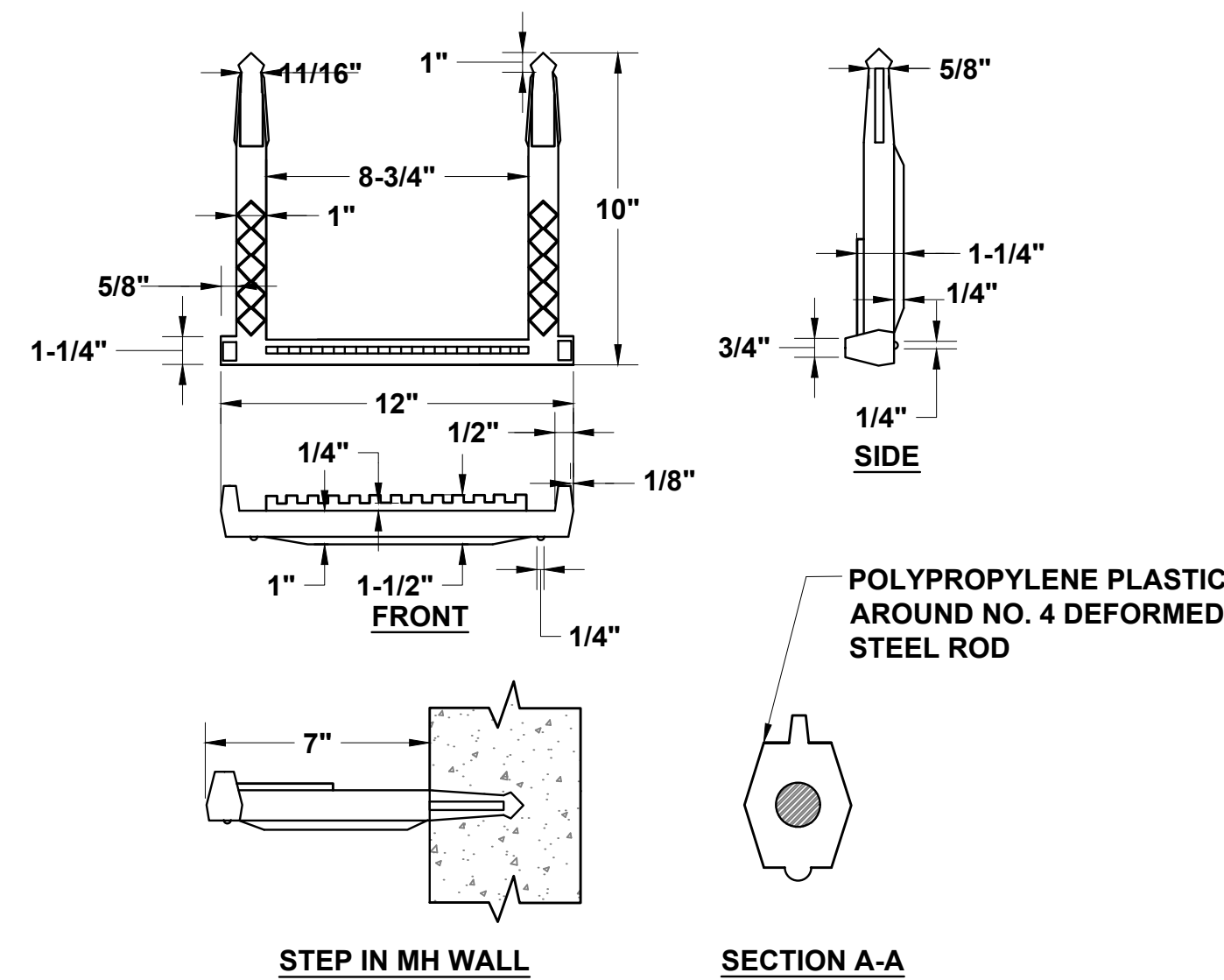
- NOTE:**
- 1. ADJUST MANHOLES UPWARD WITH ADJUSTING RINGS UNDER RING AND COVER (12" MAXIMUM). ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER DIAMETER, SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSSLOPE, FINAL MANHOLE ADJUSTMENT WILL BE MADE AFTER PAVING AND BEFORE SEAL COATING.**

1 MANHOLE COVER & ADJUSTMENT DETAIL C8.4 NOT TO SCALE ECCENTRIC CONE



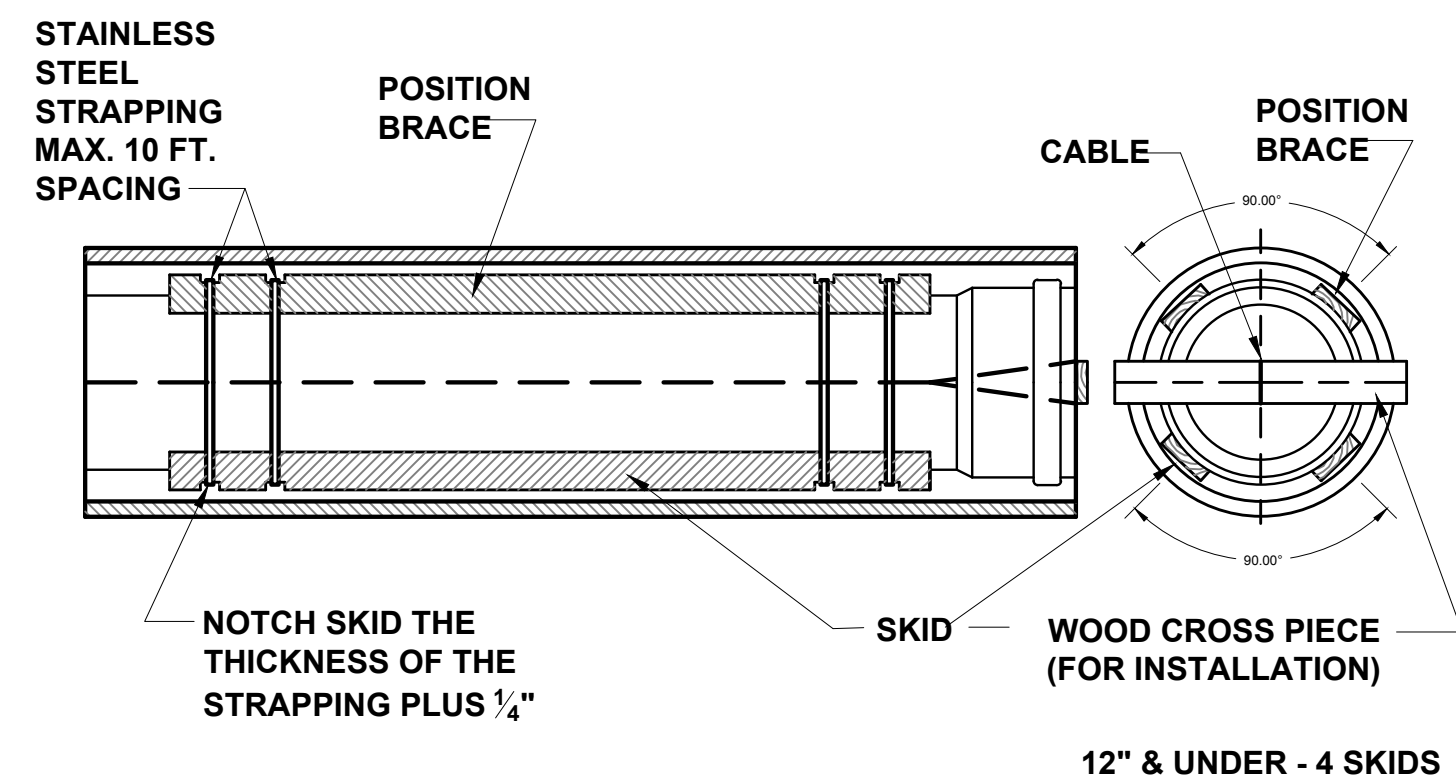
- NOTES:
1. SLOPE ALL SHELVES TO CHANNEL AT 1" PER FOOT.
 2. SLOPE OF CHANNEL SHALL BE 0.1' ACROSS THE MANHOLE FOR ALL MAIN RUNS, EXCEPT FLAT GRADE SEWER RUNS. SEE PROFILE SHEETS. FOR FLAT GRADE SEWERS USE 0.05' AND COAT CHANNELS WITH 2 COATS OF SIKAGUARD 62 (RED, GREY).
 3. PROVIDE SMOOTH TROWEL SURFACE FOR ALL FLOW CHANNELS.
 4. MANHOLE INVERTS SHALL MATCH INFLOW AND OUTFLOW PIPE INVERTS.
 5. PROVIDE $\frac{3}{8}$ " DEPT BY 1" LONG RECESSED LEDGE TO SUPPORT PIPE AND PROVIDE SMOOTH FLOWLINE AT INVERT OUT.
 6. 4" SERVICE PIPES ENTERING MANHOLES SHALL HAVE CROWN OF 4" PIPE MATCH CROWN OF MAIN WHERE INVERTS INDICATE.

2	TYPICAL MANHOLE CHANNEL DETAILS
C8.4	NOT TO SCALE



- NOTES:**
1. PLACE INTO WET CONCRETE WALL DURING MANUFACTURE OR MORTAR INTO HOLES AFTER CONCRETE HAS SET.
 2. PLASTIC COATED STEPS PER THIS STANDARD DRAWING OR AS APPROVED BY THE ENGINEER.

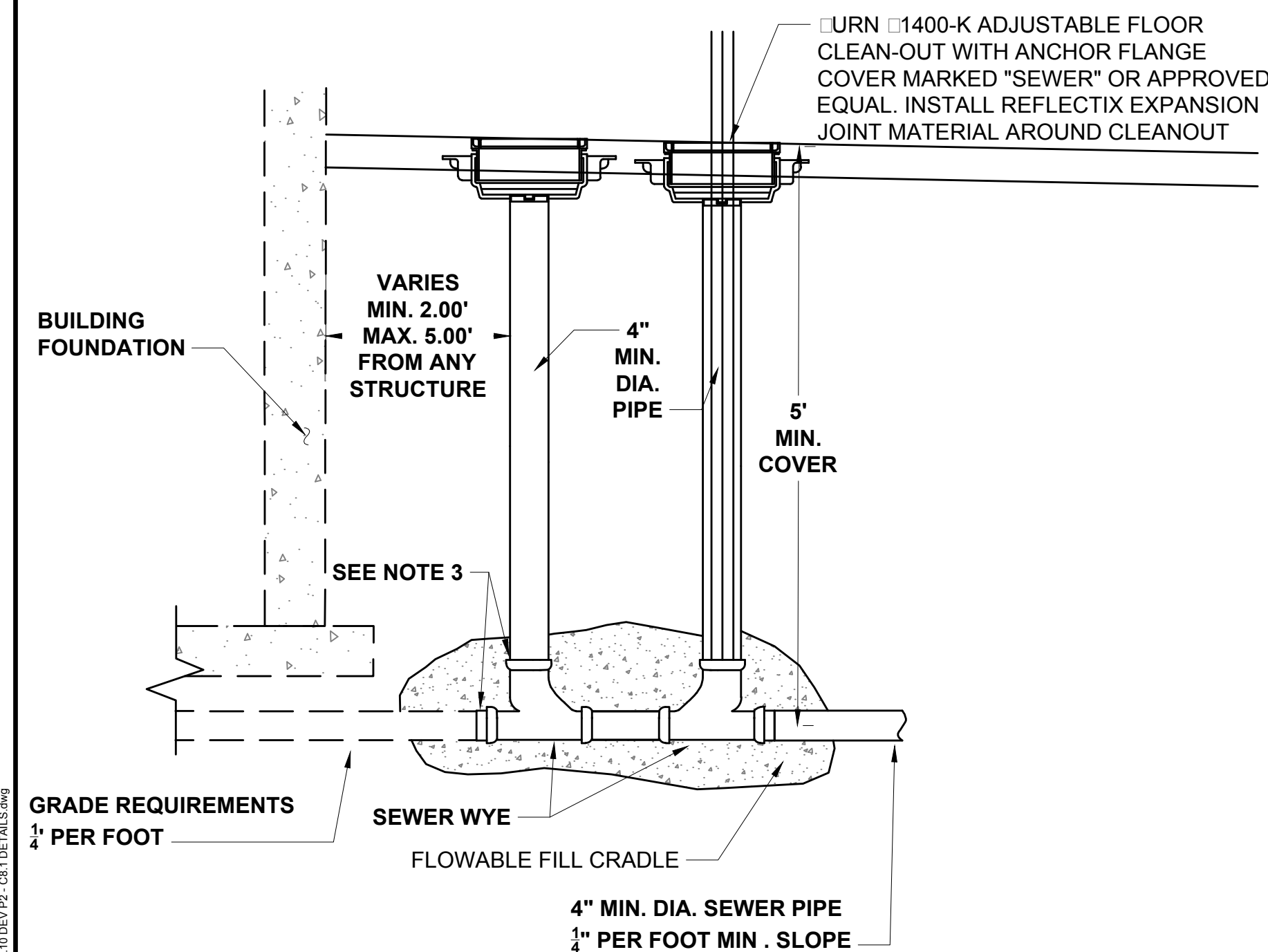
MANHOLE STEPS DETAIL
NOT TO SCALE





- NOTES:**
- 1. NON-PETROLEUM SOAP MAY BE USED TO FACILITATE INSTALLATION OF PIPE IN OUTER CASING.**
 - 2. SKIDS AND BRACES TO BE PRESSURE TREATED 2 X 4'S.**
 - 3. LENGTH OF SKIDS AND BRACES IS EQUAL TO THE PIPE LENGTH MINUS TWICE THE BELL LENGTH.**
 - 4. SEE WYOMING PUBLIC WORKS SPECIFICATION (1993) FOR CASING CRITERIA.**

TABLE OF CASING SIZES	
NOMINAL PIPE SIZE (DIA. IN INCHES)	CASING SIZE (INSIDE DIA. IN INCHES)
4	8-10
6	10-12
8	14-16
10	16-18
12	18-20
15	22-24

4 PIPE CASING DETAIL
C8.4 NOT TO SCALE

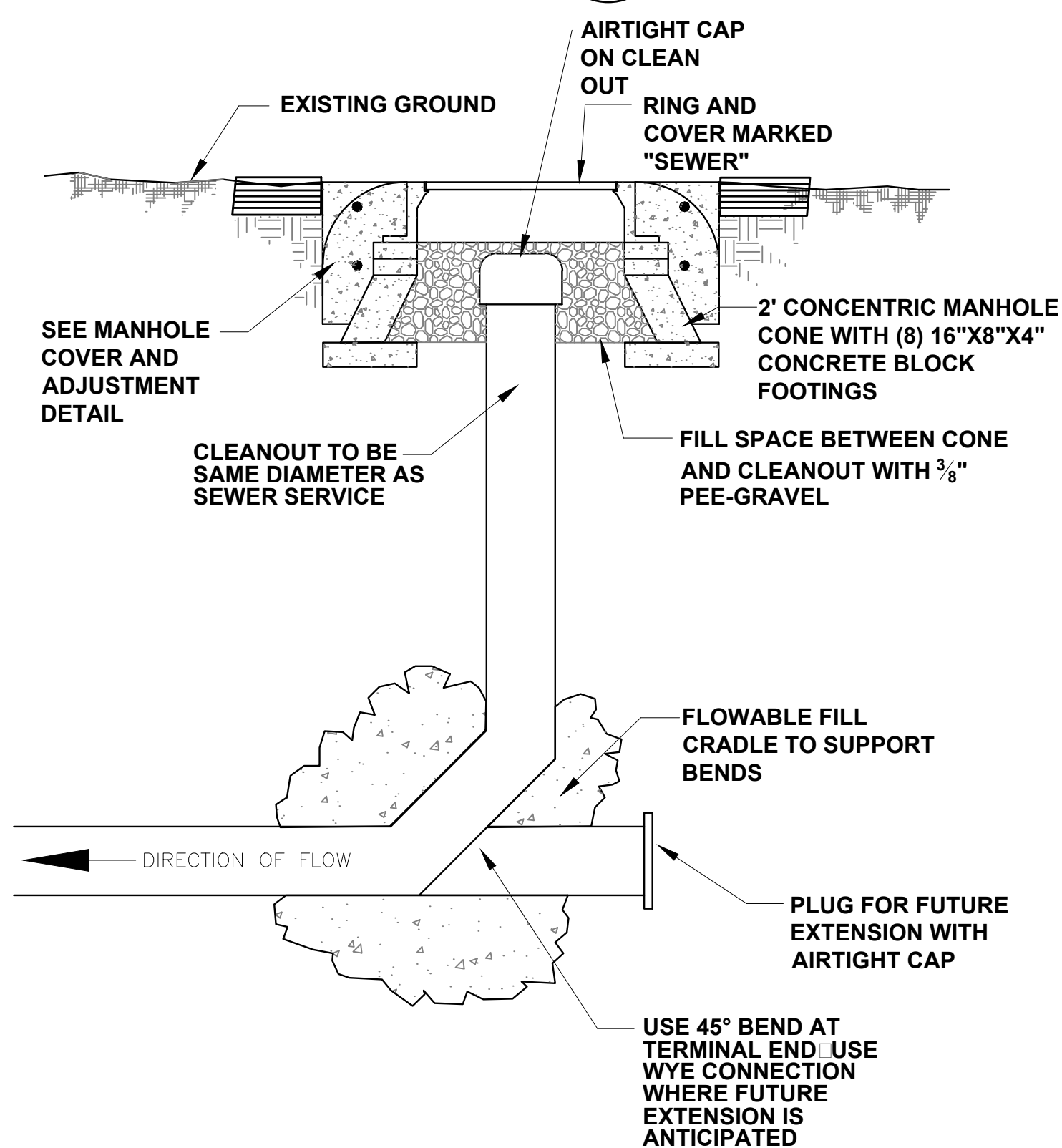


- NOTES:
1. PRIOR TO BACKFILL THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS, GRADE, AND COMPLETE WATER TESTING
 2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
 3. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D312 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.
 4. CLEANOUTS IN LANDSCAPE AREAS SHALL HAVE A PVC CAP AND BURIED WITH REBAR FOR FUTURE LOCATION.
 5. INSTALL -S  EXPANSION JOINT MATERIAL OR APPROVED EQUAL BETWEEN CLEANOUTS AND FROM CLEANOUTS TO CONTROL JOINT

5
C8.4

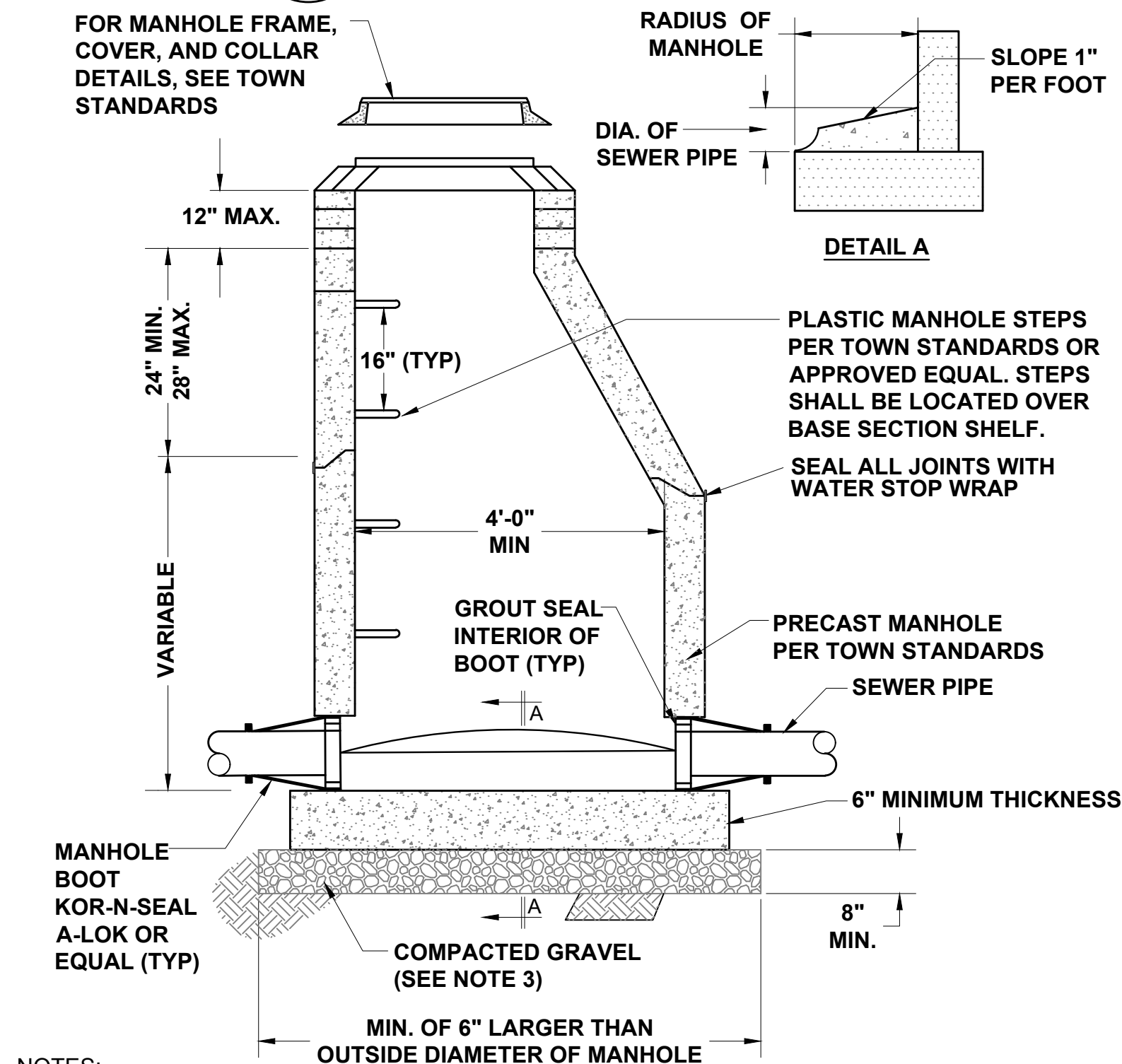
SEWER SERVICE LATERAL BUILDING CLEAN OUT

NOT TO SCALE



FOR 6" AND LARGER CLEANOUTS IN STREET
 ALTERNATE: D&L SUPPLY M-9009 OR
 APPROPRIATE SIZED K SERIES FLANGED
 RING AND COVER MARKED "SEWER".

CLEAN OUT DETAIL
NOT TO SCALE



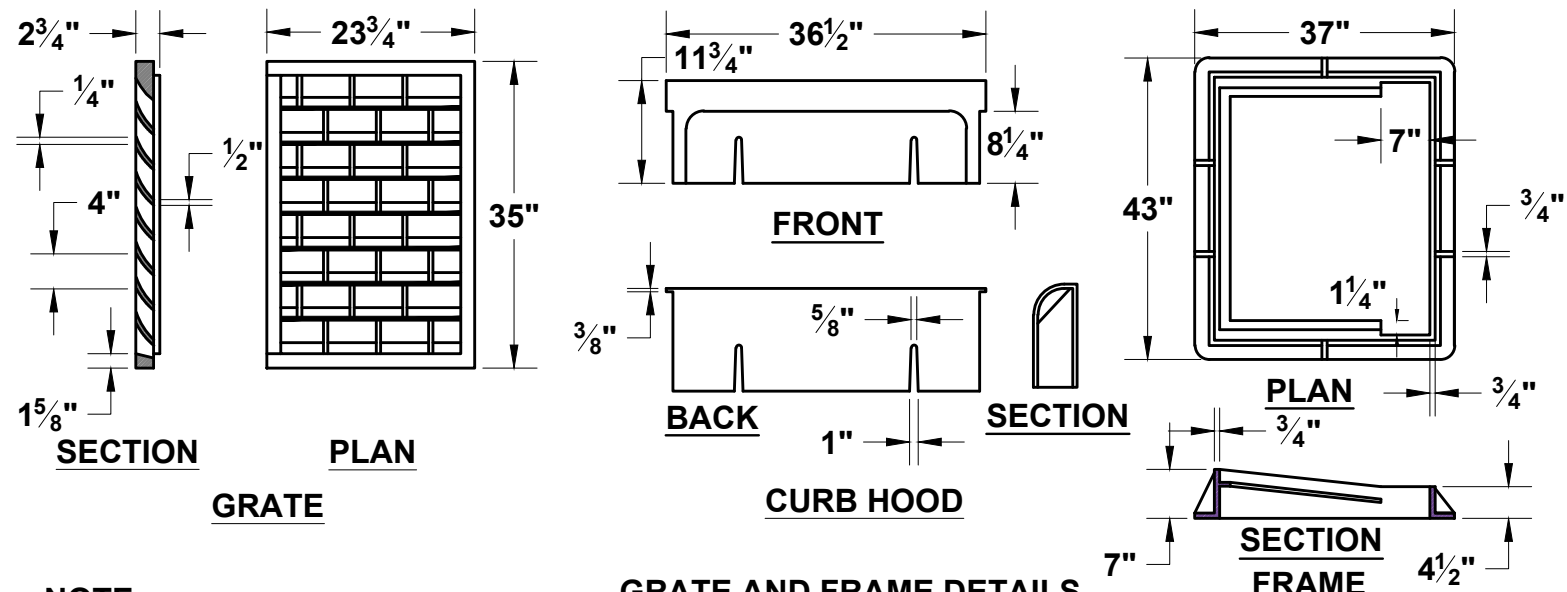
- NOTES:
1. DROP ACROSS INVERT SHALL BE 0.10' OR EQUAL TO SLOPE OF ADJACENT SEWER PIPE, WHICHEVER IS GREATER.
 2. BASE SHALL BE REINFORCED WHEN THE DISTANCE FROM INVERT TO TOP OF COVER EXCEEDS 15'. REINFORCEMENT TO BE APPROVED BY ENGINEER.
 3. GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
 4. ALL PIPES GOING INTO MANHOLE SHALL BE INSTALLED TO MATCH TOP OF PIPE CROWNS.
 5. TROUGH DEPTH AT CENTER TO BE HALF THE DIAMETER OF THE PIPE.

7	STANDARD SEWER MANHOLE DETAIL
C8.4	NOT TO SCALE

DRAFTED BY:	BS
REVIEWED BY:	AJ
PLAN VERSION	DATE
FDP 1B	07/01/2011
GEC 1B	10/13/2011
GEC 1B-R1	11/15/2011
GEC 1B-R2	12/14/2011
GEC 1B-R3	01/13/2012
DEV P2	06/20/2012
PROJECT NUMBER	
16016.10	
SHEET	

The following images:

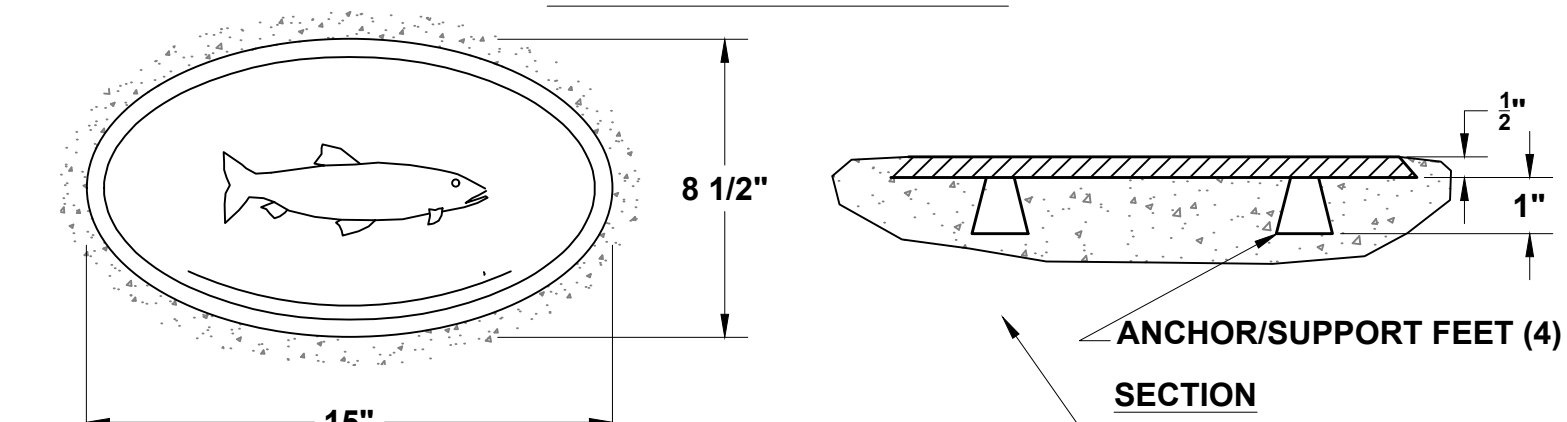
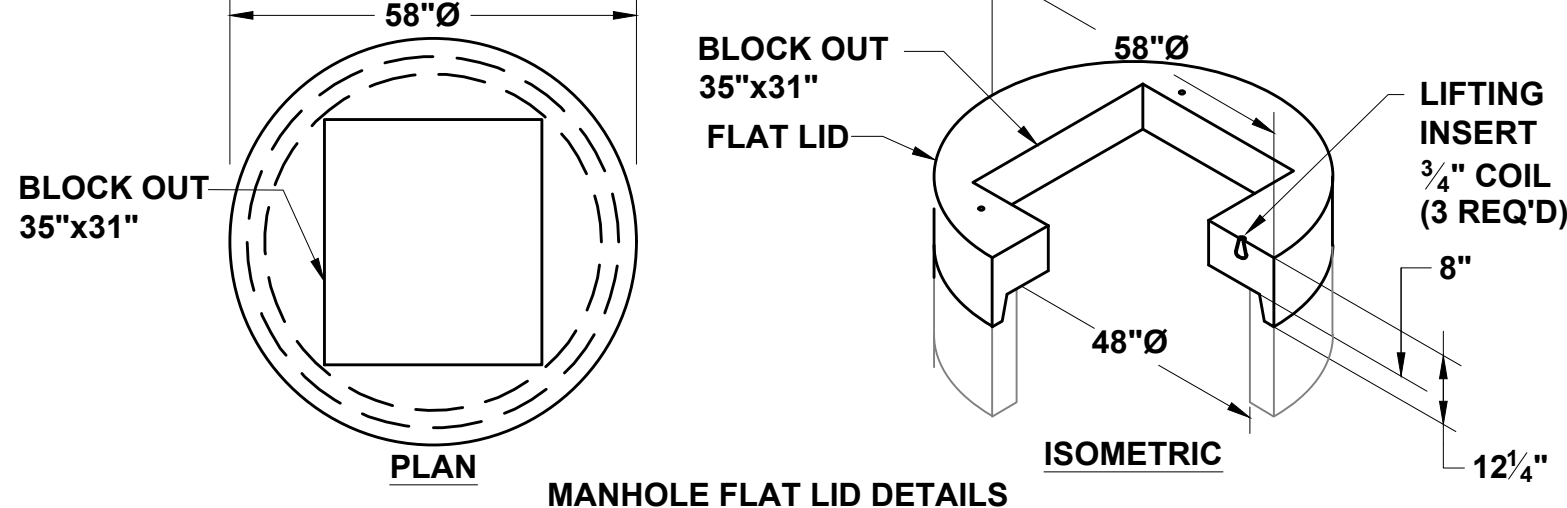
Ver: E5.1
Produced by Jorgensen on Jun 20, 2018 - 3:16pm
H:\2016\16016 Hidden Hollow\16016-1\DWG\16016-10 DEV P2 - C8.1 DETAILS.dwg
16016-10-16 Hidden Hollow\16016-1\DWG\16016-10 DEV P2 - C8.1 DETAILS.dwg



NOTE:

1. INLET GRATE AND FRAME SHALL BE MODEL NO. I-3520, AS MANUFACTURED BY D&L SUPPLY OF LINDON, UTAH, OR APPROVED SUBSTITUTE.

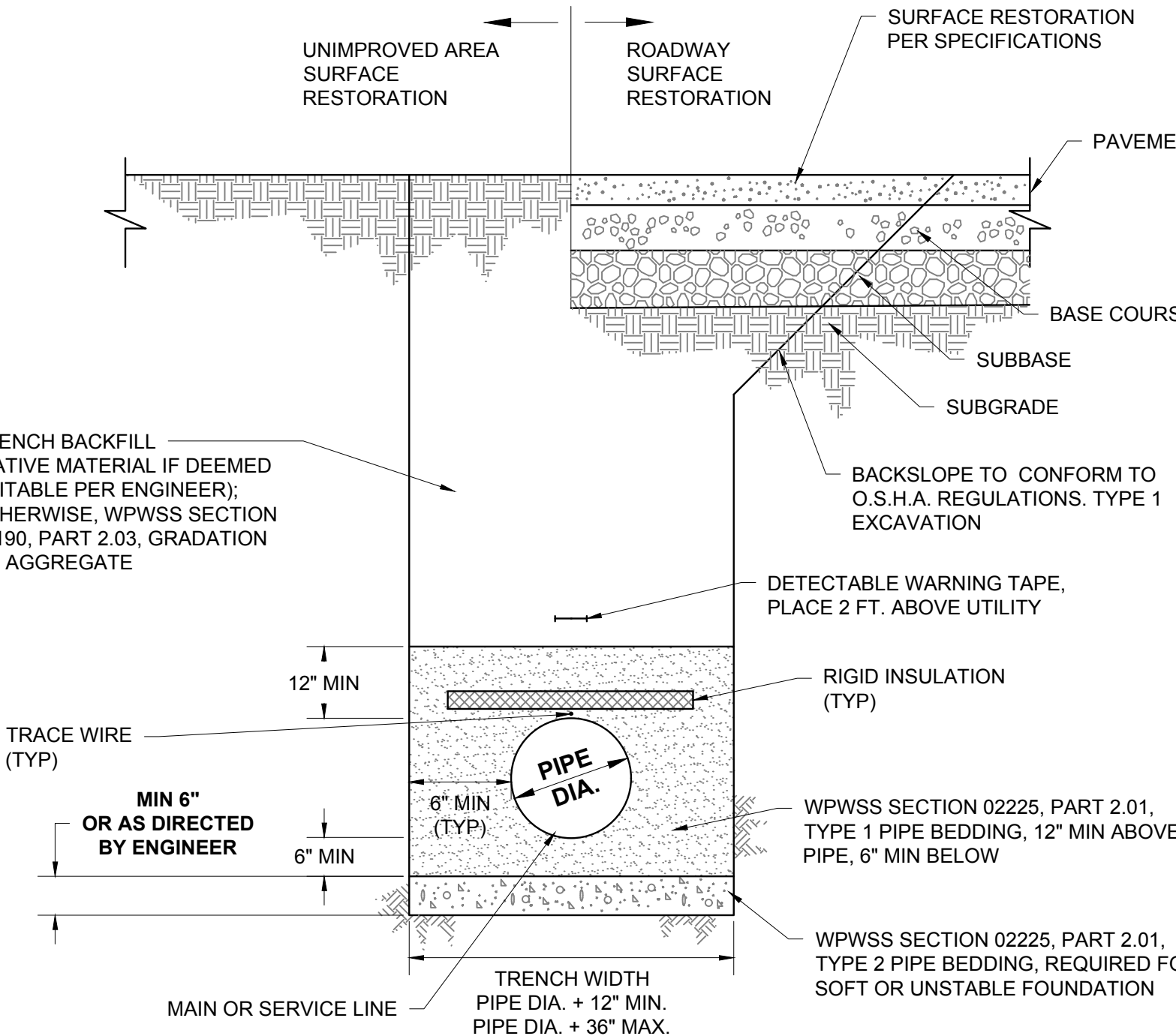
2. INLET GRATE SHALL BE VANED AND REVERSIBLE FOR EITHER LEFT-TO-RIGHT OR RIGHT-TO-LEFT FLOW.



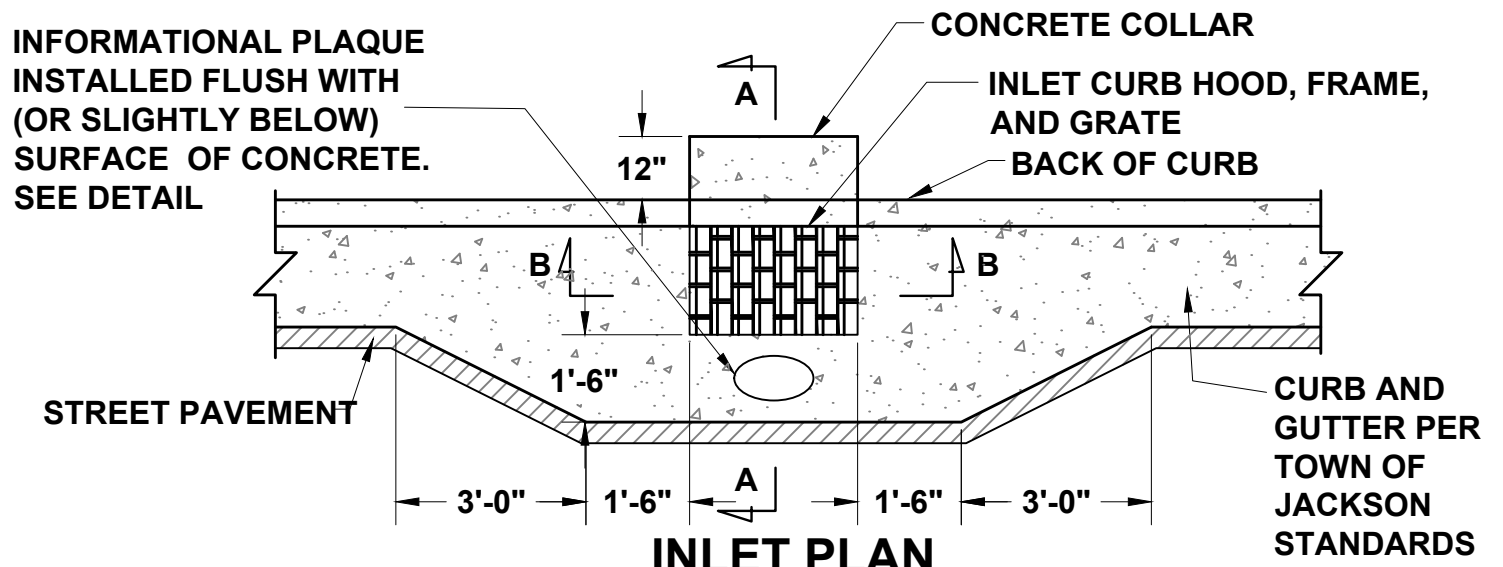
NOTE:

PLAQUE SHALL BE SUBSTANTIALLY AS SHOWN, AS SUPPLIED BY D&L SUPPLY OF LINDON, UTAH, OR APPROVED SUBSTITUTE.

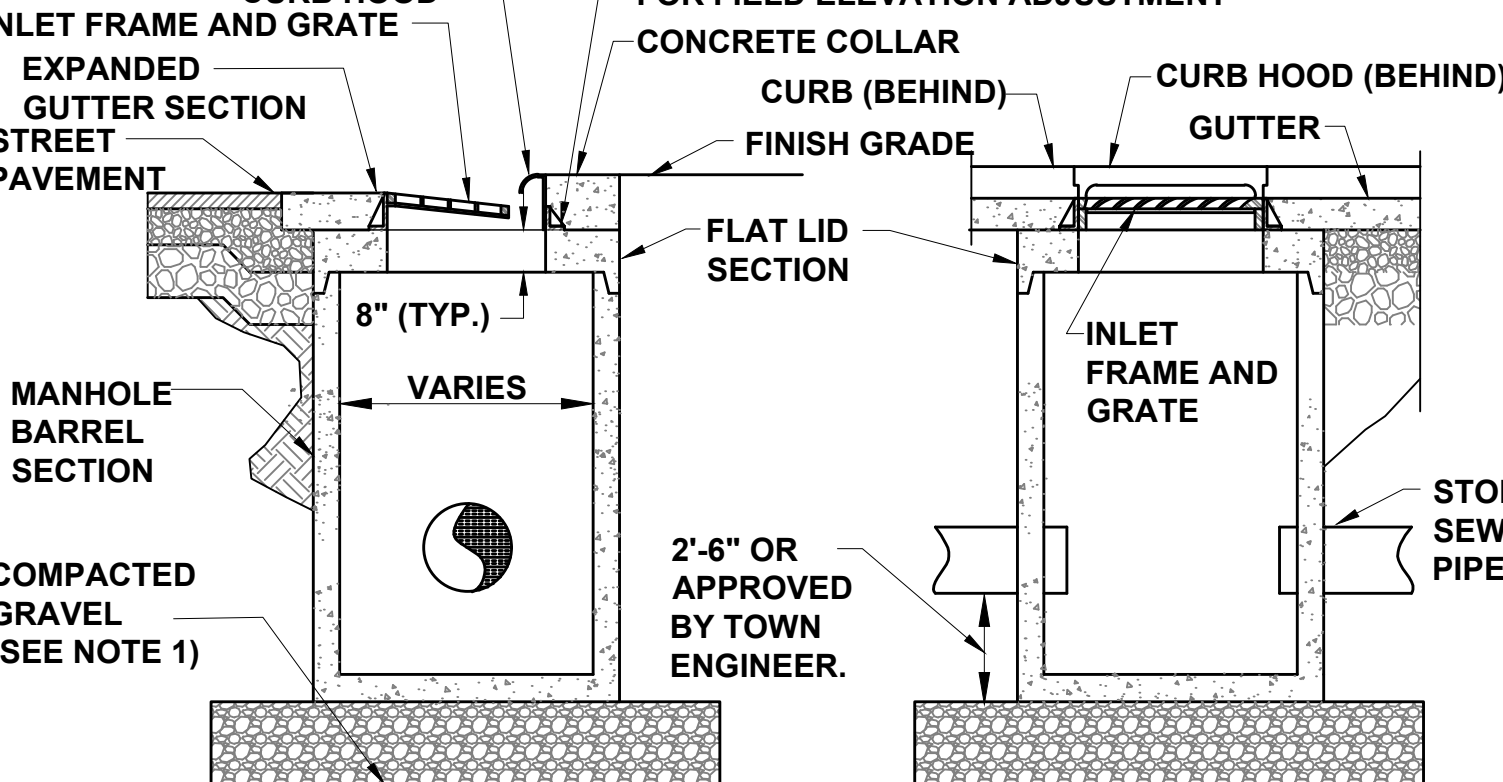
1
C8.5
STORMWATER GRATE
NOT TO SCALE



3
C8.5
TYPICAL SEWER/WATER/STORM/GEOTHERMAL TRENCH DETAIL
NOT TO SCALE



NOTE: PROVIDE 2" GROUT BED THICKNESS (ALL SIDES) BETWEEN BASE OF INLET FRAME AND TOP OF MANHOLE FLAT LID FOR FIELD ELEVATION ADJUSTMENT



NOTES:

1. GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.

2
C8.5
STORMWATER INLET DETAILS
NOT TO SCALE

- NOTES:**
- MINIMUM COVER VARIES BY UTILITY. SEE PLAN FOR DEPTH.
 - FOR TRENCHING, BEDDING AND BACKFILL REQUIREMENTS, SEE WPWSS AND TOWN OF JACKSON CONSTRUCTION STANDARDS.
 - TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
 - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
 - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
 - COMPACTION OF NATIVE TRENCH BACKFILL SHALL BE CARRIED OUT IN 12" LIFTS.
 - PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED TO PROVIDE UNIFORM PIPE SUPPORT.
 - UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
 - WHERE THE SPECIFIED MAXIMUM TRENCH WIDTH IS EXCEEDED, OR IF THE PIPE IS INSTALLED IN COMPACTED EMBANKMENT, THEN PIPE EMBEDMENT SHALL BE COMPACTED TO 96% OF STANDARD PROCTOR MAXIMUM DENSITY (ASTM D-698) TO A POINT AT LEAST 3 PIPE DIAMETERS FROM THE PIPE ON BOTH SIDES OF THE PIPE OR TO THE TRENCH WALL, WHICHEVER IS LESS.
 - WHERE TRENCH PASSES THROUGH EXISTING PAVEMENT, THE PAVEMENT SHALL BE CUT IN A STRAIGHT LINE PARALLEL TO THE EDGE OF THE EXCAVATION BY USE OF A SPADE BITTED AIR HAMMER, CONCRETE SAW OR SIMILAR APPROVED EQUIPMENT TO OBTAIN A STRAIGHT, SQUARE, CLEAN BREAK. PAVEMENT CUTS SHALL BE TWO FEET WIDER THAN THE ACTUAL TRENCH OPENING AND CENTERED OVER SUCH BREAK.
 - PROVIDE TRACE WIRE ON ALL WATER AND GEOTHERMAL DISTRIBUTION SYSTEMS ON BOTH THE MAIN LINE AND SERVICE LINES. TRACER WIRE SHALL BE MINIMUM 10 GAUGE WITH POLYETHYLENE JACKET. COLOR SHALL MATCH PIPE USING APWA UNIFORM COLOR CODES FOR UNDERGROUND UTILITIES. ALL TRACE WIRE AND ACCOMPANYING EQUIPMENT TO BE INSTALLED PER SPECIFICATIONS.
 - DETECTABLE WARNING TAPE SHALL BE 2" MINIMUM WIDTH WITH STANDARD COLOR AND PRINTING, AND MINIMUM TENSILE STRENGTH OF 7,500 LBS. COLOR SHALL MATCH PIPE USING APWA UNIFORM COLOR CODES FOR UNDERGROUND UTILITIES.
 - ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.

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

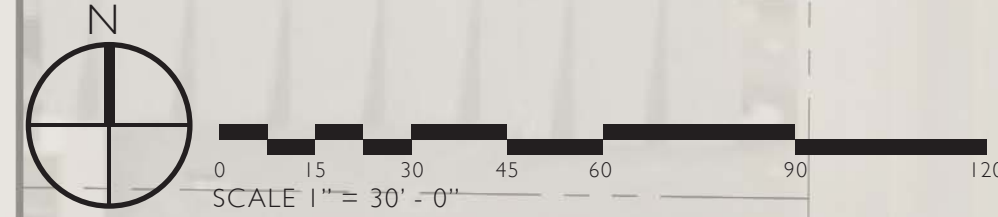
LEGEND

- 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
ARCHITECTS



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
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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

1. Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
2. Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
3. Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
4. Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1½ inches below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seed or sod.
5. Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
6. Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, sod, stones greater than ½" in any dimension, clay lumps, and other extraneous materials detrimental to plant growth.
7. For areas to receive sod or seed and/or to produce planting soil for areas indicated on details, amend suitable topsoil with organic compost to a ratio of 1 part compost to 4 parts topsoil by volume.
8. Compost shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8.0; moisture content 35 to 55 percent by weight, with organic matter content 50 to 60 percent of dry weight with 16-16-8 nutrient composition. If compost is not 16-16-8 composition, add commercial fertilizer in necessary quantities to meet 16-16-8 nutrient composition. Source: Glacier Gold Compost or approved equal.
9. Contactor to supplement existing native surface topsoil as necessary. Obtain supplemental topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
10. Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-8.0; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 decisiemens/m; not to exceed 0.5 percent inert contaminants and free of substances toxic to planting, organic matter content 50 to 60 percent of dry weight. Source: Glacier Gold Compost or approved equal.
11. The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.
12. Carefully align and space plant materials as indicated in these notes, drawings, and details. The final location of plant materials is to be approved by the Landscape Architect on site prior to installation. The Contractor is responsible for staking or marking the location of all plant materials on site for review by the Landscape Architect. The Landscape Architect reserves the right to adjust the exact locations of plants on site.
13. All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
14. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray or rotor system. Irrigation system shall be design-build by Contractor. Contractor shall provide an irrigation shop-drawing for review by Landscape Architect before proceeding. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project.
15. The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
16. No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
17. For ball & burlap trees, remove burlap from top ⅓ of rootball and entire wire basket as tree pits are backfilled.
18. All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
19. During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.
20. All disturbed areas not receiving other planting treatment shall be seeded with 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

21. Apply 16-16-8 fertilizer at the rate of 15 lbs per 1,000 SF and till into top 4" of areas to receive sod or seed.
22. Planting period for seed and sod shall be immediately after finish grading and irrigation installation are accepted but no later than September 30 for sod. Seed shall be installed after September 30 or no later than June 1.

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

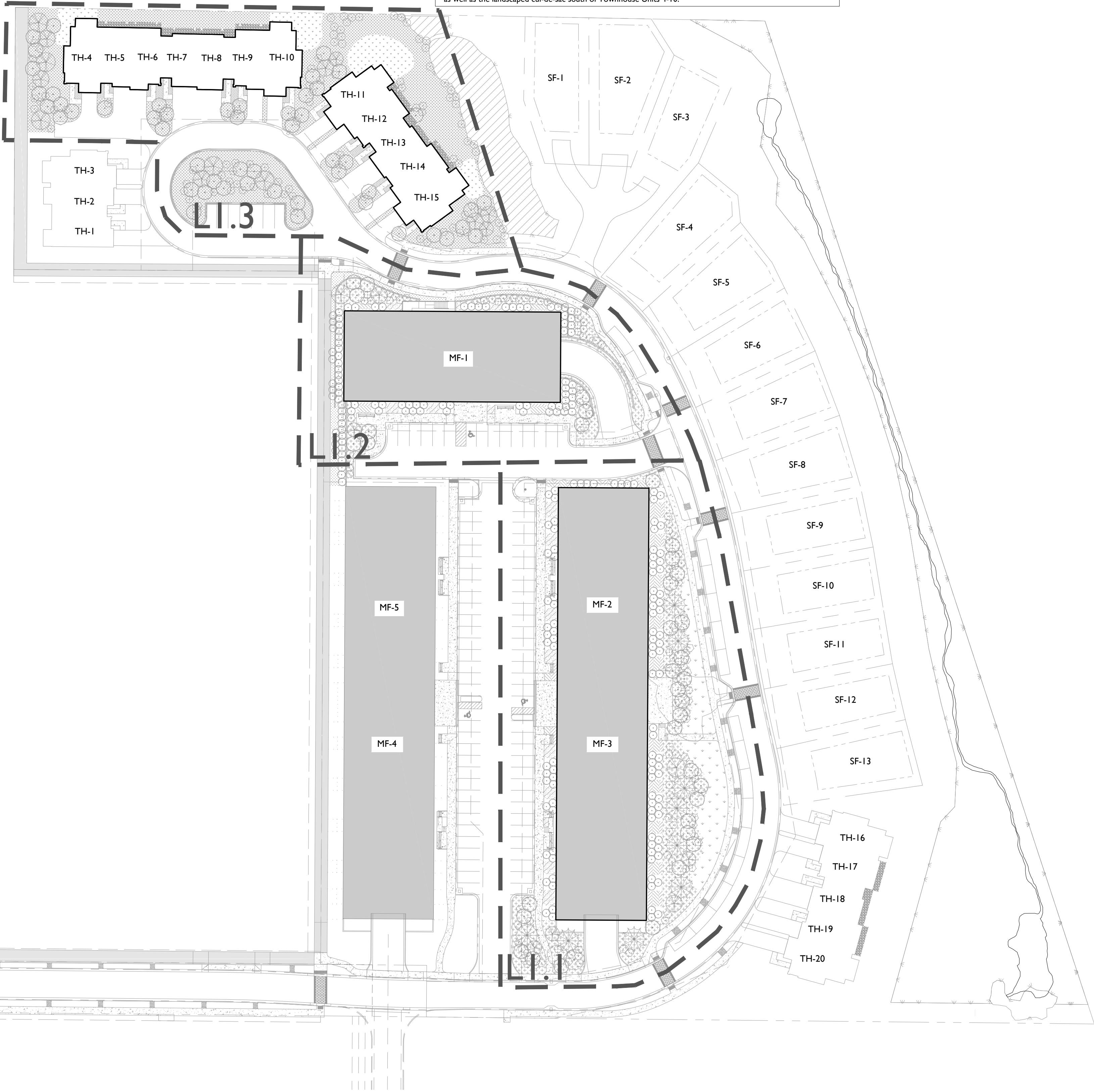
1 Plant Unit Required per Dwelling Unit = 95 Plant Units
1 Plant Unit Required per 12 Parking Spaces = 2 Plant Units

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

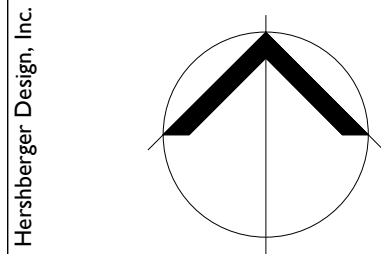
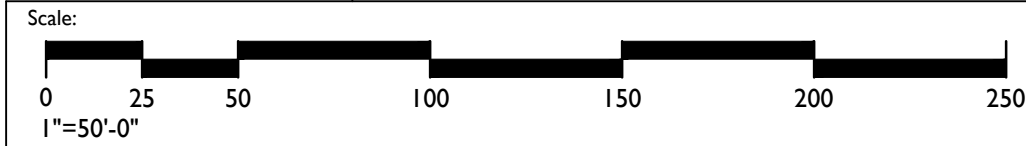
LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- SINGLE FAMILY BUILDING ENVELOPE
- TOP OF CURB
- SIDEWALK
- BUILDING FOOTPRINT (THIS APPLICATION, FDP2)

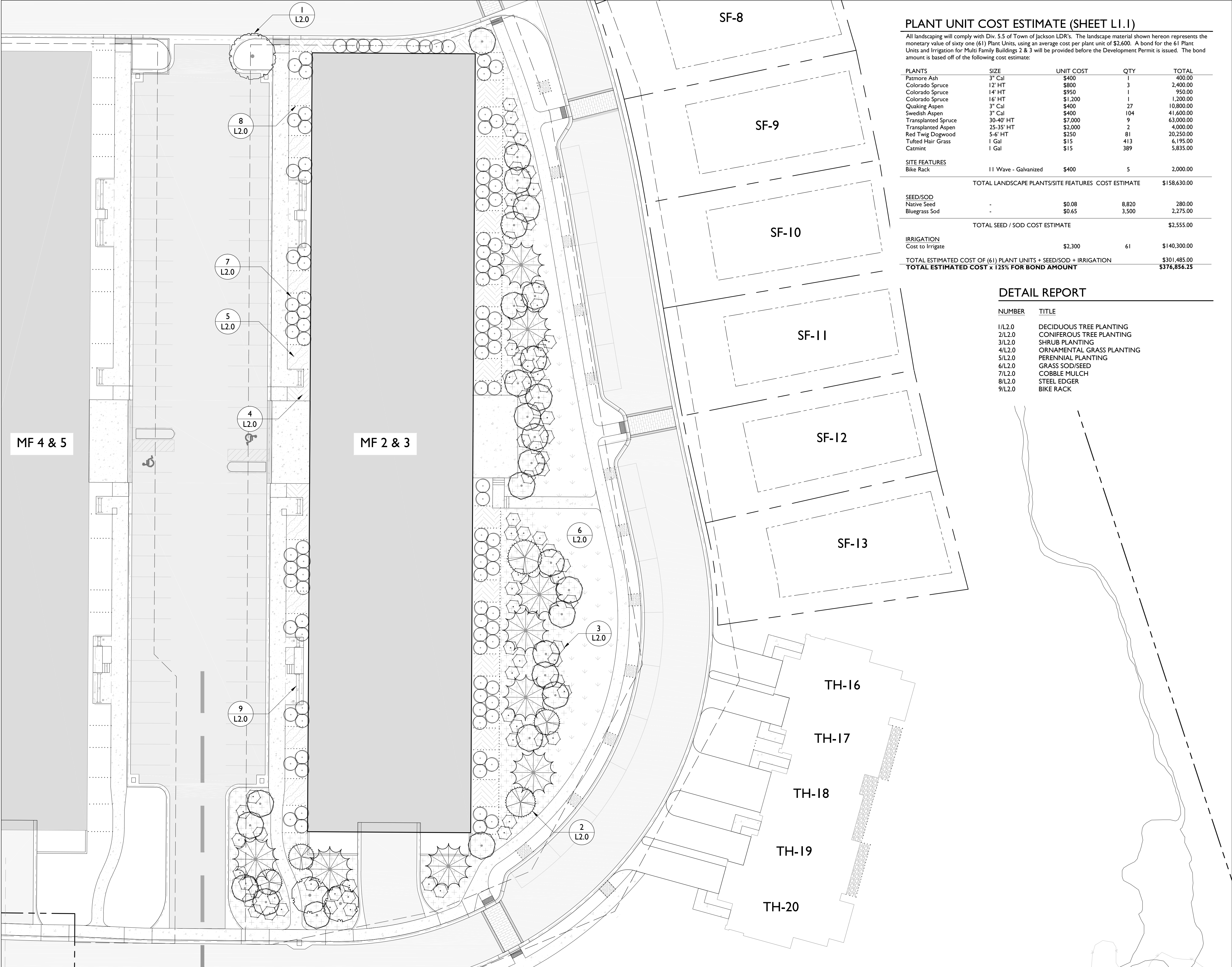
HERSHBERGER DESIGN

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

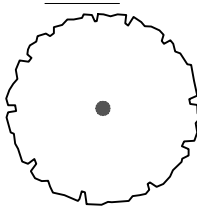
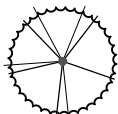
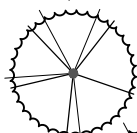
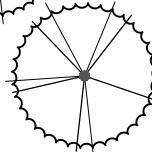


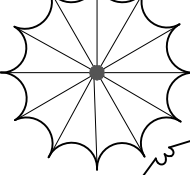
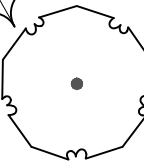


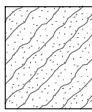
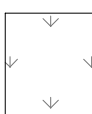
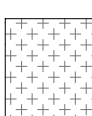
HIDDEN HOLLOW
MERCILL AVENUE AT HIDDEN HOLLOW
FDP2

60 ROSENCRANS
JACKSON, WYOMING

LEGEND

- PROPERTY BOUNDARY / LOT LINES
- SINGLE FAMILY LOT BOUNDARY
- SINGLE FAMILY BUILDING ENVELOPE
- TOP OF CURB
- SIDEWALK / PATHWAY
- STEEL EDGER

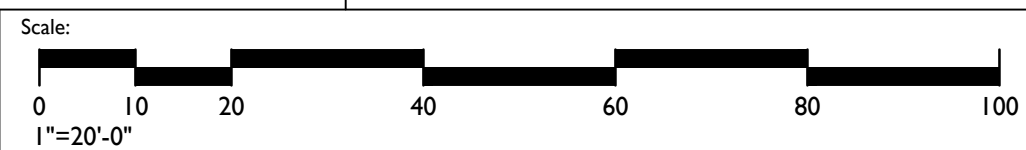
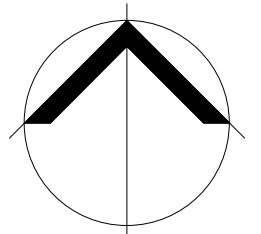
PLANT SCHEDULE (SHEET LI.1)

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																															
	Cornus stolonifera / Red Twig Dogwood		5-6' HT	81																											
GROUND COVERS																															
	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																											
<table><tr><td>Deschampsia caespitosa / Tufted Hairgrass</td><td>Rate (LB/sacre)</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 Balmroot</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>30.0</td><td>100</td></tr></table>					Deschampsia caespitosa / Tufted Hairgrass	Rate (LB/sacre)	Percent	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	TOTAL	30.0	100
Deschampsia caespitosa / Tufted Hairgrass	Rate (LB/sacre)	Percent																													
Phleum alpinum / Alpine Timothy	7.2	36																													
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TOTAL	30.0	100																													

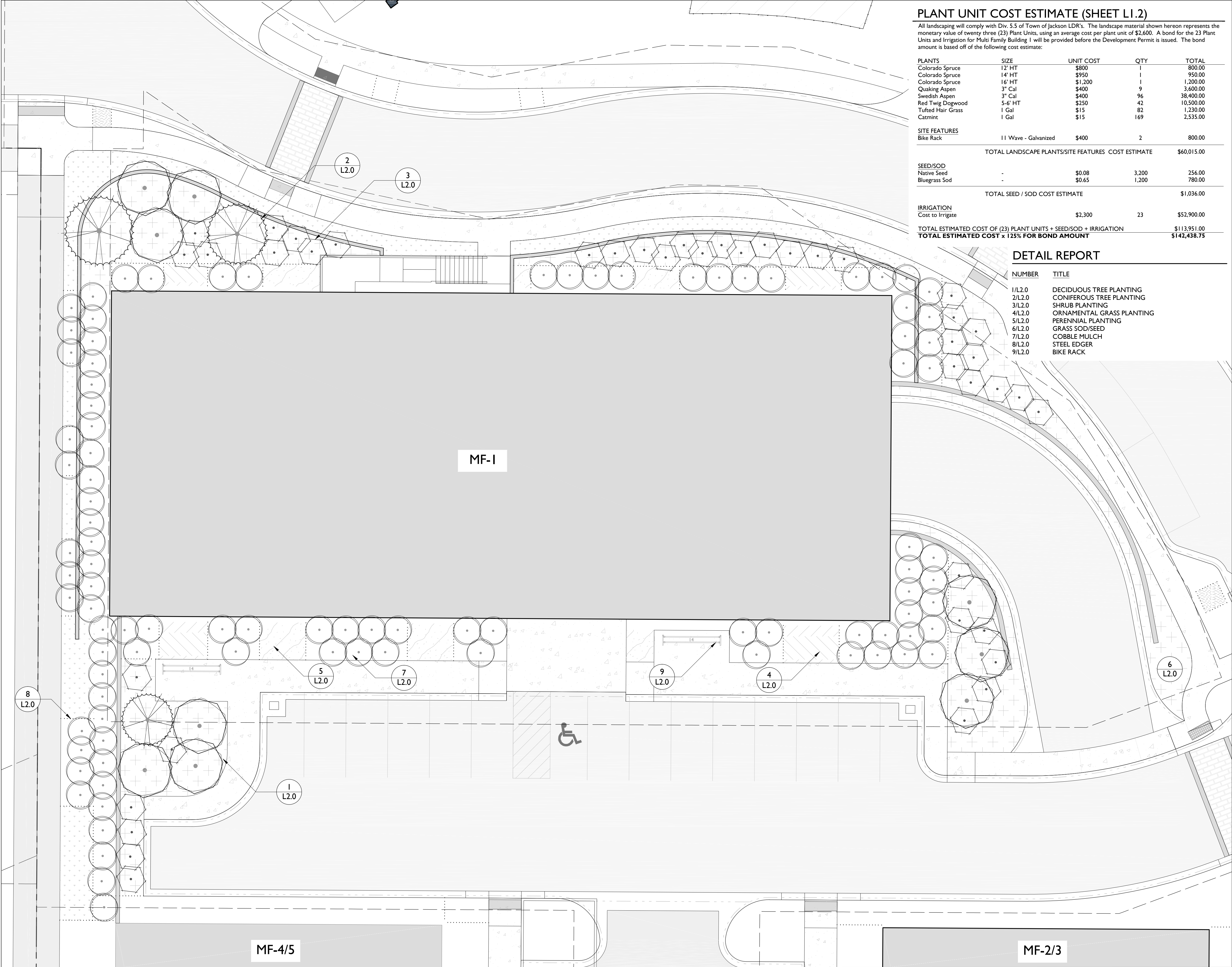
HERSHBERGER DESIGN

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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/sq)	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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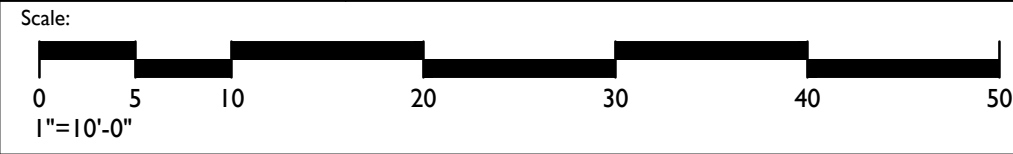
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Issue Date:	
· 06.25.2018	FDP2 SUBMISSION
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Drawing Title:
**MULTI-FAMILY
BUILDING I
PLANTING PLAN**

Drawing Number:

L1.2



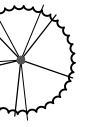

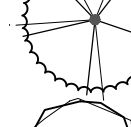
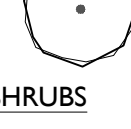



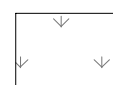
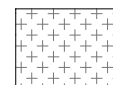
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HIDDEN HOLLOW
MERCILL AVENUE AT HIDDEN HOLLOW
FDP2
60 ROSENCRANS
JACKSON, WYOMING

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

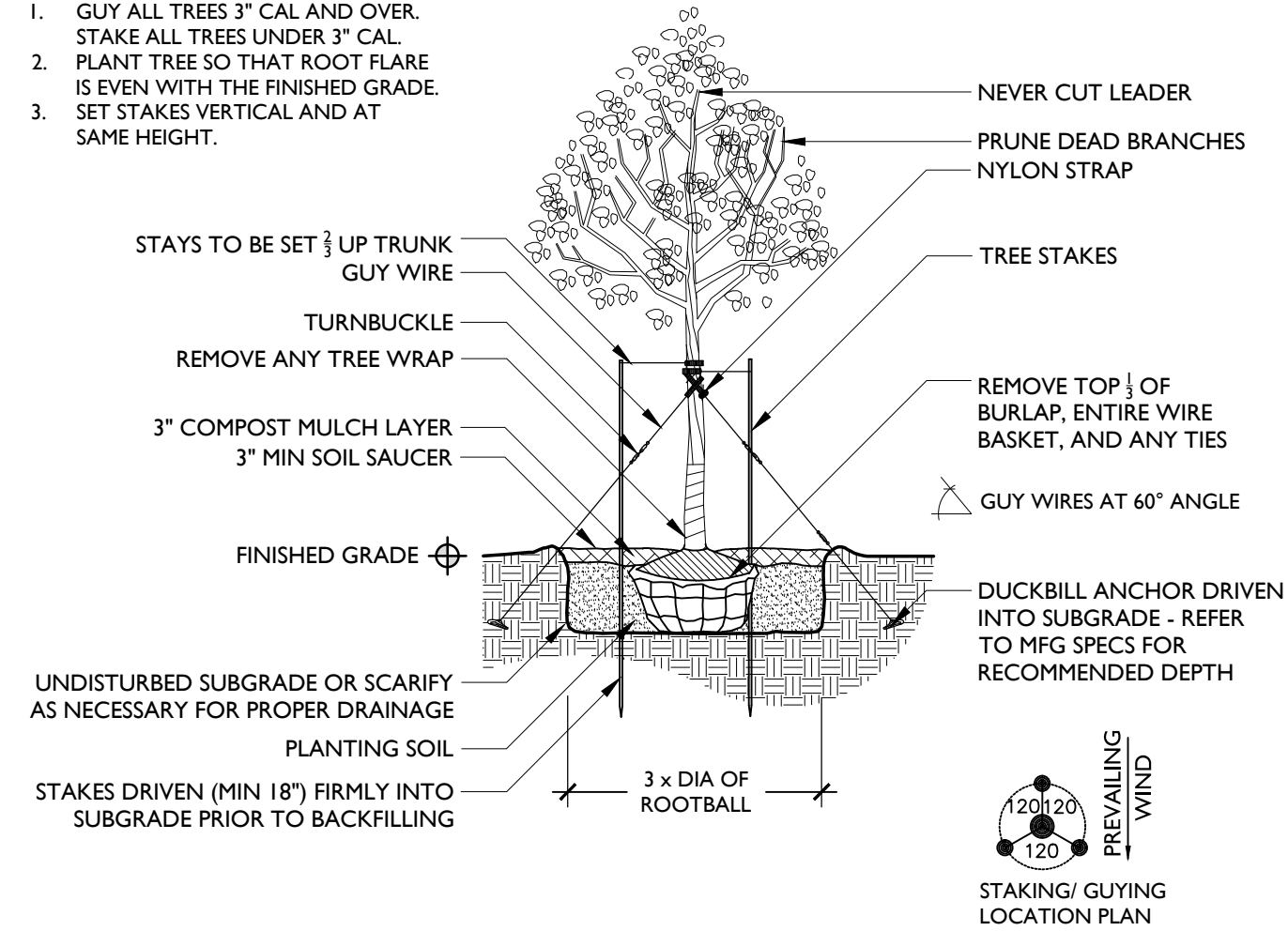
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2/L2.0	CONIFEROUS TREE PLANTING
3/L2.0	SHRUB PLANTING
4/L2.0	ORNAMENTAL GRASS PLANTING
5/L2.0	PERENNIAL PLANTING
6/L2.0	GRASS SOD/SEED
7/L2.0	COBBLE MULCH
8/L2.0	STEEL EDGER
9/L2.0	BIKE RACK

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Issue Date:	06.25.2018	FDP2 SUBMISSION
Drawing Title:	TOWNHOUSE UNITS 4-15 PLANTING PLAN	
Drawing Number:	LI.3	

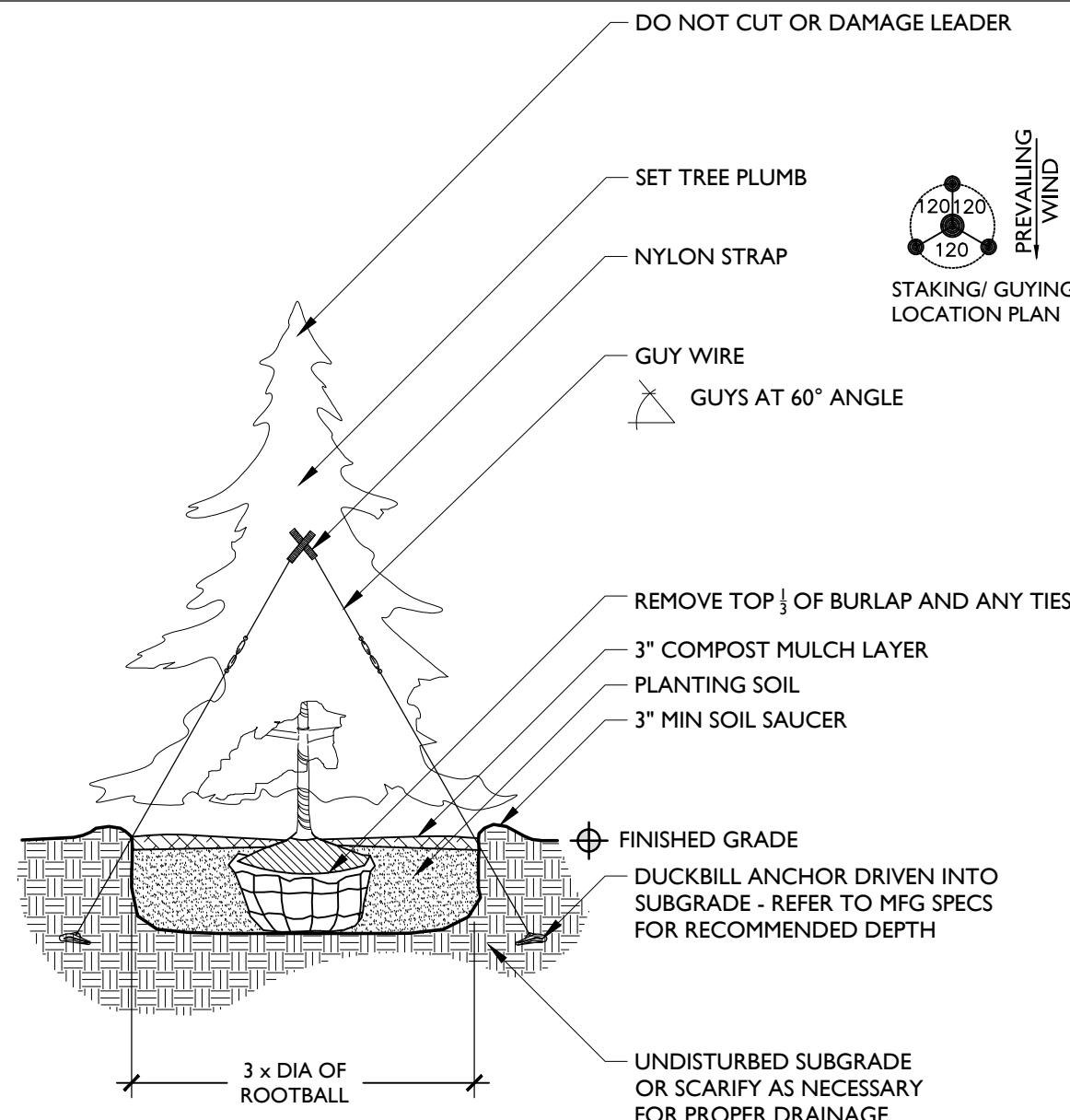
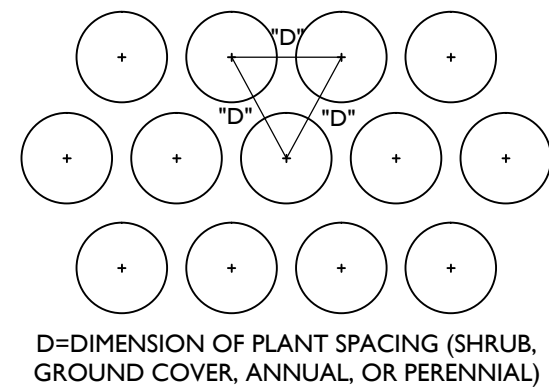


- NOTES:
1. GUY ALL TREES 3" CAL AND OVER. STAKE ALL TREES UNDER 3" CAL.
 2. PLANT TREE SO THAT ROOT FLARE IS EVEN WITH THE FINISHED GRADE.
 3. SET STAKES VERTICAL AND AT SAME HEIGHT.



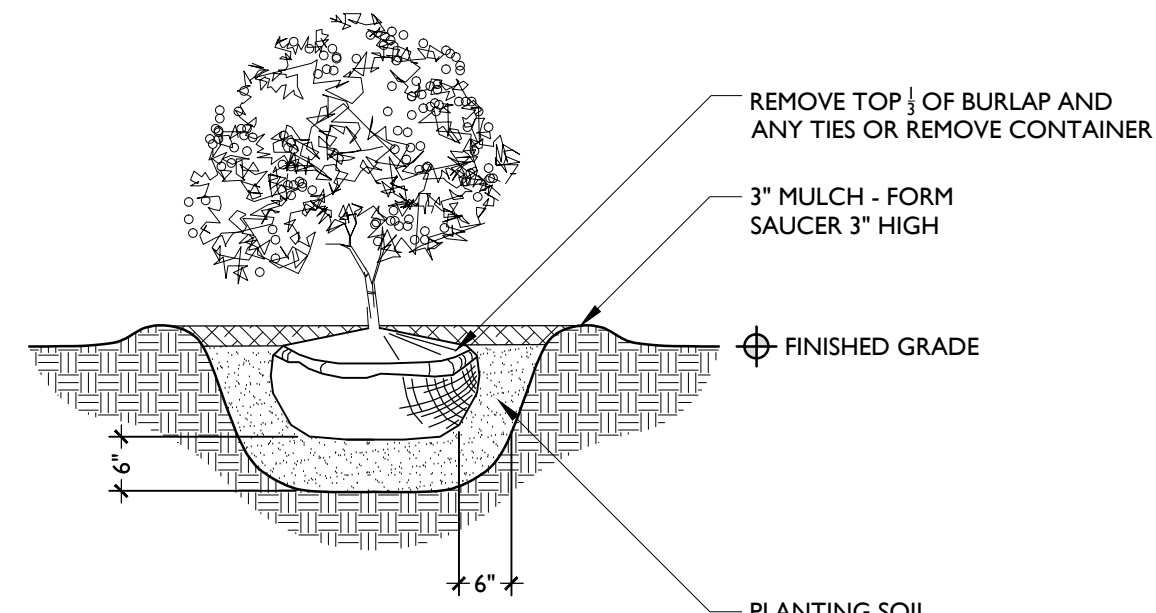
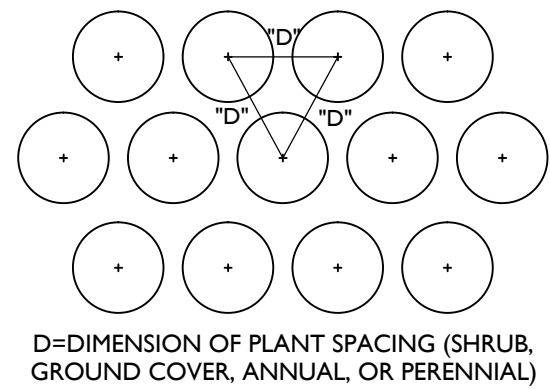
1 DECIDUOUS TREE PLANTING

1/4" = 1'-0"



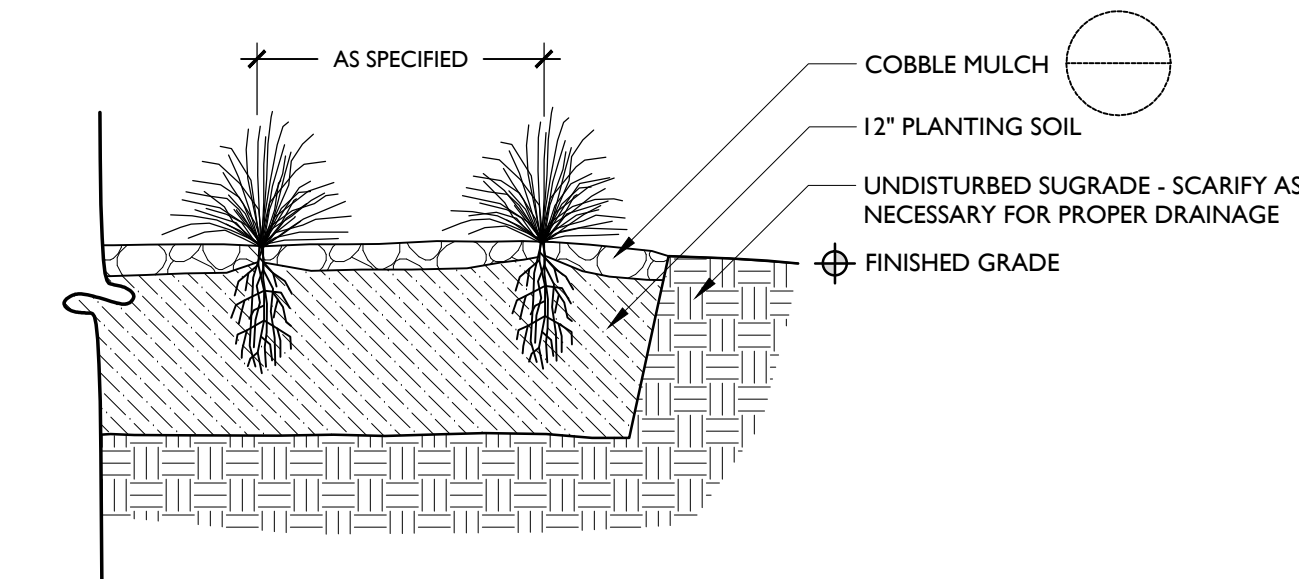
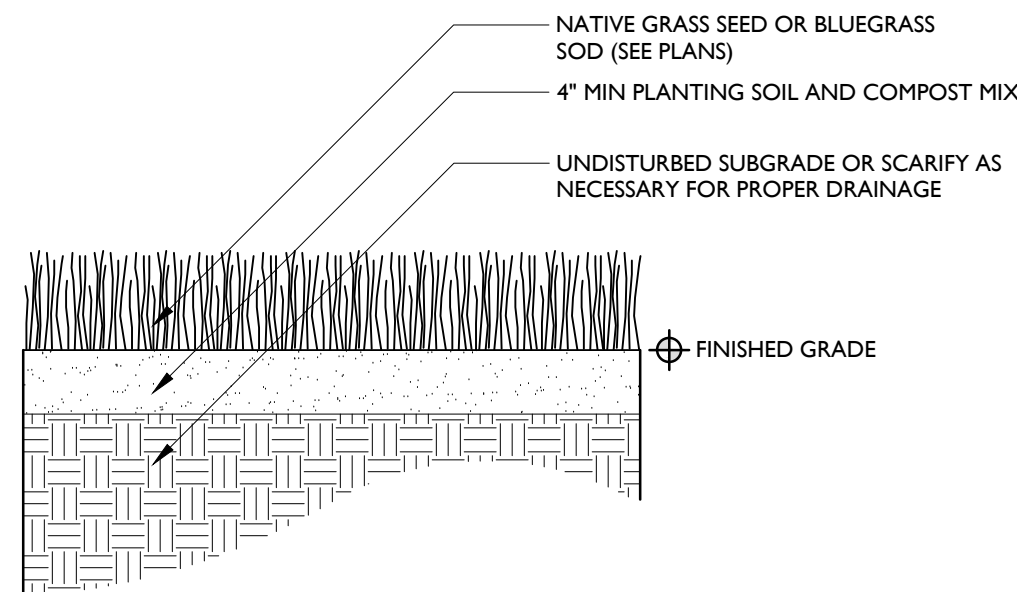
2 CONIFEROUS TREE PLANTING

1/4" = 1'-0"



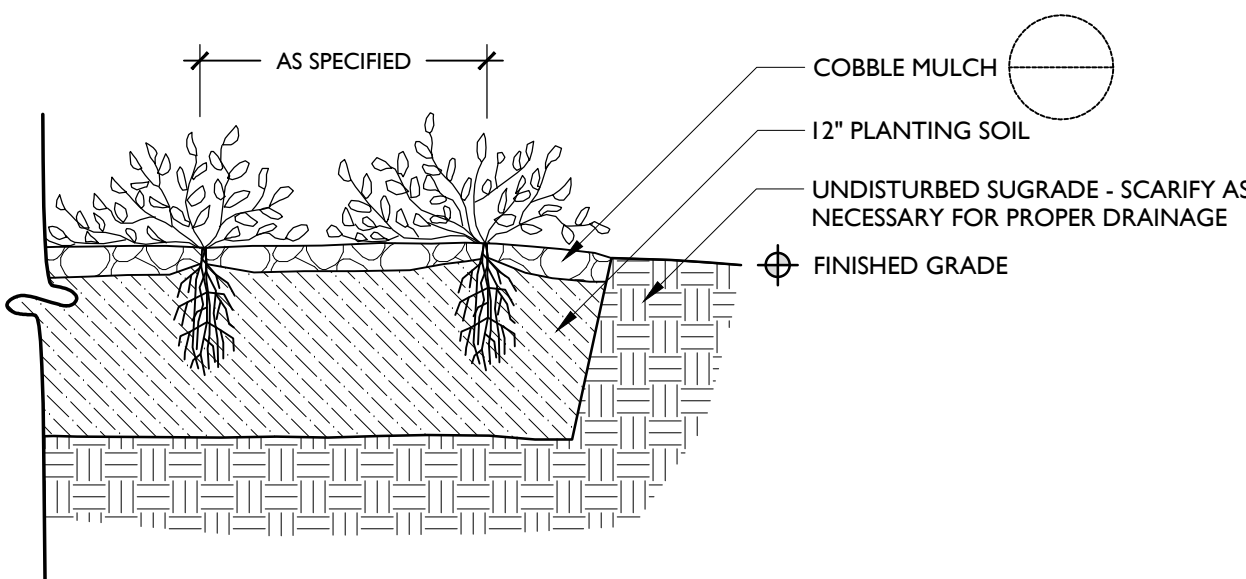
3 SHRUB PLANTING

1/2" = 1'-0"



4 ORNAMENTAL GRASS PLANTING

1" = 1'-0"

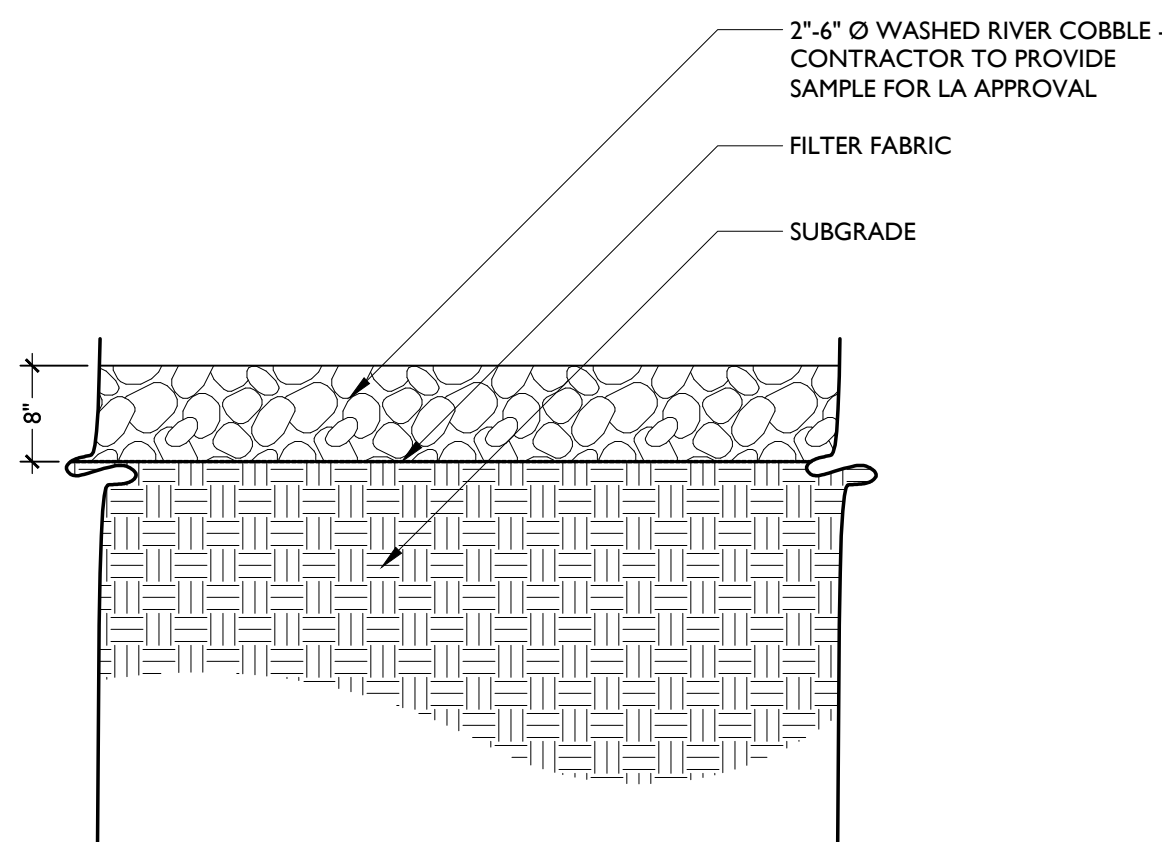


5 PERENNIAL PLANTING

1" = 1'-0"

6 GRASS SOD/SEED

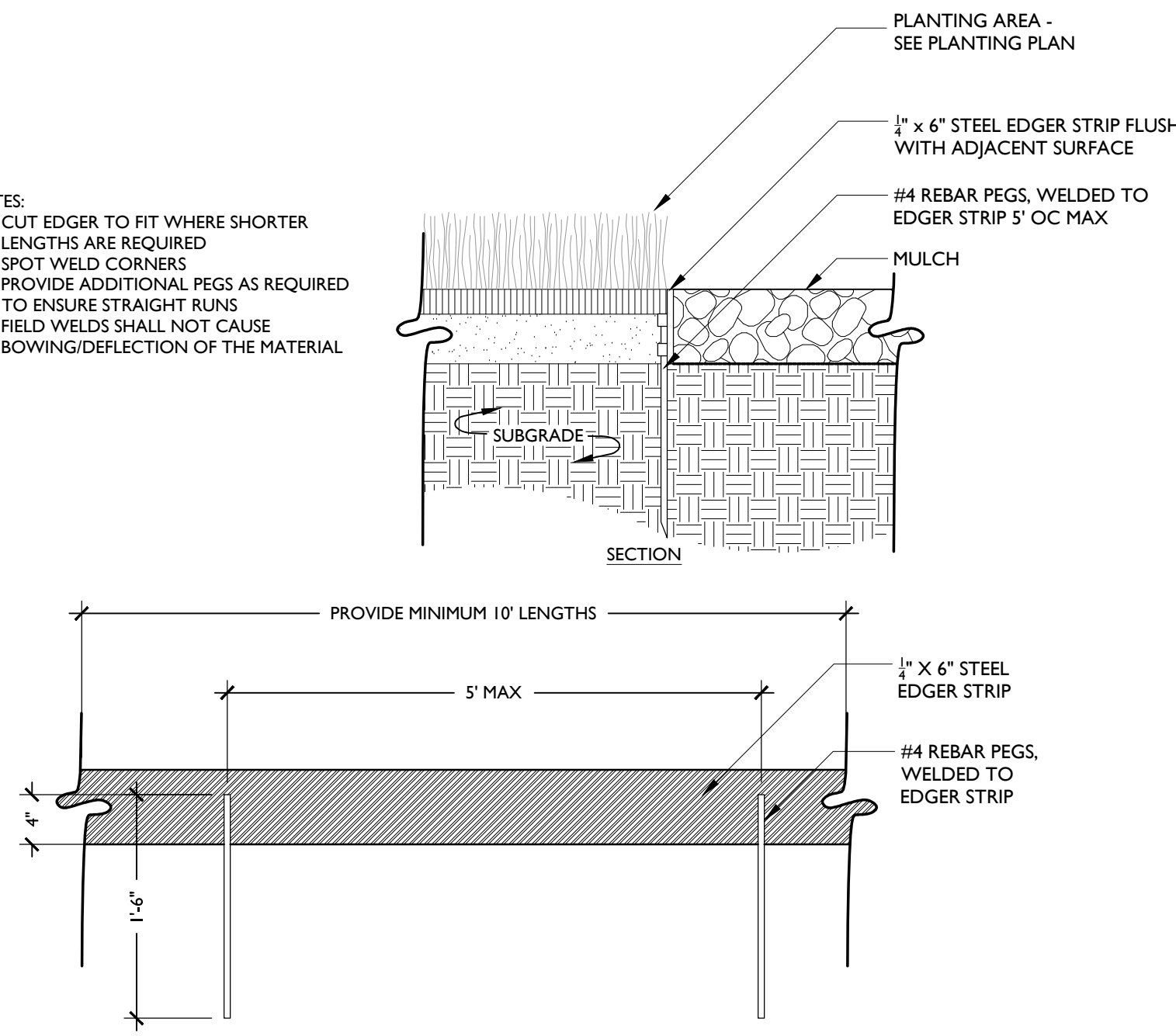
1" = 1'-0"



7 COBBLE MULCH

1" = 1'-0"

- NOTES:
1. CUT EDGER TO FIT WHERE SHORTER LENGTHS ARE REQUIRED
 2. SPOT WELD CORNERS
 3. PROVIDE ADDITIONAL PEGS AS REQUIRED TO ENSURE STRAIGHT RUNS
 4. FIELD WELDS SHALL NOT CAUSE BOWING/DEFLECTION OF THE MATERIAL



8 STEEL EDGER

1" = 1'-0"

ADDITIONAL SITE SPECIFIC NOTES:

1. BIKE RACK SHOWN AT RIGHT IS ANOVA MODEL #BRP300 (7 BIKE CAPACITY).
2. 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).
3. 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

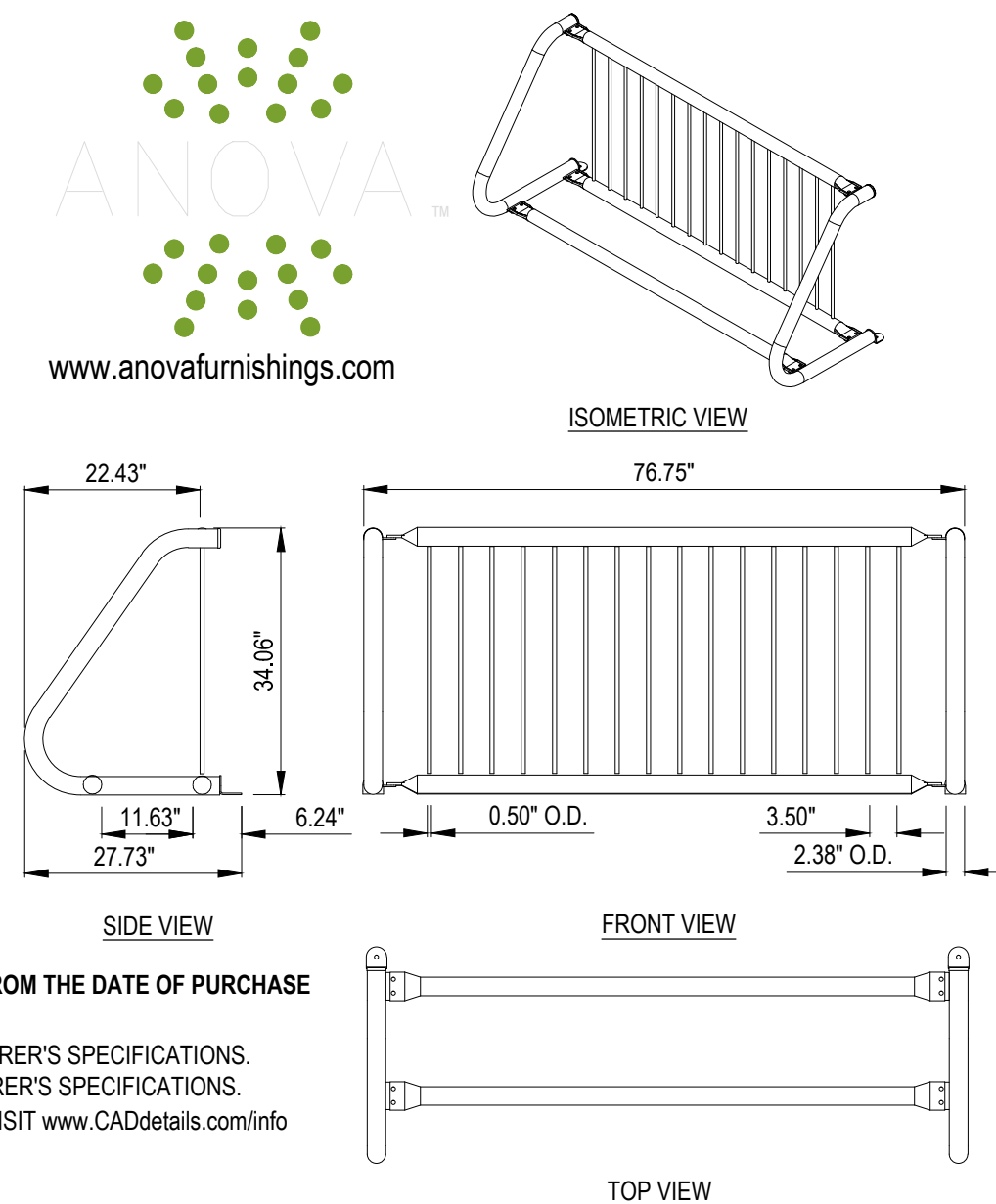
CLEAN CITY™ PRODUCTS ARE COVERED BY A FIVE-YEAR WARRANTY FROM THE DATE OF PURCHASE

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL DIMENSIONS ARE CONSIDERED TRUE AND REFLECT MANUFACTURER'S SPECIFICATIONS.
3. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER 928-110.

9 BIKE RACK

1/2" = 1'-0"



HIDDEN HOLLOW

MERCILL AVENUE AT HIDDEN HOLLOW
FDP2
60 ROSENCRANS
JACKSON, WYOMING

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Drawing Title:

LANDSCAPE DETAILS

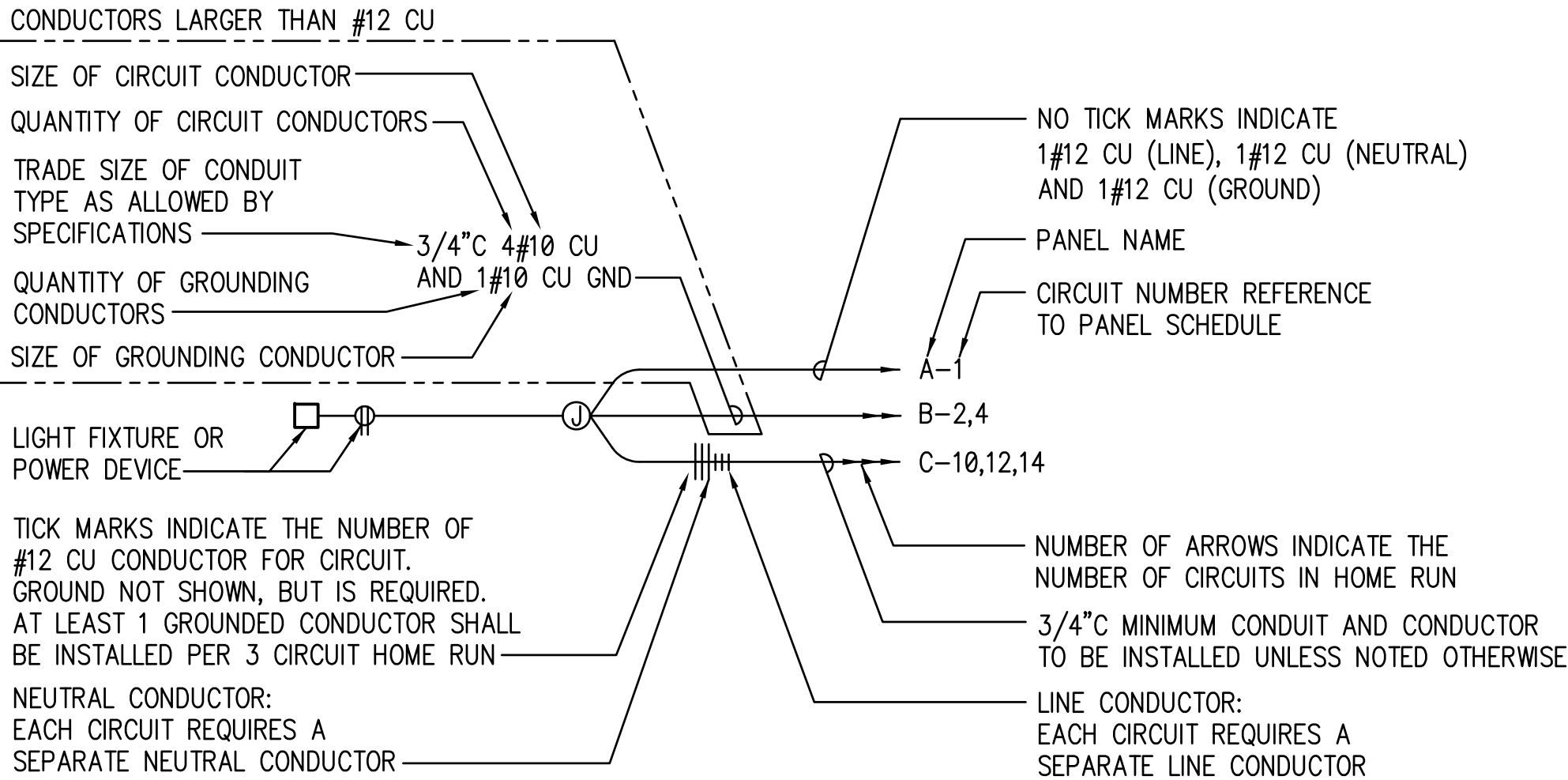
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L2.0

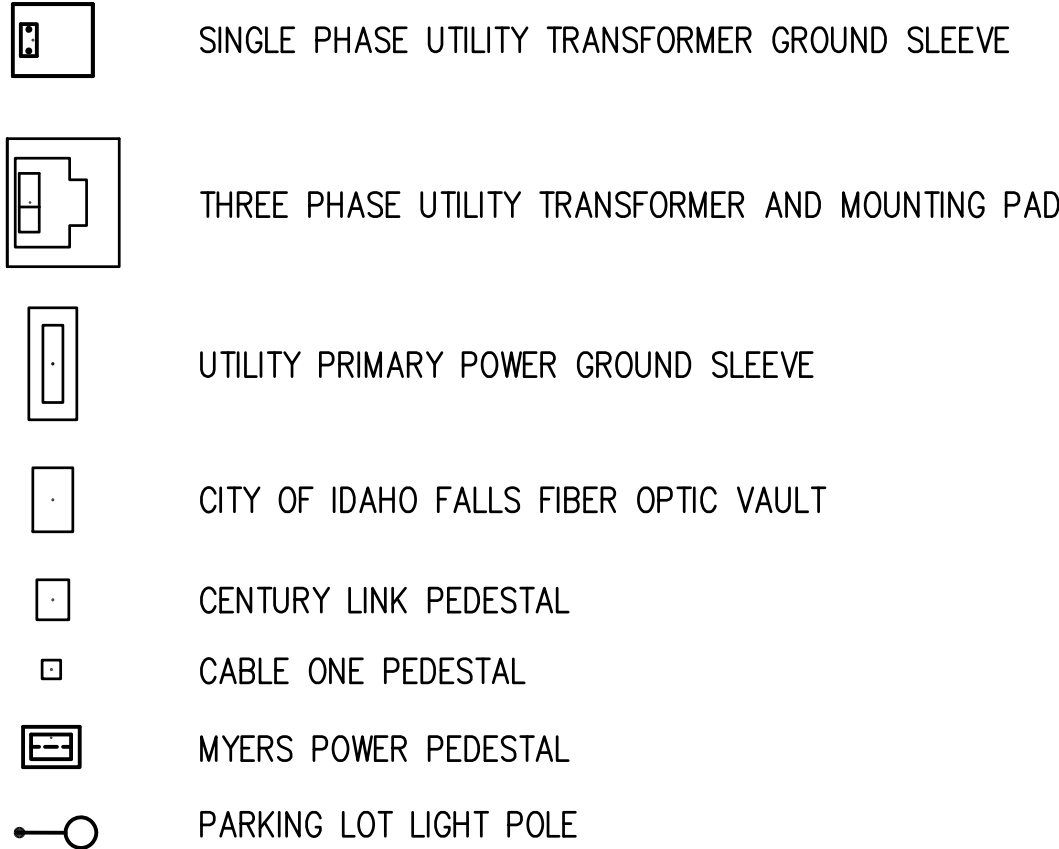
Scale:

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CIRCUITING LEGEND

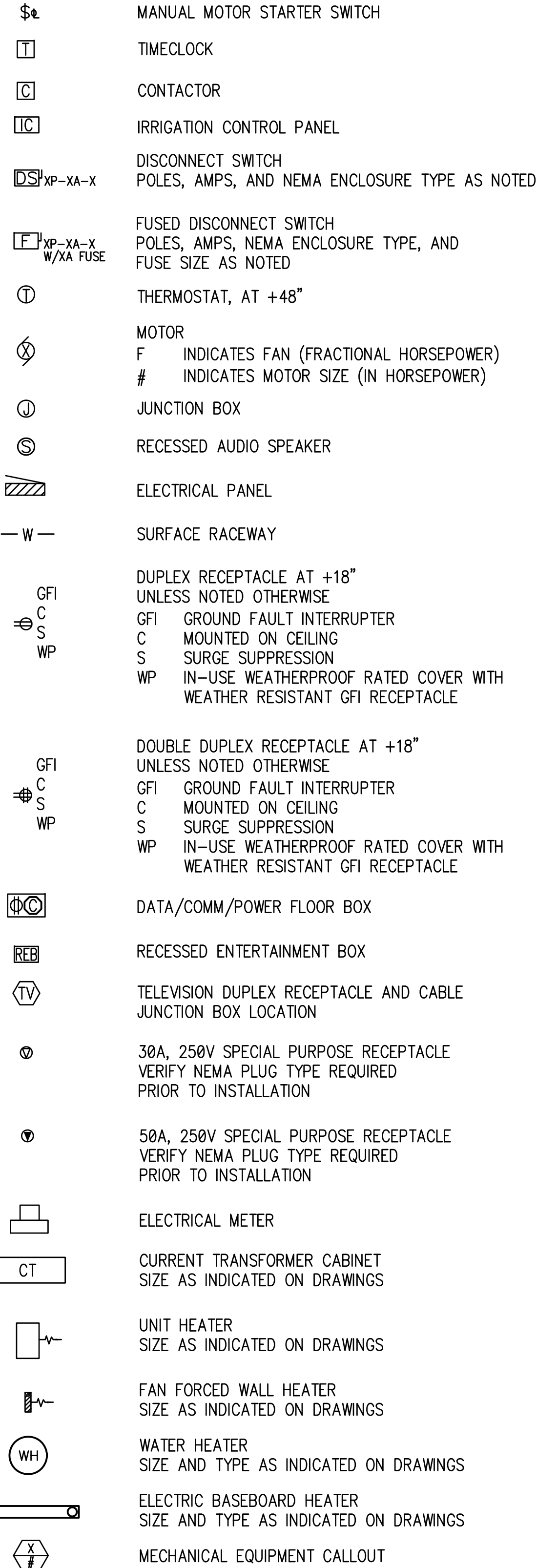


SITE ELECTRICAL LEGEND



NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT

POWER LEGEND



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

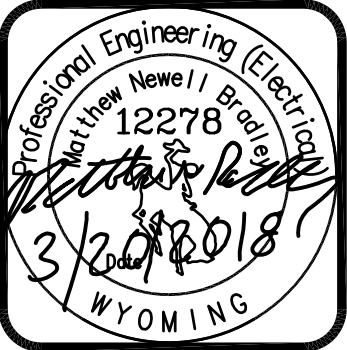
ADDRESS:
645 W 25th St
IDAHO FALLS, ID 83402
TELEPHONE:
(208) 325-3862
FAX:
(208) 325-3864
E-MAIL:
brad@bradleyengineering.com

BRADLEY
Bradley Engineering/Chd.
Electrical Consulting & Design

REV	DESCRIPTION	DATE

HIDDEN HOLLOW SITE - PHASE 1b

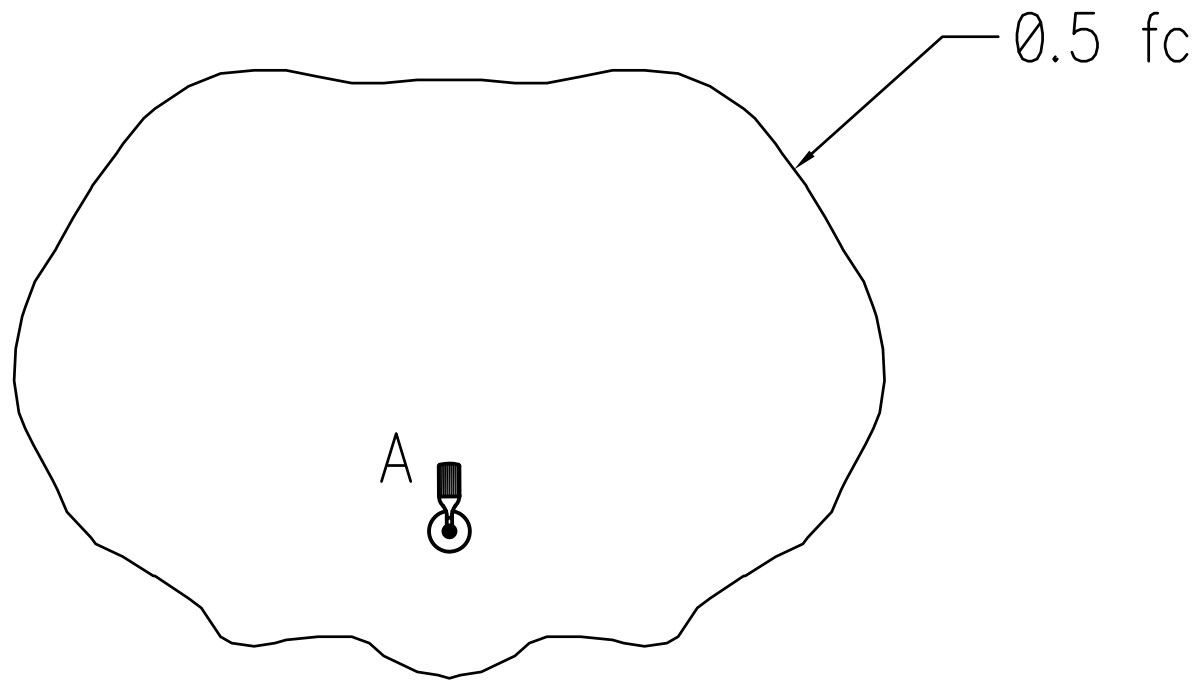
ELECTRICAL TITLE DRAWING



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CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	1707-1b
DATE	3-20-18

DRAWING NO.
PE1.1

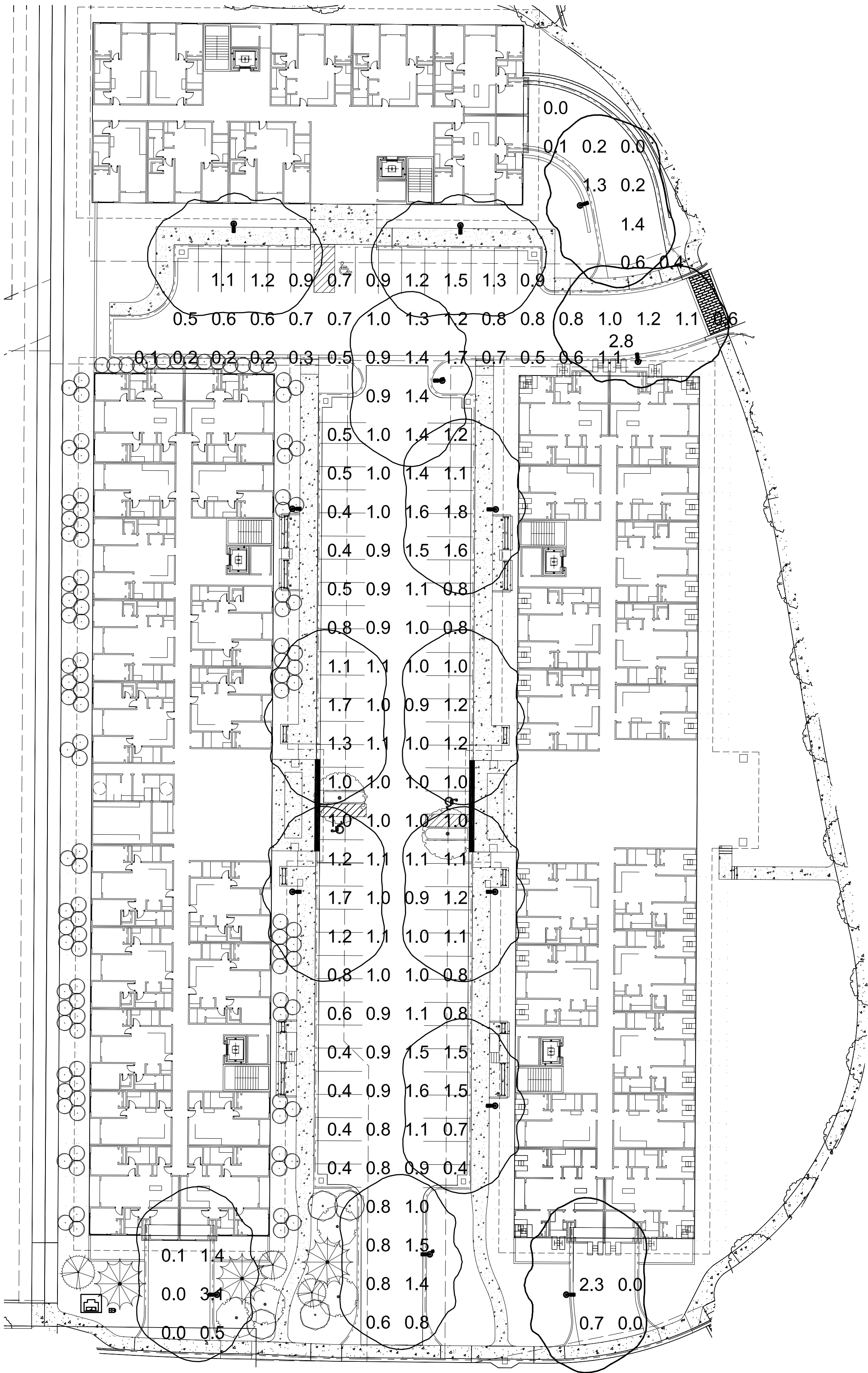
HIDDEN HOLLOW SITE LIGHTING STATISTICS					
LOCATION	AVERAGE fc	MAXIMUM	MINIMUM	MAX/MIN	AVG/MIN
PARKING AREA	1.00 fc	2.8	0.10	28.0/1	10.0/1
EAST BUILDING APRON	0.70 fc	2.3	0.10	23.0/1	7.0/1
WEST BUILDING APRON	0.80 fc	3.1	0.10	31.0/1	8.0/1
NORTH BUILDING APRON	0.50 fc	1.4	0.10	14.0/1	5.0/1



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



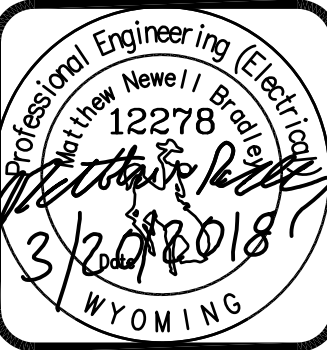
PHOTOMETRIC PLAN (PHASE 1b)
SCALE: 1" = 30'

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



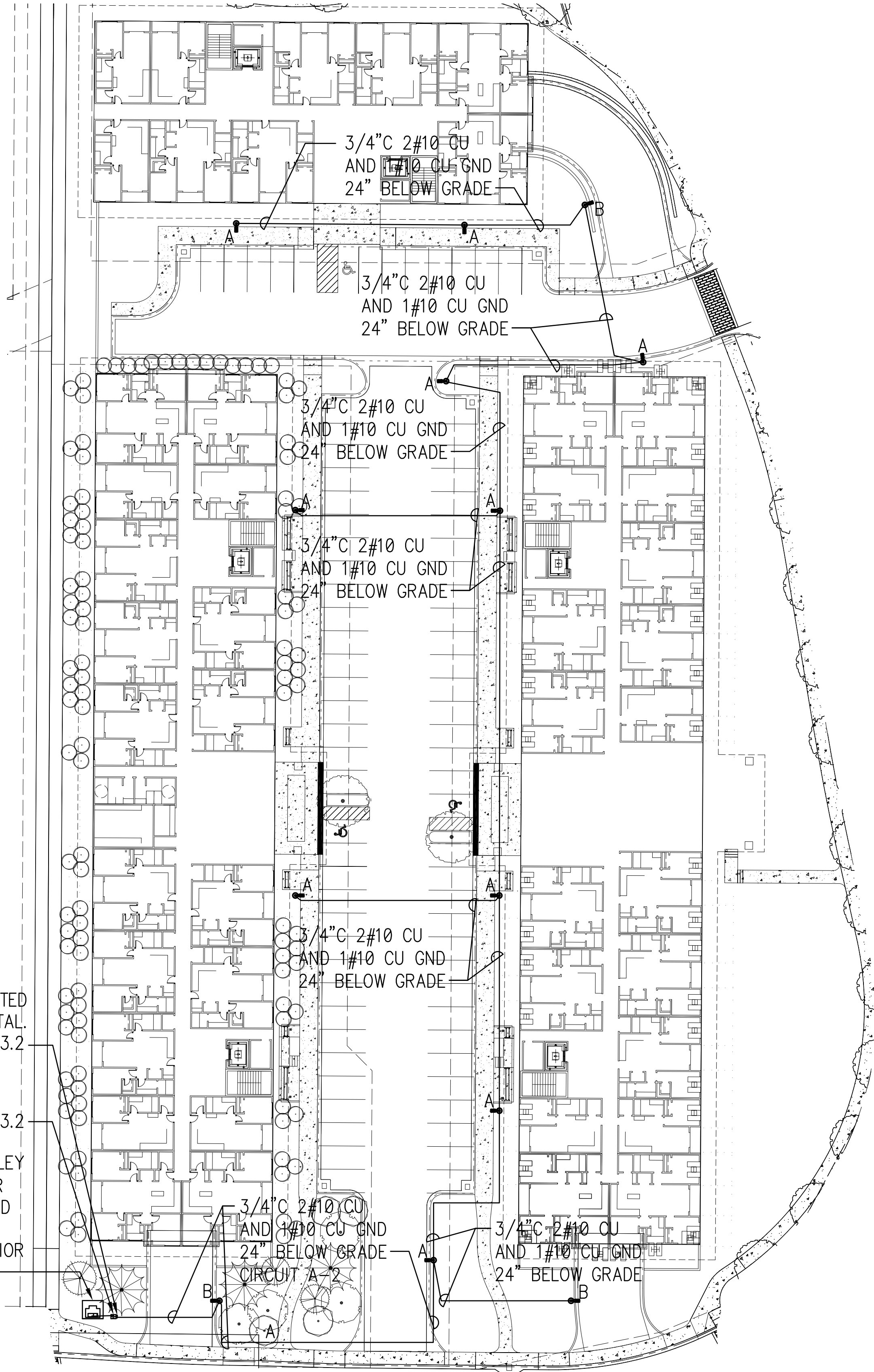
DRAWN BY	SBA
CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	1707-1b
DATE	3-20-18

DRAWING NO.
PE2.1

PROPOSED LOCATION OF
IRRIGATION CABINET. MOUNTED
TO SIDE OF POWER PEDESTAL.
SEE DETAIL ON DRAWING E3.2

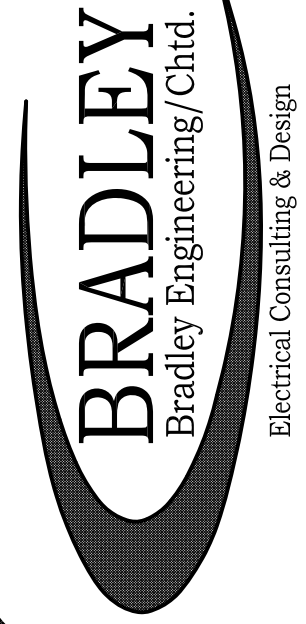
PROPOSED LOCATION OF
POWER PEDESTAL A.
SEE DETAIL ON DRAWING E3.2

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'

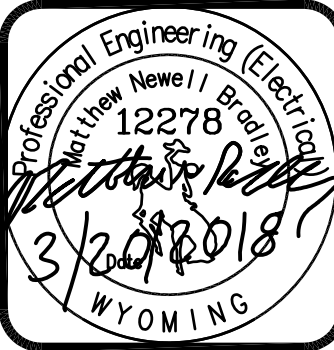
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brad@bradleyengineering.com



REV	DESCRIPTION	DATE
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HIDDEN HOLLOW SITE - PHASE 1b

LIGHTING PLAN



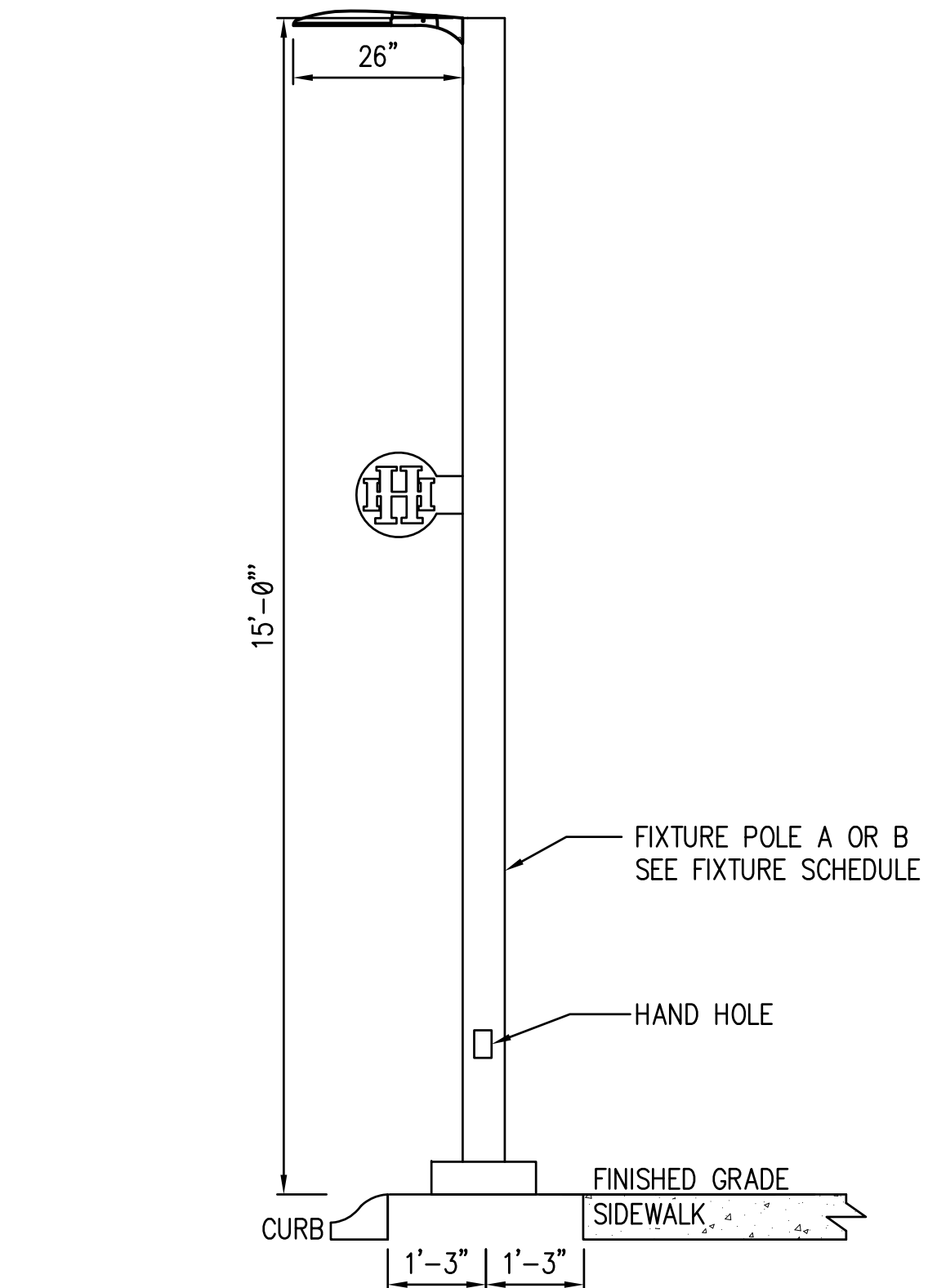
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CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO. DATE	1707-1b 3-20-18

DRAWING NO.
PE2.2

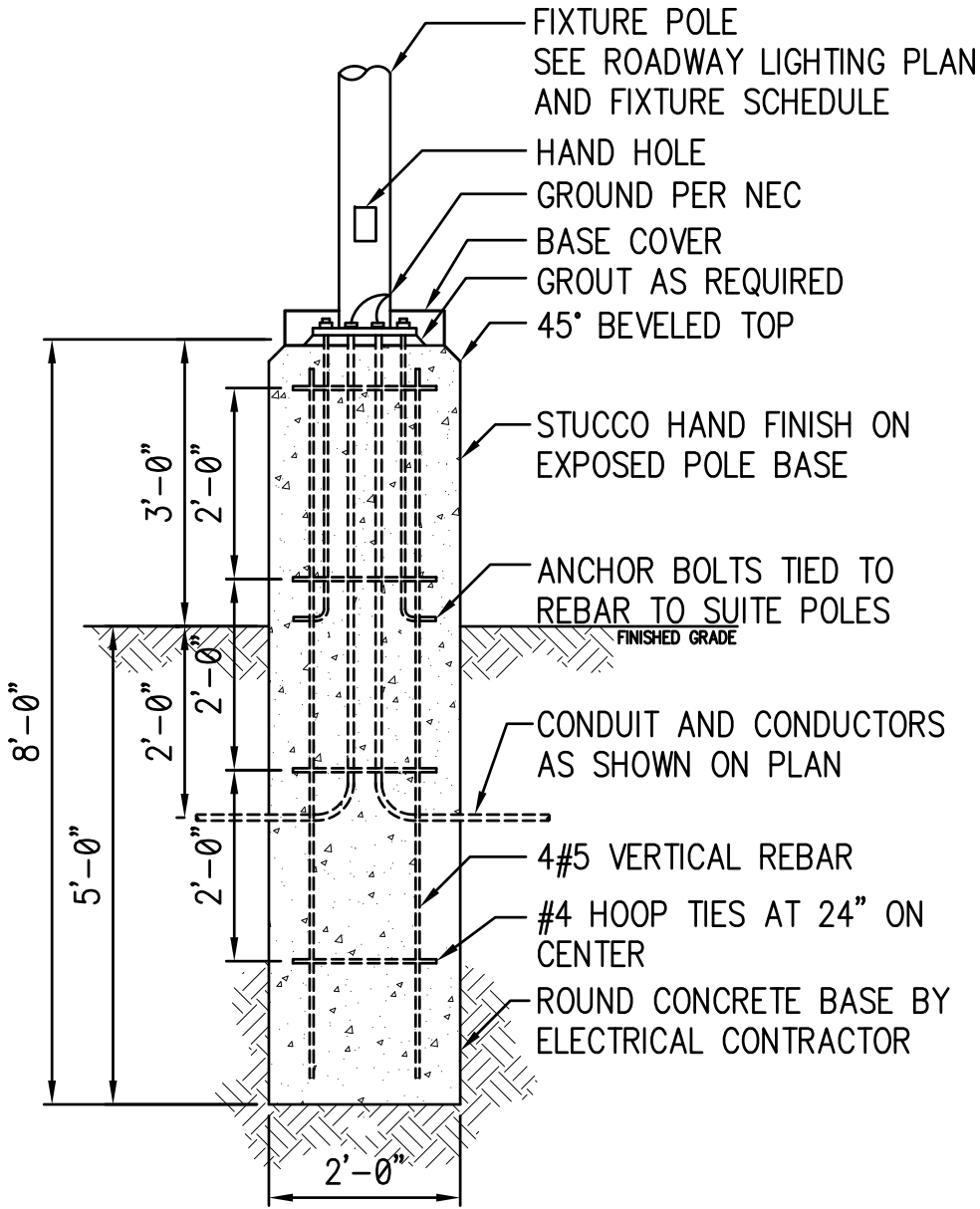
FIXTURE SCHEDULE						
SYMBOL	MANUFACTURER		FIXT WATTS	LAMP TYPE	MOUNTING	REMARKS
	NAME	CAT. NO.				
A	LITHONIA	DSXO-LED-P1-30K-T4M-MVOLT-SPA-PER-FAO-HS-DBLXD	38	INTEGRAL	POLE AT	LED AREA LIGHTER, BLACK FINISH, WITH HOUSE SIDE SHIELD
				LED	15 FEET	4,281 LUMEN OUTPUT, TYPE 4 FORWARD THROW MEDIUM
						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"

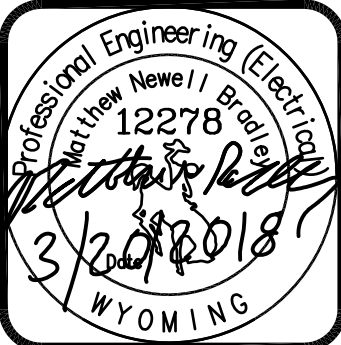
ADDRESS:
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TELEPHONE:
(208) 325-2862
FAX:
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E-MAIL:
brad@bradleyengineering.com



REV	DESCRIPTION	DATE

HIDDEN HOLLOW SITE - PHASE 1b

POLE DETAILS AND FIXTURE SCHEDULE

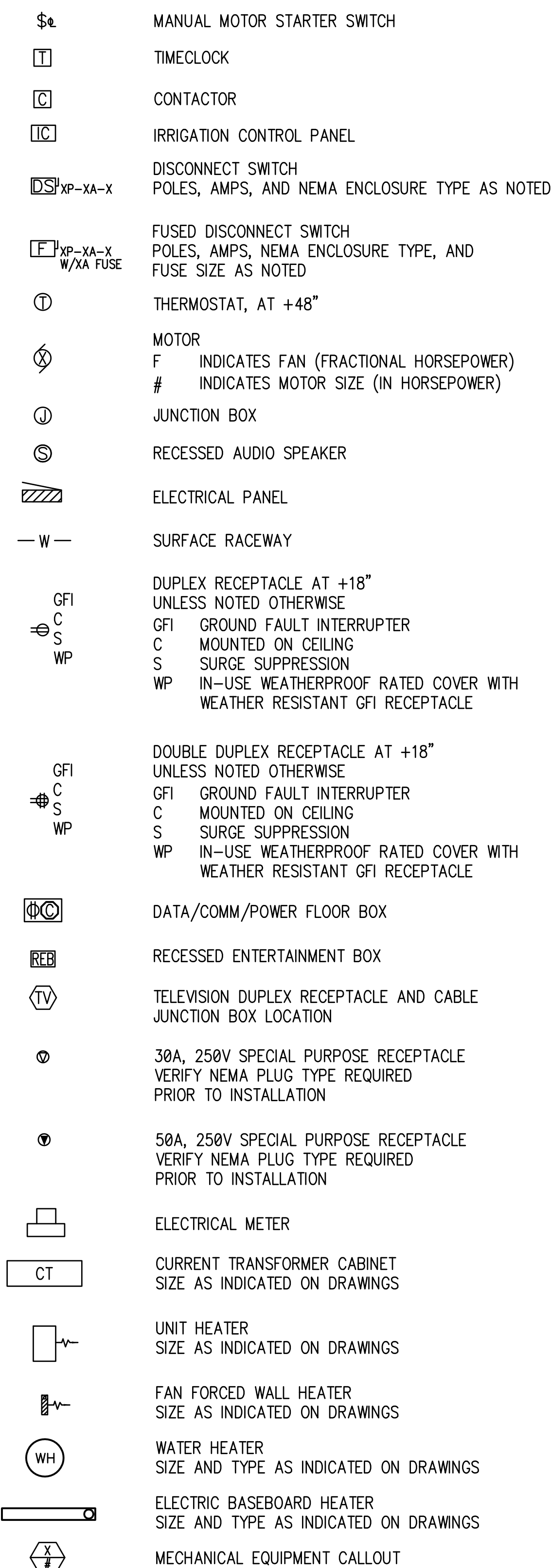


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CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	1707-1b
DATE	3-20-18

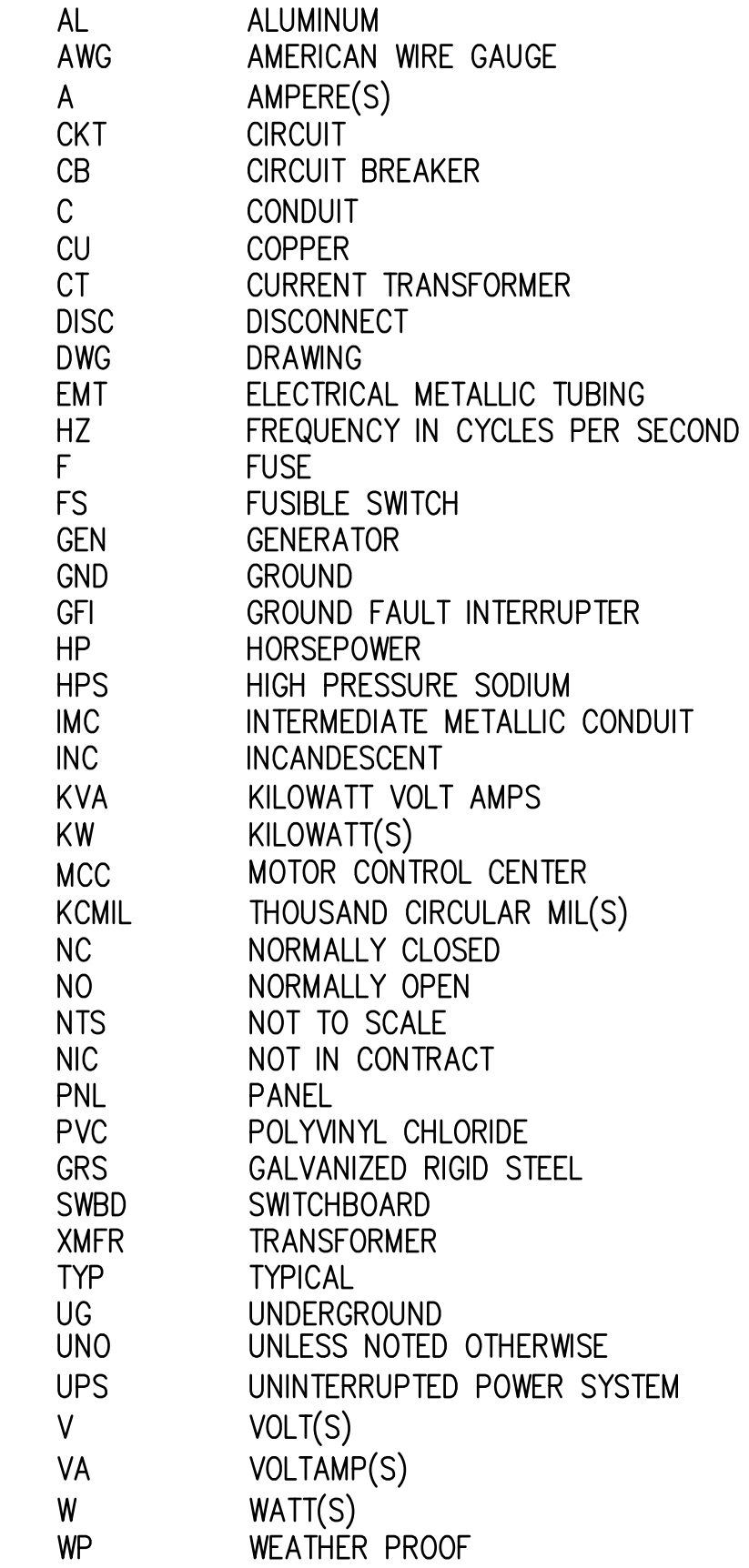
DRAWING NO.

PE3.1

ABBREVIATIONS



NOTE: ALL SYMBOLS MAY NOT BE USED ON THIS PROJECT

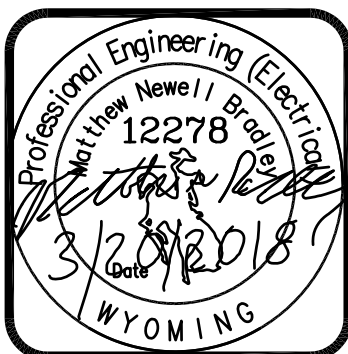


E1.1 ELECTRICAL TITLE DRAWING
E2.1 ROADWAY LIGHTING PLAN
E3.1 LIGHTING DETAILS
E3.2 PANEL SCHEDULES

REV	DESCRIPTION	DATE
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△		
△		
△		

HIDDEN HOLLOW SITE - PHASE 1a

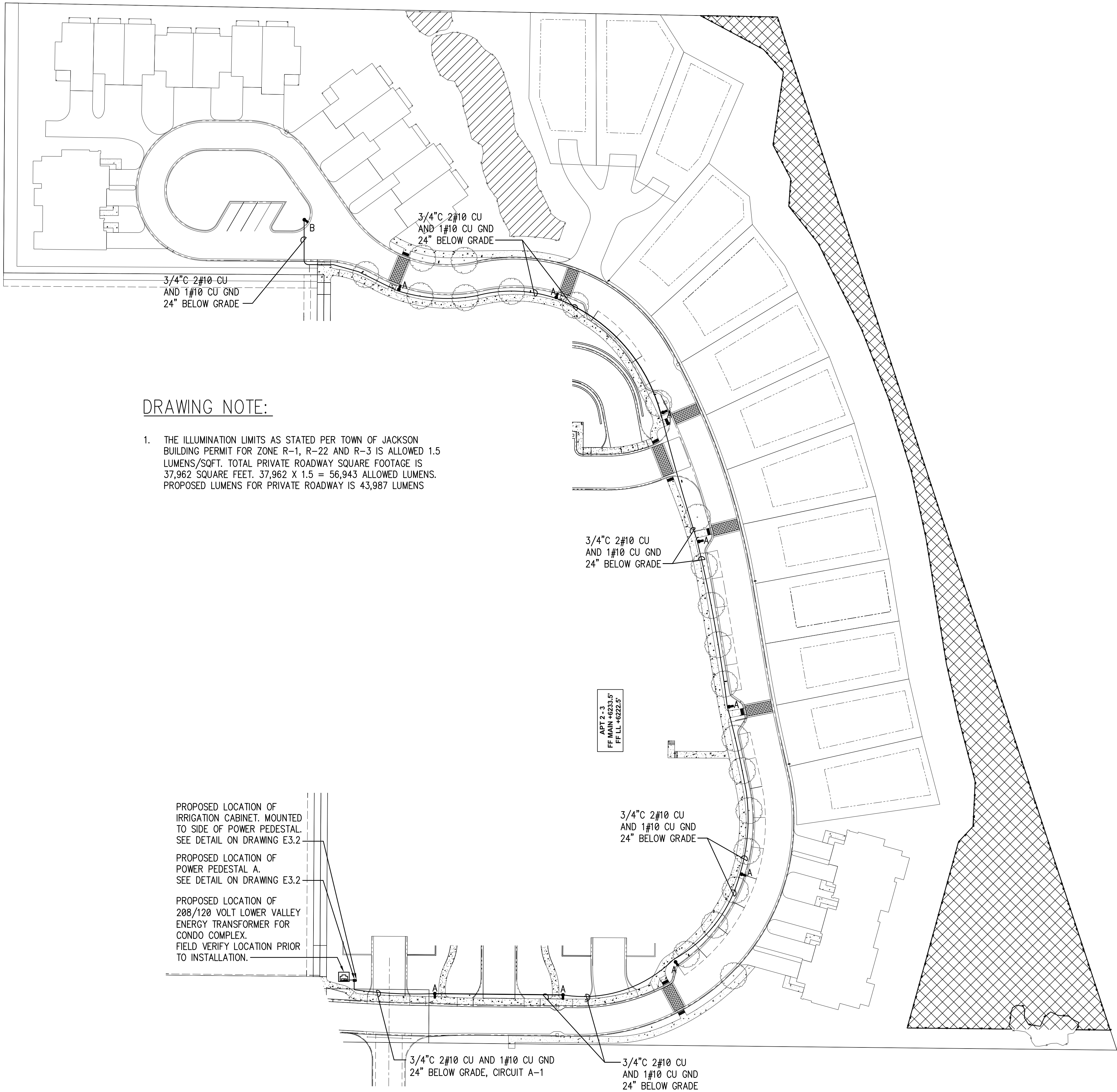
ELECTRICAL TITLE DRAWING



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

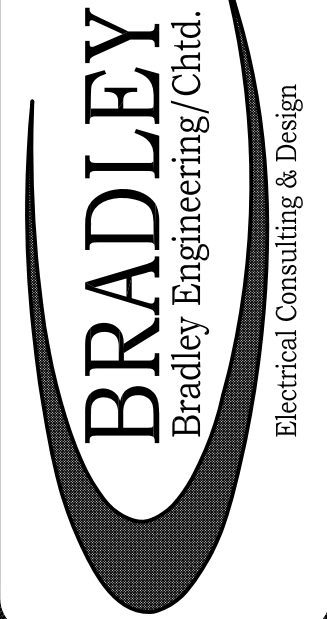
PROPOSED LOCATION OF IRRIGATION CABINET. MOUNTED TO SIDE OF POWER PEDESTAL. SEE DETAIL ON DRAWING E3.2

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.

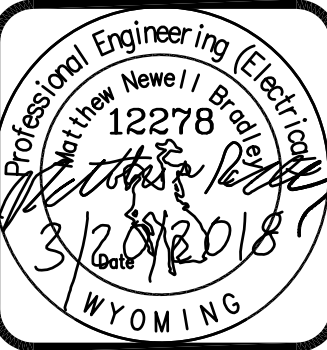
ROADWAY LIGHTING PLAN (PHASE 1b)
SCALE: 1" = 40'

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
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△		
△		
△		

HIDDEN HOLLOW SITE - PHASE 1a
ROADWAY LIGHTING PLAN

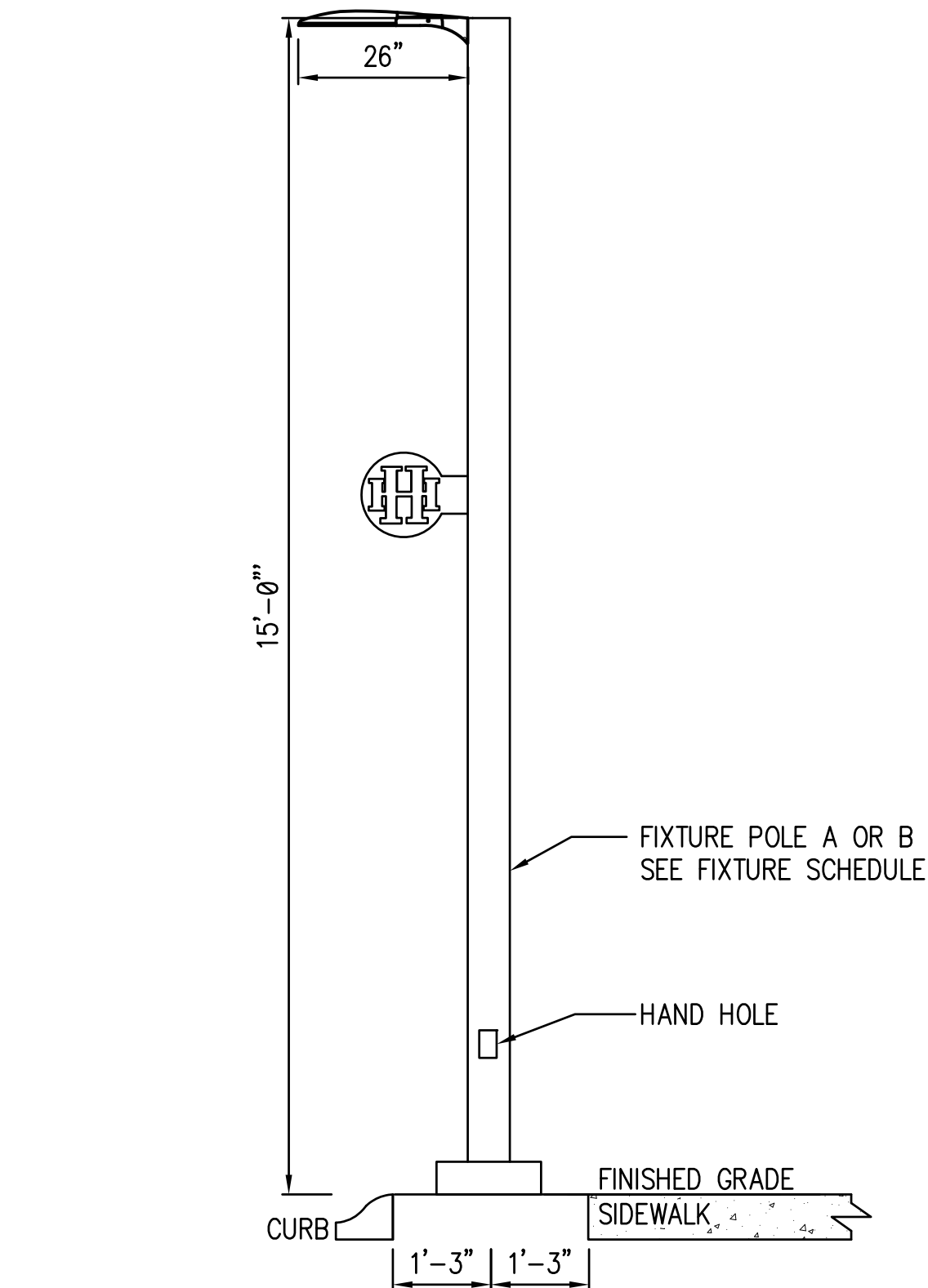


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CHECKED BY	MNB
DESIGNED BY	MNB
JOB NO.	17-07
DATE	3-20-18

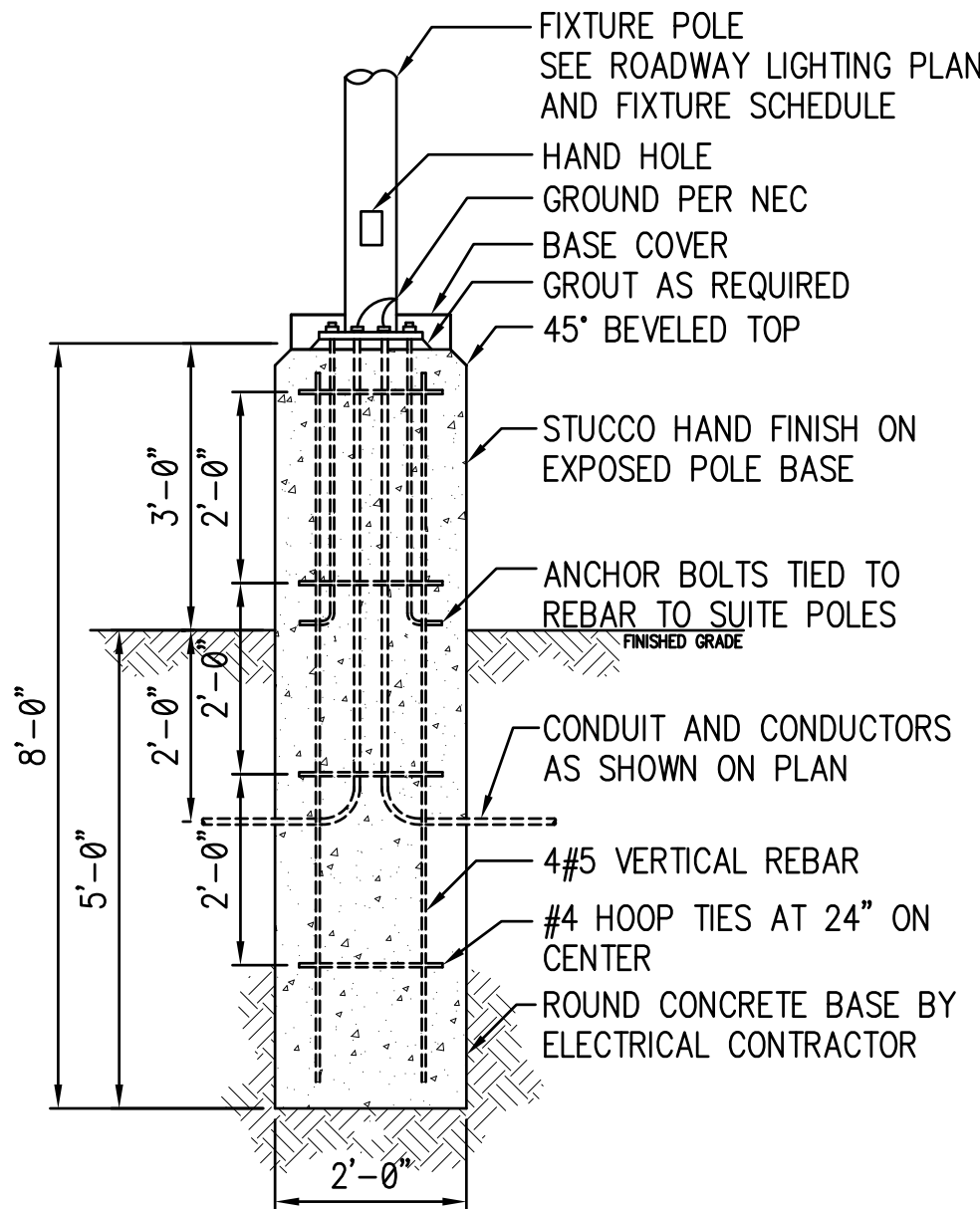
DRAWING NO.
SE2.1

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

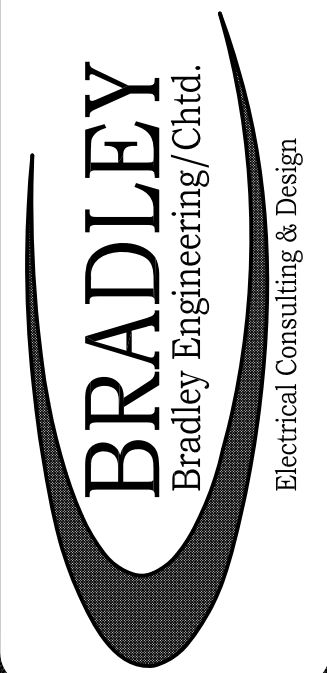


FIXTURE A AND B POLE LIGHT DETAIL
1/2" = 1'-0"



FIXTURE A AND B POLE BASE DETAIL
1/2" = 1'-0"

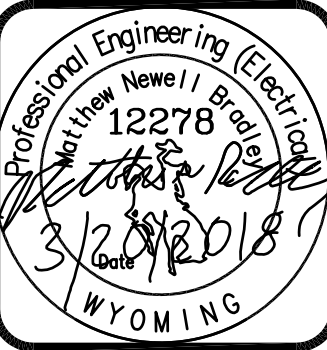
ADDRESS:
645 W 24TH ST
DANBO FALLS, ID 83402
TELEPHONE:
208 325-2862
FAX:
208 593-2864
E-MAIL:
brad@bradleyengineering.com



REV	DESCRIPTION	DATE

HIDDEN HOLLOW SITE - PHASE 1a

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									

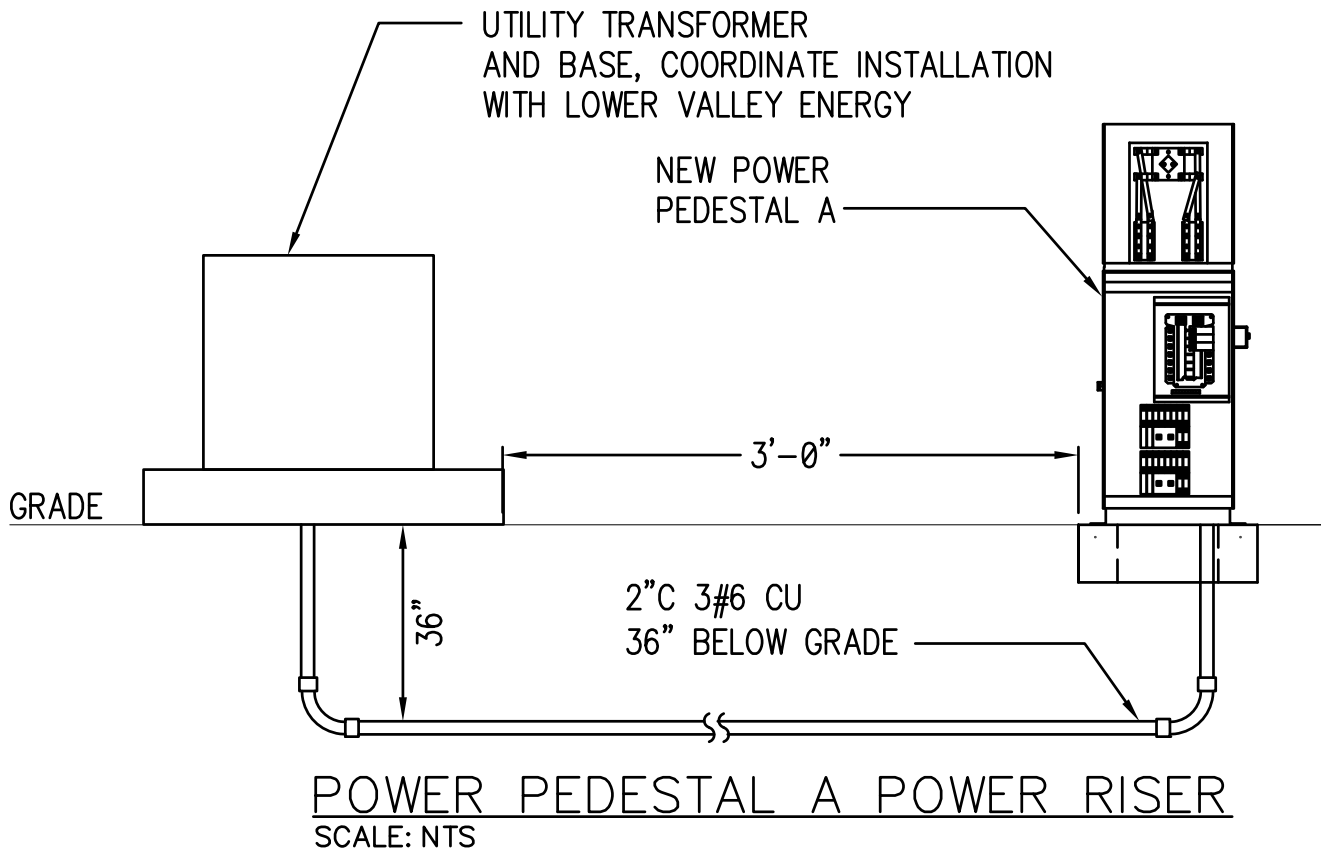
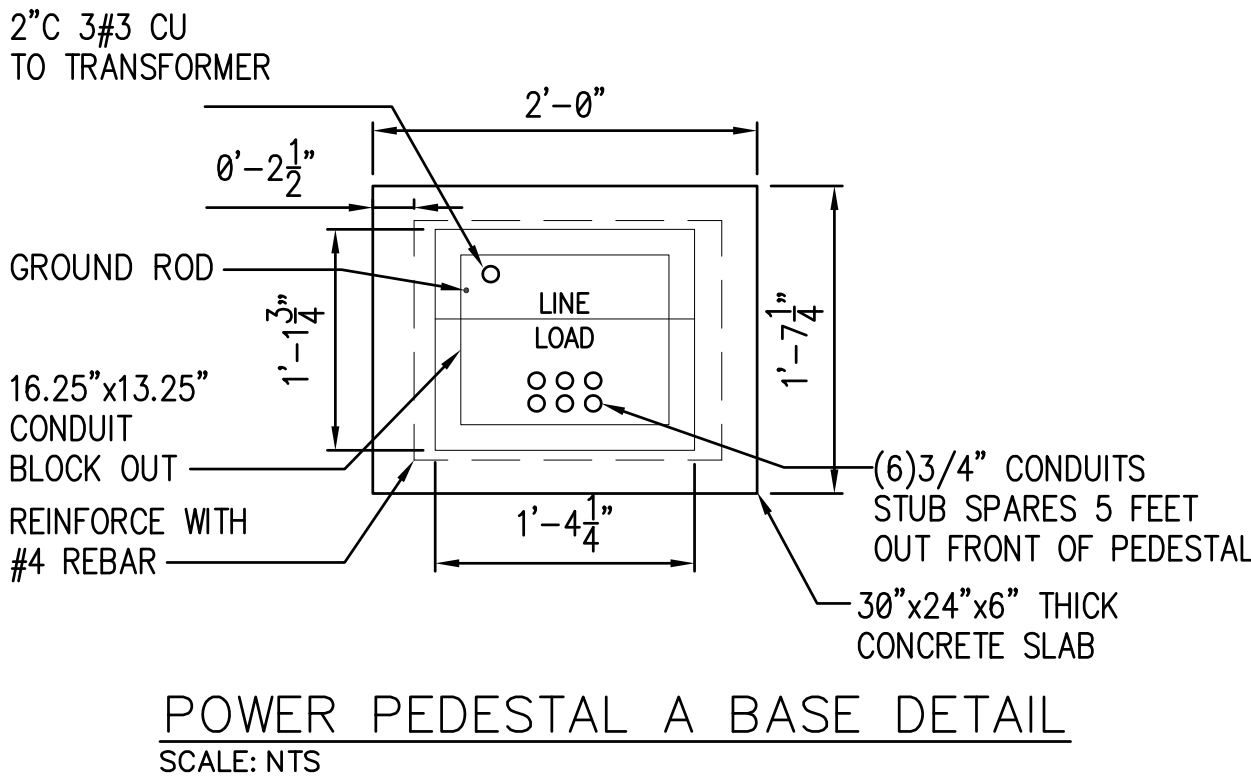
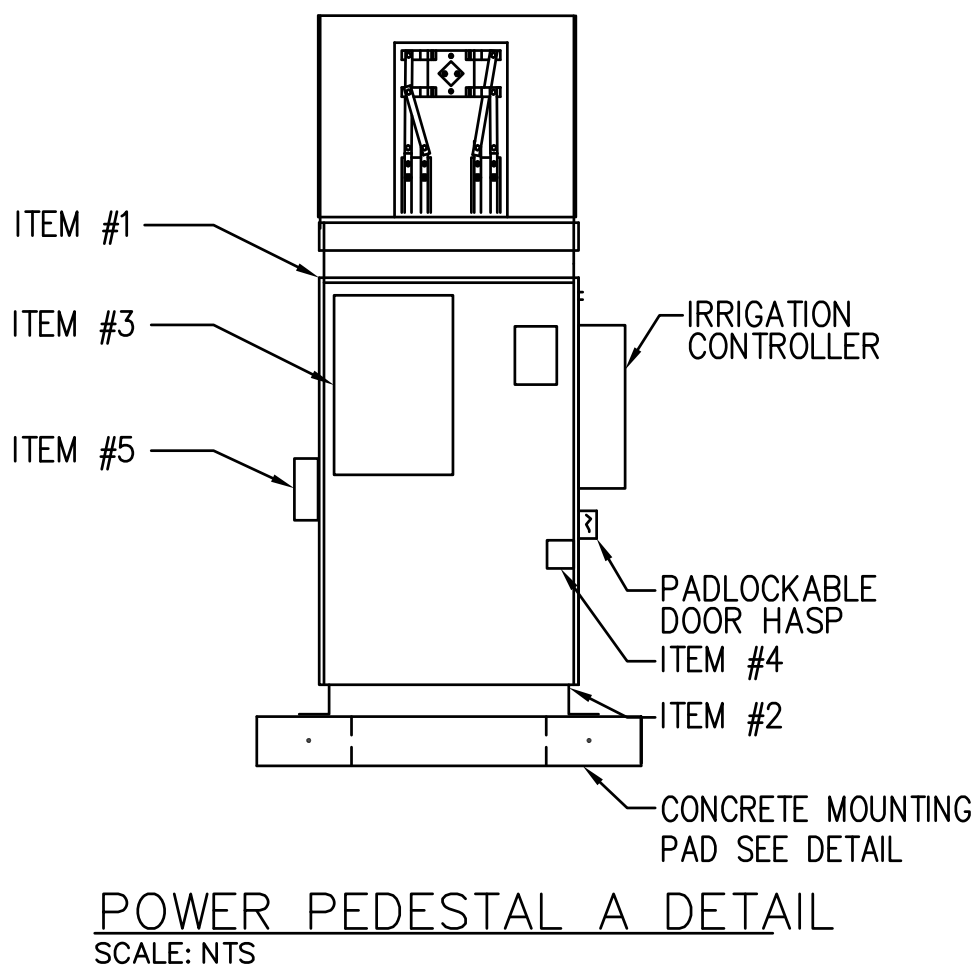
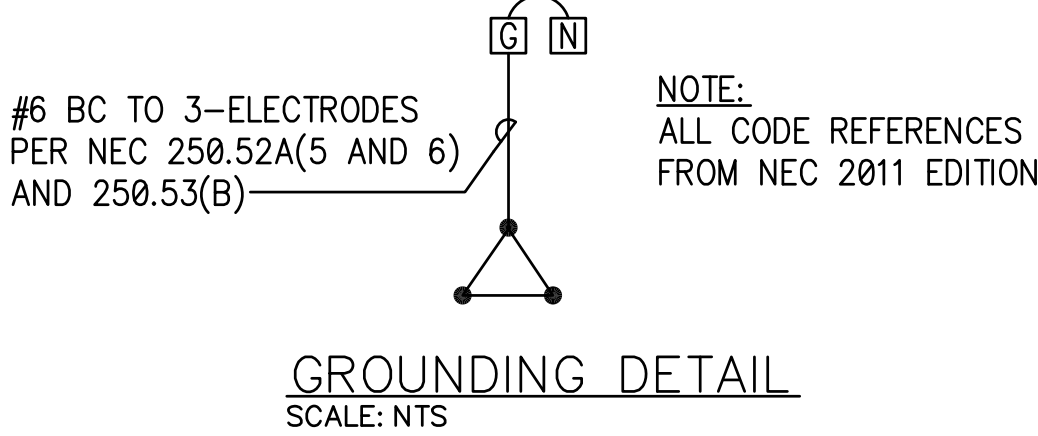


TABLE 250.66 FROM NEC		
SIZE OF LARGEST UNGROUNDED SERVICE-ENTRANCE CONDUCTOR (AWG/KCMIL)	SIZE OF GROUNDING ELECTRODE CONDUCTOR (AWG/KCMIL)	MAX SERVICE SIZE
2 OR SMALLER	8	100A
1 OR 1/0	6	150A
2/0 OR 3/0	4	200A

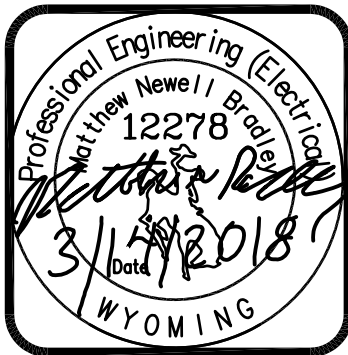


ITEM #	QTY	DESCRIPTION
1	1	MYERS POWER PEDESTAL MEUG16-M100-MOD
1	1	100A, W/60A MAIN BREAKER
		METER SOCKET: PER LOWER VALLEY ENERGY
		120/240V, 1Ø, 3W, 10kAIC
		UTILITY LANDING LUGS: 200A, 250kcmil
		120/240V, 1Ø, 3W, 10kAIC
		VANDAL RESISTANT HINGED DOOR AND DEAD FRONT
		LIGHT GREEN POWDER COAT FINISH 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
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 PLANNED UNIT DEVELOPMENT MASTER PLAN ^{-1st}
Amendment
December 29, 2016August XX, 2018
PUD2016-079

Formatted: Superscript

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- 1.2. Purpose Background and Intent
 - A. Purpose
 - B. Background
 - C. Vision and Intent
- 1.3. Applicability
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 - B. Expiration Extension and Phasing Requirements
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 - B.2. Extension
 - B.3. Phasing Requirements
- 1.4. Relationship Between Regulations and Interpretation
 - A. Relationship to Land Development Regulations
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 - C. Administrative Amendments
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 - E. Amendments are Included in Master Plan
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- 1.7. Definitions
- 1.8. List of Attachments

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 - B. Maximum Scale of Development
 - C. Building Design
 - D. Site Development
 - E. Landscaping
 - F. Fencing
 - G. Environmental Standards
 - H. Scenic Standards
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 - J. Signs
 - K. Grading, Erosion Control and Stormwater
 - L. Required Physical Development Permits
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 - A. Allowed Uses
 - B. Maximum Scale of Use
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 - C.1. Residential Affordable Housing Standards
 - C.2. Workforce Housing Standards
 - D. Infrastructure Requirements and Standards
 - D.1. Transportation Plan
 - D.2. Stormwater Management Plan

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.

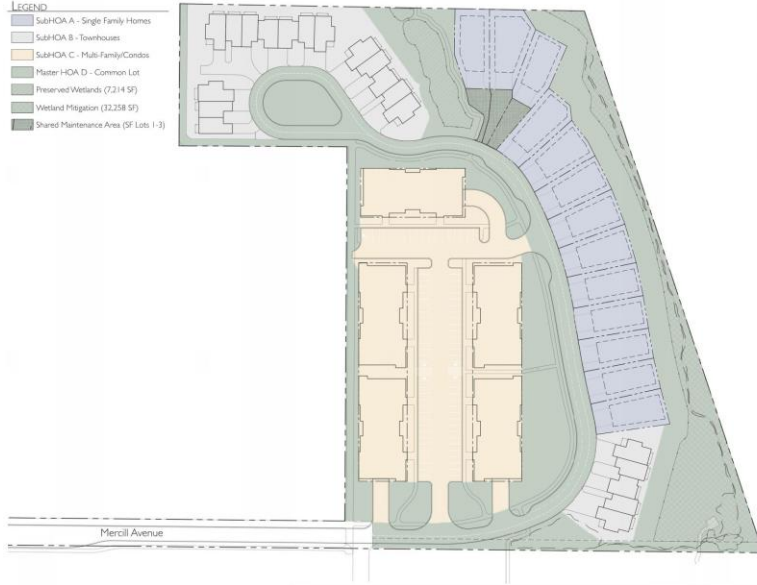
1.6. Applicability of Master Plan to HHPUD Areas

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:

LEGEND

- SubHOA A - Single Family Homes
- SubHOA B - Townhouses
- SubHOA C - Multi-Family/Condos
- Master HOA D - Common Lot
- Preserved Wetlands (7,214 SF)
- Wetland Mitigation (32,258 SF)
- Shared Maintenance Area (SF Lots 1-3)



HIDDEN
HOLLOW

SUBAREA DIAGRAM
10 OCTOBER 2018

HERSHBERGER DESIGN

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
	2	3.5		0			2	3.5
	4	9		0			4	9
	2	6		0			2	6
	Subtotal	8	18.5	0			0	8
	Multi-family Market Units	Units	People	Units	People	Units	People	Units
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

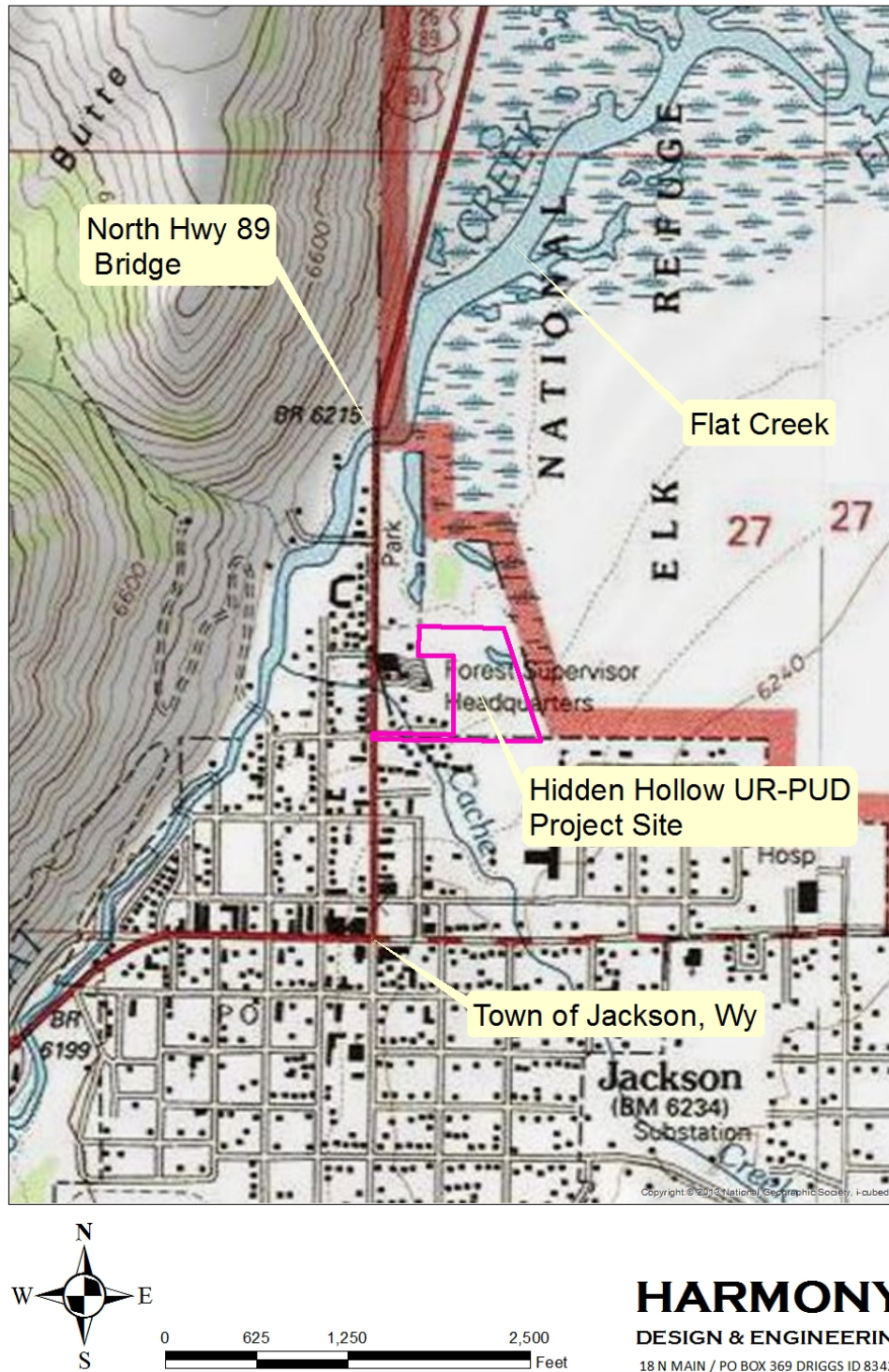


Figure 1: Hidden Hollow UR-PUD vicinity map.

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,

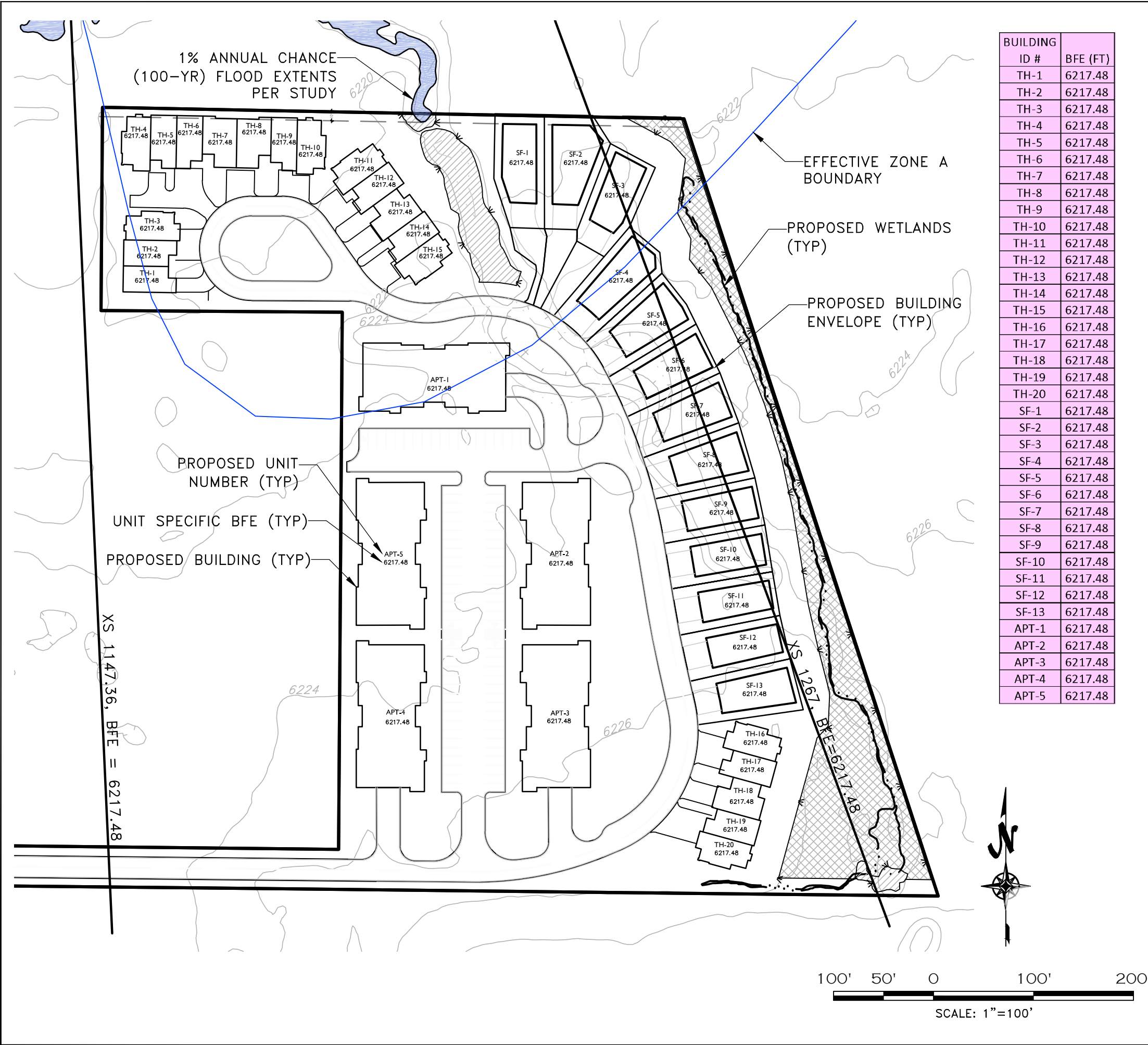


Harmony Design & Engineering
Jennifer Zung, PE, CFM

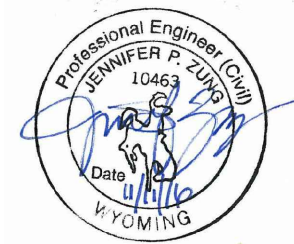
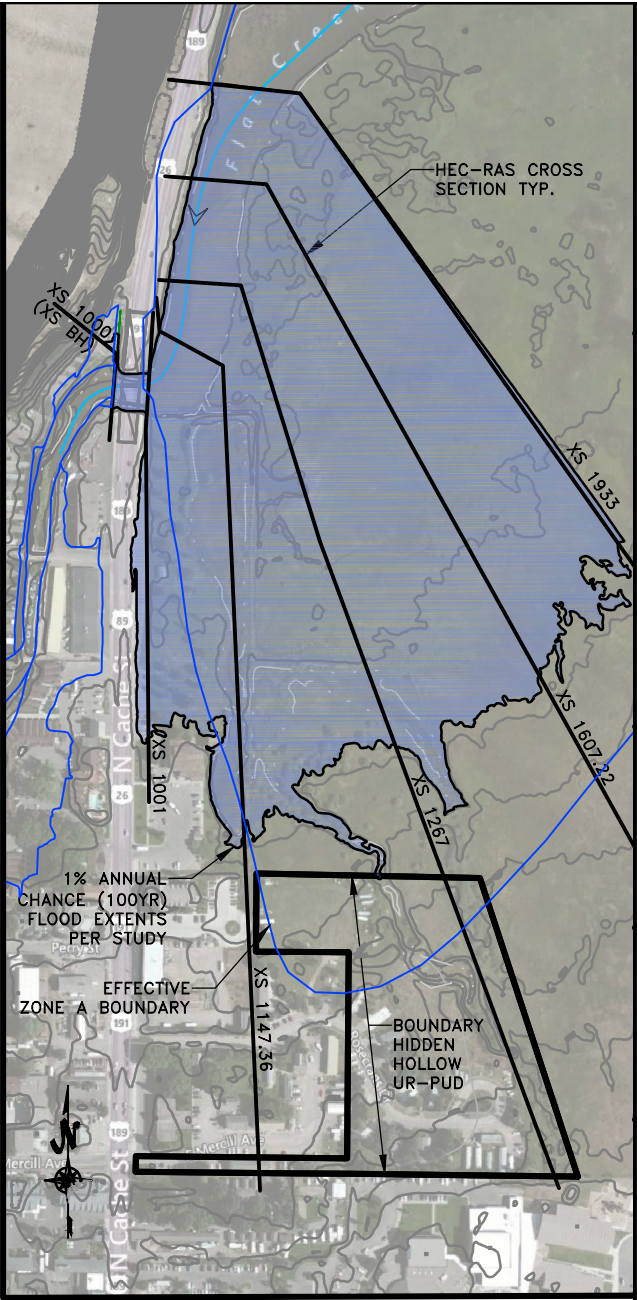
Enclosures:

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
TH-17	6217.48
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>.

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>.

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>.

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 FLOODWAY (FEET NAVD)	WITHOUT FLOODWAY	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

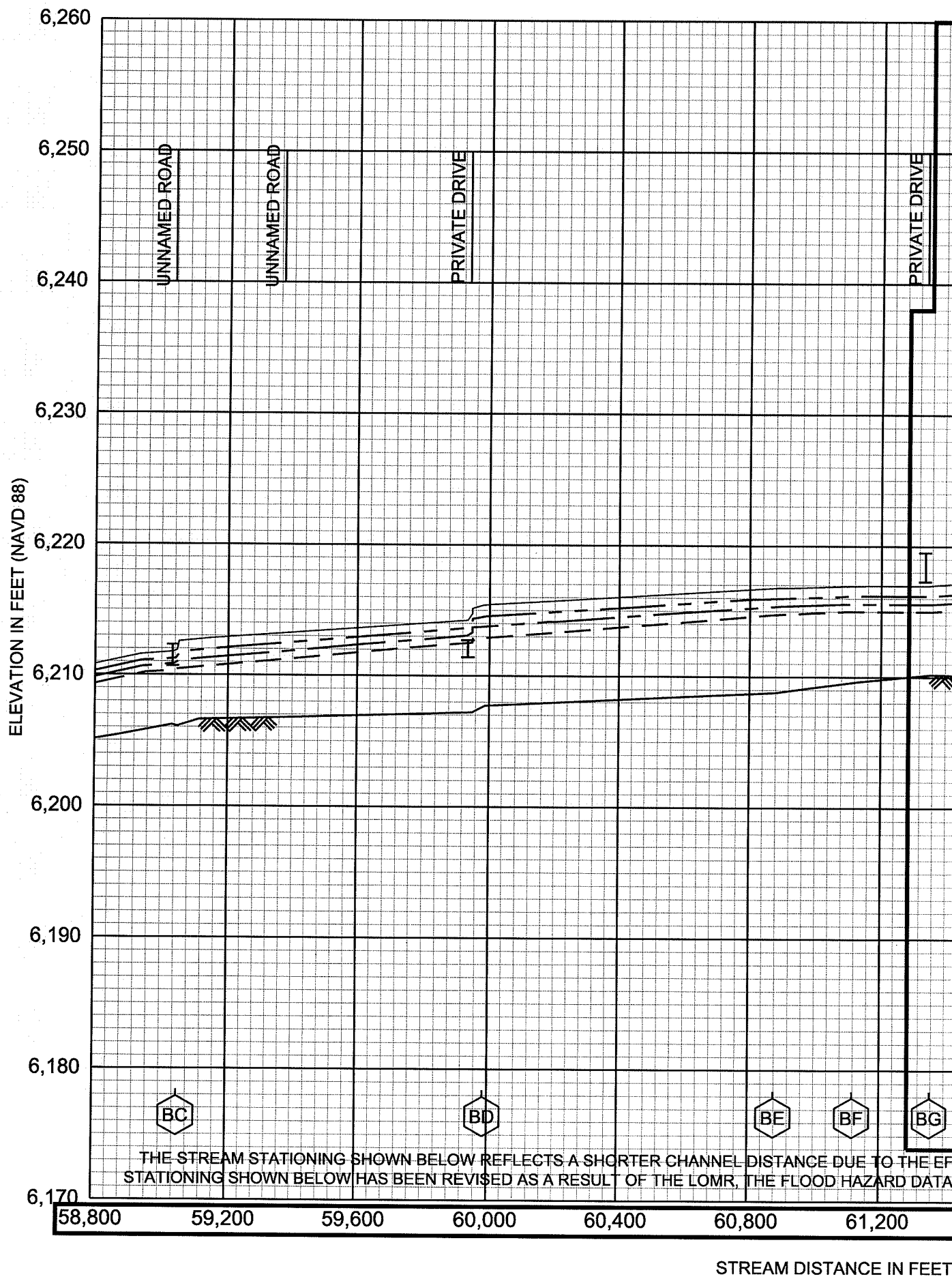
FEDERAL EMERGENCY MANAGEMENT AGENCY
TETON COUNTY, WY
AND INCORPORATED AREAS

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

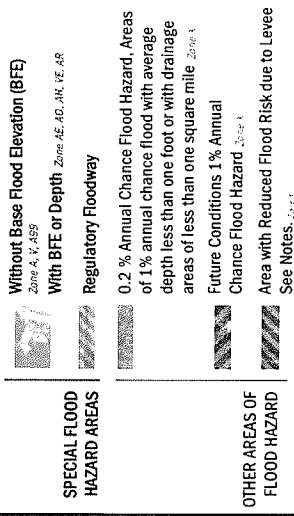
ZONE A

Teton County
Unincorporated Areas
560094

Town
of Jackson
560052

National Elk Refuge

Teton County
Unincorporated Areas
560094



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

0 62.5 125 250

Feet

Meters

FEMA



NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

TETON COUNTY, WYOMING
and Incorporated Areas

PANEL 2907 OF 3325



Panel Contents

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 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
--------------------------------------	--	--	--------	---------	-------

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

Notes:

¹ Based on daily flow rates from the WYDEQ CH 11, Part D, Table 1

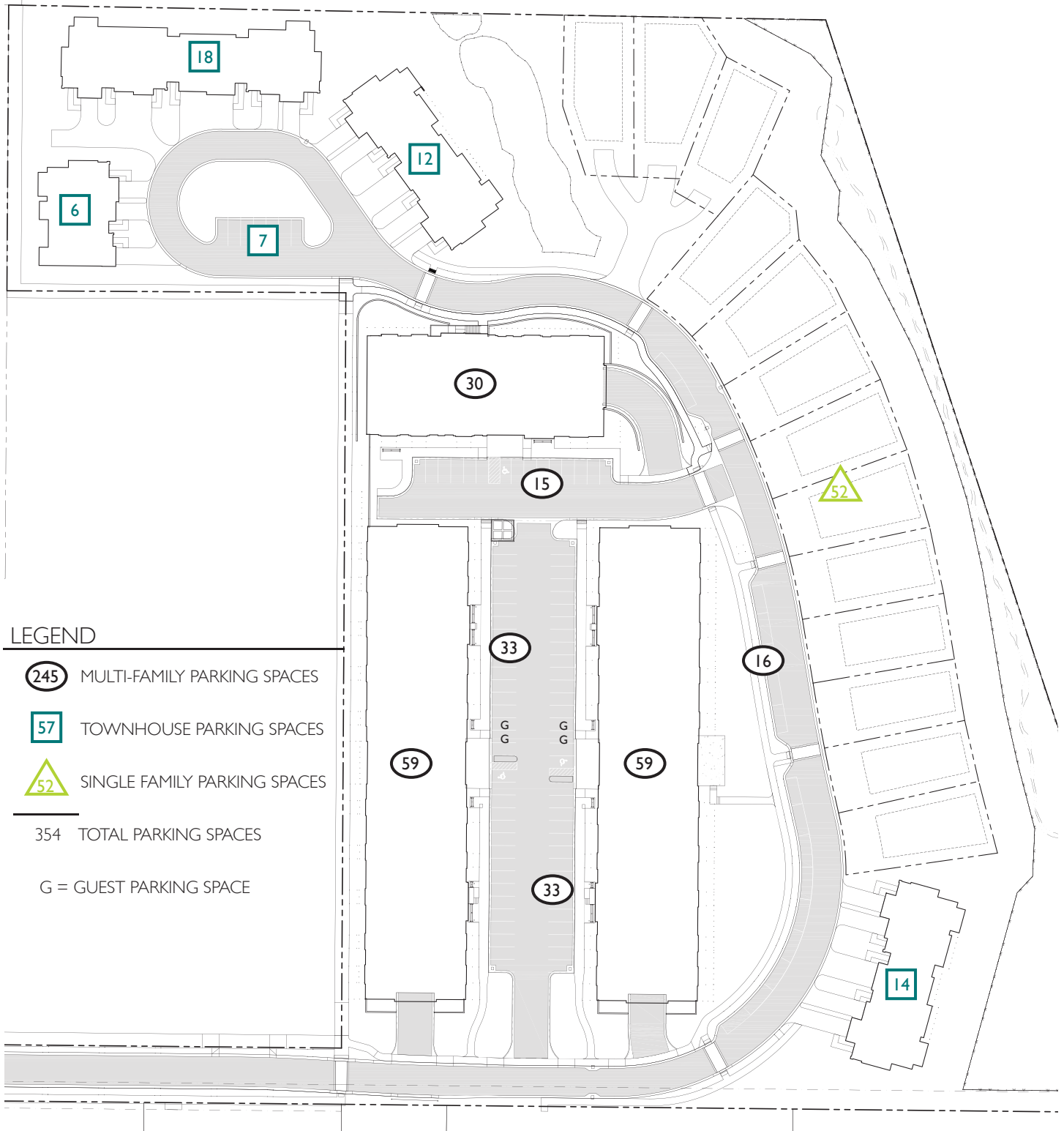
² Program Unit Matrix provided by Hidden Hollow - 16 June 2017



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.

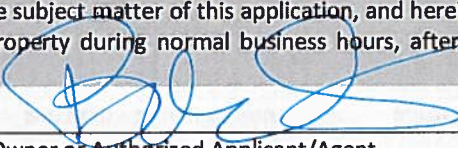
FORMAT.

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.

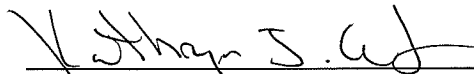
Notwithstanding the covenants provided by the **UNITED STATES** in the previous paragraphs, the **GRANTEE** hereby agrees to hold harmless, defend, and indemnify the **UNITED STATES** from and against any liability, judgment, claim, penalty, fine, or other adverse action (whether legal or equitable in 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

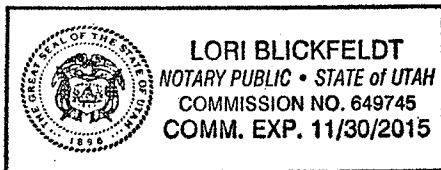


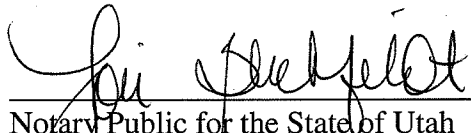
KATHRYN J. CONANT
Director of Lands & Minerals
Intermountain Region
USDA Forest Service

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)

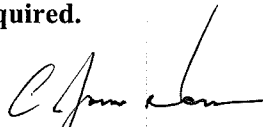
(If too lengthy, attach description)

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)

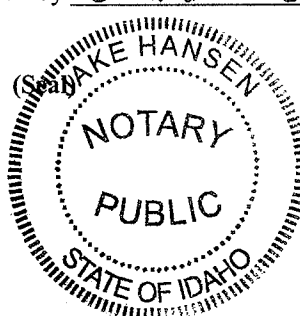
The foregoing instrument was acknowledged before me by C James Hansen this 15 day of

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*

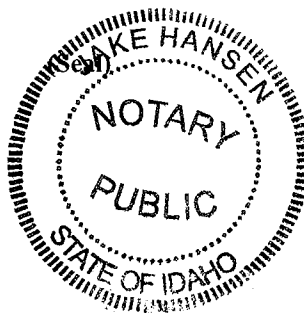
)
)SS.
)

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*

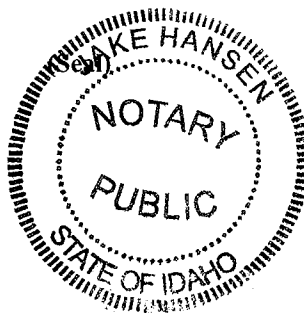
)
)SS.
)

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)

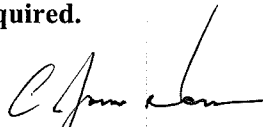
(If too lengthy, attach description)

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)

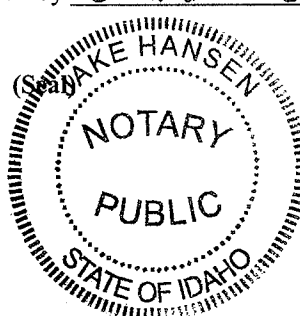
The foregoing instrument was acknowledged before me by C James Hansen this 15 day of

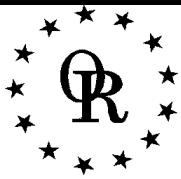
June, 2001.

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.
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				



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: SEPTEMBER 13, 2018
MEETING DATE: SEPTEMBER 17, 2018

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

SUBJECT: (P18-046) A REQUEST FOR WAIVER OF REVIEW FEES ASSOCIATED WITH A REQUEST FOR A NEW EDUCATIONAL CENTER FOR CENTRAL WYOMING COLLEGE

OWNER: CENTRAL WYOMING COLLEGE

APPLICANT: BRENDAN SCHULTE, JORGENSEN ASSOCIATES

STATEMENT/PURPOSE

The applicant has requested a fee waiver on behalf of Central Wyoming College, a governmental educational entity, for the development review fees associated with an application for Items P18-047, 048, 049, Zoning Map Amendment, Sketch Plan, and Conditional Use Permit for a new educational center for Central Wyoming College. The applicant has submitted this request pursuant to Ordinance 939 of the Town of Jackson and Municipal Code section 15.04.090. The requested fee waiver would apply to a property located at 235 and 255 Veronica Lane.

The applicant and Staff are requesting to continue the item to the Town Council meeting scheduled October 1, 2018.

SUGGESTED MOTION

I move to **continue** this item to the Town Council meeting scheduled for October 1, 2018.



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: SEPTEMBER 13, 2018
MEETING DATE: SEPTEMBER 17, 2018

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

SUBJECT: **ITEMS P18-047, 048, 049:** REQUEST FOR APPROVAL OF A ZONING MAP AMENDMENT, SKETCH PLAN, AND CONDITIONAL USE PERMIT TO DEVELOP A NEW EDUCATIONAL CENTER FOR CENTRAL WYOMING COLLEGE

OWNER: CENTRAL WYOMING COLLEGE

APPLICANT: BRENDAN SCHULTE, JORGENSEN ASSOCIATES

REQUESTED ACTION

The applicant is requesting approval to rezone their property from Commercial Residential – 3 (CR-3) to Public/Semi-Public (P/SP) and for a Sketch Plan and Conditional Use Permit in order to construct a two story, 17,358 square foot educational facility for Central Wyoming College (CWC) located at 235 & 255 Veronica Lane. The applicant is also requesting a fee waiver.

The applicant and Staff are requesting to continue these items to the Town Council meeting scheduled October 1, 2018.

SUGGESTED MOTION

I move to **continue** this item to the Town Council meeting scheduled for October 1, 2018.



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: SEPTEMBER 13, 2018
MEETING DATE: SEPTEMBER 17, 2018

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

SUBJECT: **ITEM P18-163:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A WIRELESS COMMUNICATIONS FACILITY (ANTENNA) ON A LIGHT POLE ON LOT 59, GRAND VIEW LODGES, THIRD ADDITION (SNOW KING SKI HILL)

APPLICANT/OWNER: IRENE COOK, KAPPA CONSULTING, FOR VERIZON WIRELESS

REQUESTED ACTION

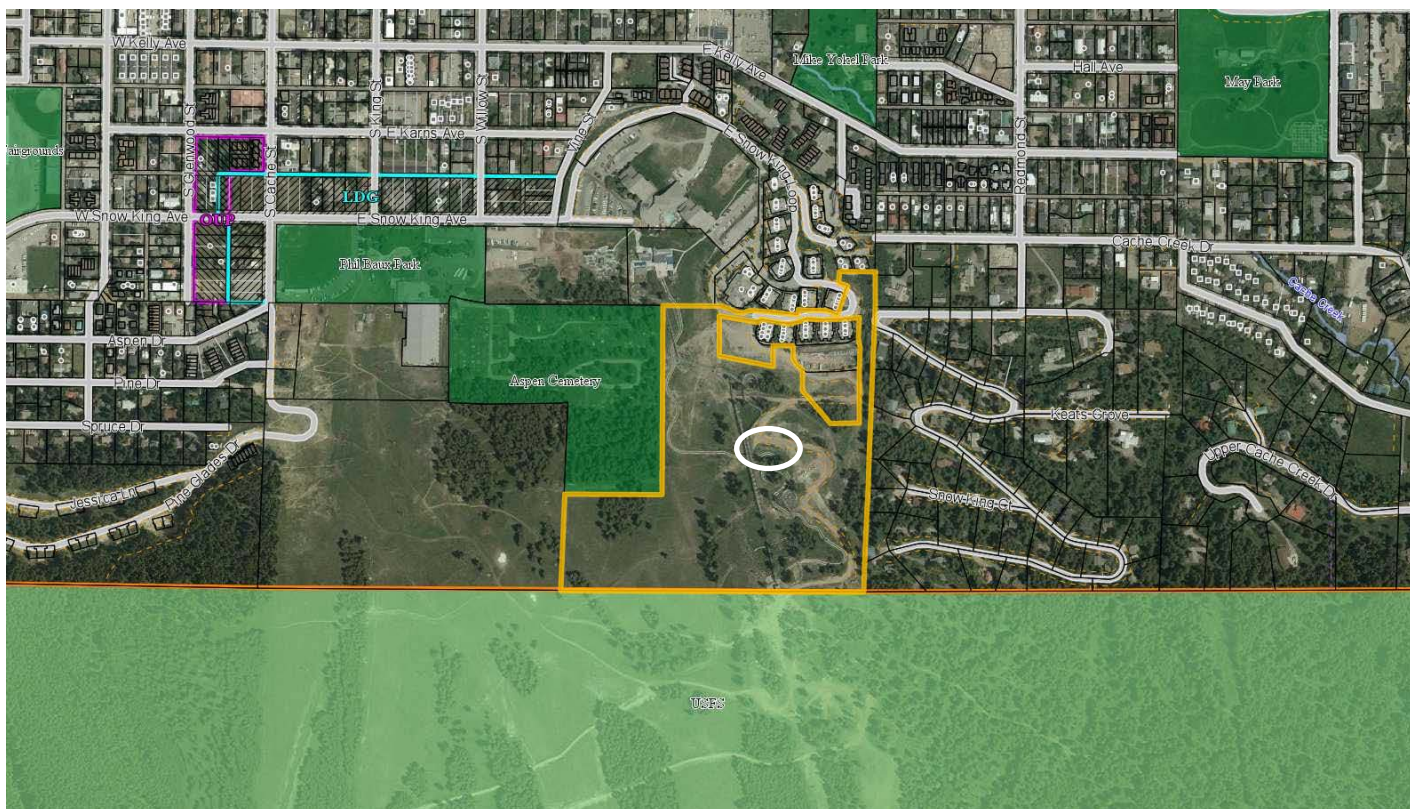
The applicant is requesting approval of a Conditional Use Permit to locate a wireless communications facility on the ski slope of Snow King Resort on the parcel located at LOT 59, GRAND VIEW LODGES, THIRD ADDITION, adjacent to the coaster track in a modified "stealth" light pole.

APPLICABLE REGULATIONS

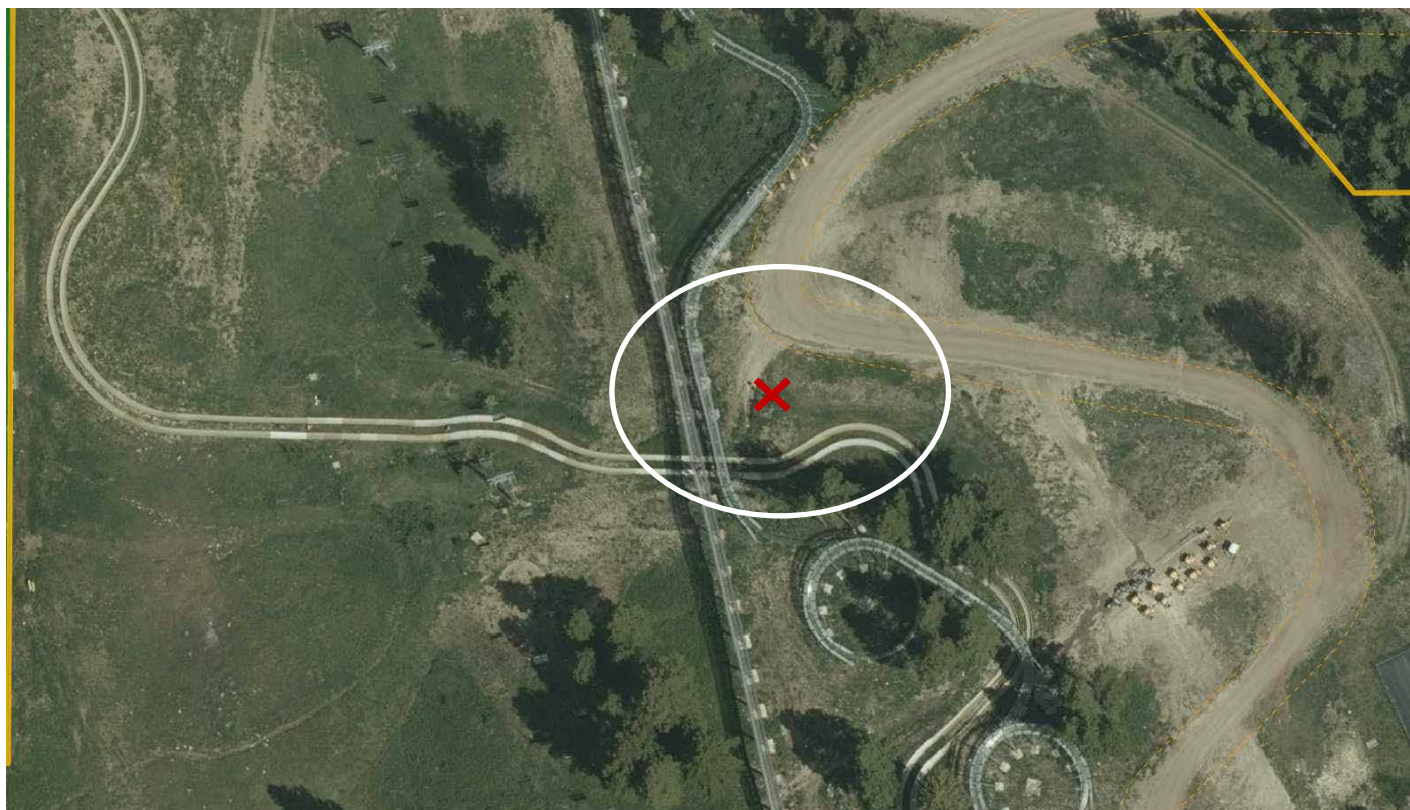
Section 4.3.2 Planned Resort-Snow King (PR-SK)
Section 6.1.10.D Wireless Communications Facilities
Section 8.4.2 Conditional Use Permit (CUP)

LOCATION

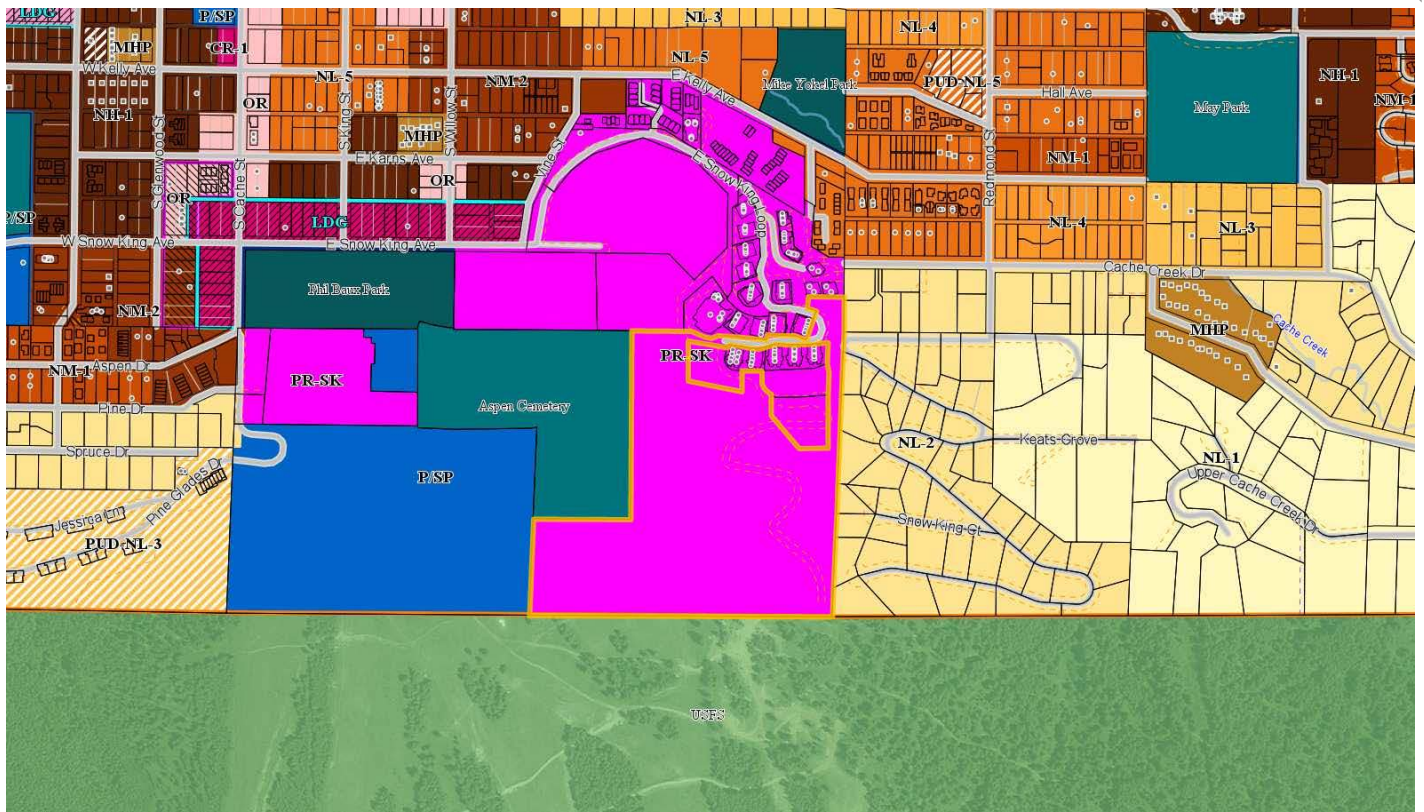
The subject property is legally described as LOT 59, GRAND VIEW LODGES, THIRD ADDITION. Aerial photos and a zoning map are shown on the following page showing the general location of the proposed site:



The general location of the proposed antenna is circled in white



The location of proposed wireless facility is denoted by red **X**



[BACKGROUND](#)

The subject parcel is 26.92 acres (1,172,635 SF) and located in the Planned Resort – Snow King (PR-SK) zone. The parcel abuts Planned Resort – Snow King (PR-SK) parcels that are part of the Snow King Resort to the north, Neighborhood Low Density – 2 (NL-2) residential areas to the east, U.S. Forest Service Land to the South, and Public/ Semi-Public (P/SP) zones to the west of the parcel that are part of the Ski Hill and Aspen Cemetery. More specifically, the request is to modify and replace a light pole adjacent to the coaster track on the Snow King ski hill to contain a single wireless antenna.

On January 4, 2017, the Jackson Town Council adopted amendments in the Land Development Regulations (LDRs) to modify the requirements for wireless communications facilities. The amendments were necessitated by changes in federal law that limited and defined the authority of local governments to regulate the permitting of wireless communications facilities. Through the amendments the Town set up two types of permits for all new proposed wireless facilities: 1) a Basic Use Permit for any facility that was an expansion of an existing approved wireless facility provided that it is not a “substantial change” over current conditions; and 2) a Conditional Use Permit for any proposed facility that is a new facility at a new location. The distinction between these two types of applications can be difficult and can involve the application of a variety of legal nuances embedded in the new federal law – such as what constitutes a “substantial change” or a “tower.” However, for the purposes of this application, all parties agree that this application requires a CUP as it would be a new wireless communications facility.

In addition, the Town’s new wireless standards require, among other things, that all new facilities a) be “stealth,” b) that the applicant justify the need for the new facility, c) the height of a rooftop facility be no more than 5’ above the existing roof, and d) that a stand-alone tower be no more than 30’ in height. Wireless facilities are allowed only in the Public/Semi Public (P/SP), Business Park (BP), Park and Open Space (P), and Planned Resort (PR) zones. This application is for a parcel in the Planned Resort – Snow King (PR-SK) zone. The practical effect of allowing wireless facilities in these limited zones is that the Town government has taken on the responsibility of needing to approve a certain number of these facilities in order to provide the public the level of wireless service required by federal law.

PROJECT DESCRIPTION

The applicant is requesting a Conditional Use Permit to construct a stealth wireless communications facility on the Snow King ski hill by proposing to modify and replace an existing light pole with a wireless antenna. More specifically, the proposed wireless facility will be located adjacent to the coaster track on a 4' x 4' (16 sf) lease area approximately 608' from the north boundary, 621' from the south boundary, 486' from the east boundary, and 422' from the west boundary to the parent property line, respectively. The proposed light pole will be thirty feet tall, while the existing light pole is 18' tall, a 12' difference. This is in compliance with the requirement that no wireless tower exceed 30' in height.

The proposed antenna will be contained within a "stealth" shroud (canister) to conceal one antenna above the light fixture. The canister is 6'-3" in height and 2'-0½" in diameter and affixed atop a 23'-9" pole that is 8" in diameter. In addition, equipment associated with the antenna will be located nearby in a separate 5' x 8' lease area underneath the coaster track, roughly 36'-7" to the west of the light pole antenna. The proposed equipment cage is 8' in height and 5' wide.



A rendering of the existing 18' light pole (left) and the proposed 30' light pole with antenna and canister (right) as approved by the DRC.



A rendering of the proposed equipment underneath the coaster track.

No new floor area will be added and no new driveways or access points are proposed because the main access point will be the existing dirt access road with a 15' access easement granted to the base of the wireless facility. Verizon maintenance vehicles will park in the unpaved pullout area at the base of the proposed structure and no designated parking space is proposed as this is an unmanned site that will only require periodic visits. An additional proposed 15' wide utility easement connects with the existing utility easement and connects with the other proposed stealth antennas at the Rafferty Center wireless facility, item P18-164. These are two separate applications due to the LDRs limiting one tower per legally created parcel of property. However, the applicant has stated that the two facilities work in tandem to achieve the coverage sought by the applicant. Specifically, Verizon Wireless engineers determined that due to topography constraints the additional light pole antenna site would be required to provide the coverage to the east which would otherwise not be possible if all of the antennas were located in the proposed faux chimney at the Rafferty Center. The primary purpose of the project is provide better 4G-LTE capacity in the downtown area of Jackson, especially during summer months when existing capacity is strained.

The applicant has provided a response to the Department Reviews which is attached to this report and portions of which are detailed in this report in the Staff Analysis section below.

STAFF ANALYSIS

The primary development standards that apply to CUP wireless communications facility are found in Sec. 6.1.10.D of the LDRs. Below staff has provided analysis of the primary standards.

Determination of Need (Sec. 6.1.10.D.3.f.ii.a)

The applicant is required to demonstrate that no existing facility or tower can accommodate the proposed use without causing impacts greater than the impacts caused by the proposed facility.

Complies: The applicant has provided a detailed explanation of the need for the proposed wireless facility. In summary, the applicant states that existing capacity for 4G-LTE is inadequate in downtown Jackson, especially during the busy summer months when the number of users on their network increases dramatically and the use of tablets and smartphones for data is a particular problem. The applicant further states that they have looked at other locations in the desired service area (e.g., Snow King Hotel) but that this is the best available site to avoid creating a substantially greater visual impact. Town Police Chief, Todd Smith, has stated with previous wireless applications that the Jackson Police Department relies on the Verizon network for its communications and that it has experienced slower speeds during the busy summer months. The applicant has provided as part of their application a map depicting the existing coverage areas in town and the expanded coverage areas in town should the application be approved.

In addition, the applicant states that there is no existing facility, such as the Snow King Hotel rooftop site to collocate, which could accommodate Verizon Wireless' proposed use without causing a substantially greater visual impact. The applicant maintains that the proposed site at the light pole near the existing coaster ride track is the best available location to serve the area on the east side of the Snow King Resort and surrounding residential properties in southeast Jackson.

Stealth Requirement (Sec. 6.1.10.D.3.f.i)

All wireless facilities are required to be stealth. This means that the facility must be integrated into an existing structure that it is not visible or that it is designed so "that the purpose and nature of the Wireless facility is not readily apparent to the reasonable observer." The one exception is that a non-stealth facility (e.g., whip antenna) is allowed if it can be demonstrated that it would be less visually impactful than a stealth facility.

Complies. The proposed facility meets the standards for a stealth facility. The proposed light pole functions as a light and the wireless antenna component's presence, purpose or nature of the facility should not be readily apparent to a reasonable observer. The proposed equipment area is designed to appear to be part of the existing coaster track beneath which it is located and is consistent with the existing metal equipment of the coaster.

Design Review Committee (Sec. 6.1.10.D.3.d.ii)

All Wireless Communications Facility – Major uses shall be subject to review by the Design Review Committee (DRC) prior to submission of the Planning Commission. The DRC shall review such facilities for consistency with the stealth requirements in 6.1.10.D.3.f.

Complies. This application went before the DRC on July 11, 2018 and received unanimous approval without conditions.

Height (Sec. 6.1.10.D.3.f.ii.c2))

The maximum height of a stand-alone tower for a Wireless Communications Facility is 30 feet, or 5' above the existing roof line for a roof-mounted facility

Complies. The maximum height of the proposed facility is 30' and therefore complies with this requirement.

Collocation (Sec. 6.1.10.D.3.f.ii.l3))

New towers shall be constructed to allow collocation of as many antenna arrays as feasible without causing interference, complying with height limits, and not defeating stealth elements.

Complies: Collocation is not proposed. It is Staff's opinion that any expansion of the light pole antenna beyond what is proposed to collocate additional antennae on site would change the Stealth-Designed Facility or alter a Concealment Element such that the modified facility would result in the facility no longer being as effectively concealed/disguised, or blending in with the surrounding architecture, and the purpose or nature of the facility would likely become readily apparent to a reasonable observer.

Noise (Sec. 6.1.10.D.3.f.ii.k))

All noise coming from a Wireless facility must comply with the standards in Sec. 6.4.3 Noise, that provides limits on allowed decibels (DBA) in different zones. The PR-SK zone has a maximum noise level of 65 DBA as measured from the property line. Emergency generators are exempt from this standard.

Complies. The applicant's submittal states that there is very little noise expected from the proposed electrical equipment and that the manufacturer does not provide noise specifications because the amount of noise is so minimal. Regardless, the Town reserves it right to enforce the noise limitations in the LDRs in the event that the proposed facility is proven to be in violation.

Landscaping (Sec. 6.1.10.D.3.f.ii.f))

Complies. No Landscaping is proposed as this is on the ski hill. In addition, the applicant intends to install the fiber optic line by boring and minimal surface disturbance is anticipated. The applicant will apply for any necessary grading and erosion control permits and comply with all requirements of said permits.

Lighting (Sec. 6.1.10.D.3.f.ii.h))

Complies. The light pole is existing and no new lighting is proposed.

Visibility (Sec. 6.1.10.D.3.f.ii.l))

Complies. The antenna will be screened and contained within a shroud (canister).

All other standards in Sec. 6.1.10.D

There are a number of additional standards in Sec. 6.1.10.D that address requirements for application submittal, setbacks, signage, access, and security. These standards are either met as part of this application (e.g., application submittal, access, security), will be met in the future at the building permit stage (e.g., landscaping), or do not apply to this particular application (setbacks, signage). The proposed application, therefore, complies with each of these standards, as applicable to this project.

PLANNING COMMISSION

The applicant appeared before the Planning Commission on September 5, 2018, and received unanimous approval. The Commission discussed the proposed locations of both item P18-163 and P18-164 seeking clarification on why the two locations were selected and whether there was a more appropriate location for the proposed facilities. The applicant provided an overview regarding the availability of locations in town which could accommodate wireless facilities based upon conformance with zoning, interference from topography, and space to collocate on existing facilities, stating that the proposed facilities at the Rafferty Center and on the Snow King ski hill are the best possible sites that could be utilized without creating a substantially greater visual impact. In addition, the Planning Commission sought guidance on their ability to respond to the possible health effects of the wireless facilities on the public in regards to public comment concerning radio frequency radiation. Assistant Town Attorney Lea Colasuonno addressed the Commission and described the federal regulations which supersede local jurisdictions' ability to deny wireless facilities based upon health concerns so long as the application complies with the acceptable radio frequency radiation limits adopted by the Federal Communications Commission. Ms. Colasuonno explained that what was within the Commission's purview was the location, stealthing, height, and other standards identified in Sec 6.1.10.D of the Land Development Regulations.

PUBLIC COMMENT

At the Planning Commission Hearing Mr. John Hisey, a Snow King resident, provided comment regarding the safety and health aspects of wireless facilities in regards to radiofrequency radiation. Mr. Christian Grupp provided comment in support of the benefits of expanded wireless coverage in the town for residents and visitors alike. Mr. Martin Haggard provided comment in support of expanded coverage in the town related his experience with wildfires in California and the reliance of first responders upon wireless communications to help evacuate afflicted communities.

LEGAL REVIEW

Complete.

ATTACHMENTS

Applicant Submittal
Applicant's Response to Departmental Reviews
Departmental Reviews

STAFF FINDINGS

Pursuant to Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations, the following findings shall be made for the approval of a Conditional Use Permit.

1. ***Compatibility with Future Character.*** *The proposed Conditional Use shall be compatible with the desired future character of the area.*

Subarea 6.3: Snow King Slope: This PRESERVATION Subarea will continue to serve its role as the "Town Hill", providing a variety of summer and winter recreational amenities to the community. In addition, the subarea has wildlife habitat and scenic values that will need to be balanced with the recreational uses. Future development should be limited to recreational amenities and supporting structures allowed under the Snow King Master plan, including but not limited to, multi-purpose pathways, terrain parks, up-hill transportation, ski terrain and amenities.

Complies. Staff finds that the project is consistent with the above described visions for Subarea 6.3 because it does not change the overall characteristics of the site. The proposal is to replace an existing light pole on the ski hill with a light pole that has a stealth wireless facility component. Given that the proposal meets the stealth requirements, wildlife habitat and scenic values are undiminished. While increased cellular service is not a recreational amenity, utilities, including wireless facilities, are an allowed use under the Snow King Master Plan. The replacement light will continue to serve as illumination for night skiing as well.

In addition, staff has analyzed this application for consistency with the Policy Objectives for District 6. Town Periphery as follows:

Common Value 1: Ecosystem Stewardship

Policy 1.1.C: Design for wildlife permeability

Complies. The proposed facility does not alter wildlife permeability as it is located in the same spot as an existing light pole.

Policy 1.3.b: Maintain expansive hillside and foreground vistas

Complies. The proposed wireless facility is taller than the existing light pole by twelve feet, however the applicant notes that the proposed light pole will not penetrate the skyline as viewed from any public road. Applicant attempted to provide a photosimulation of the proposed light pole as viewed from Snow King Avenue or Broadway Avenue, however, existing coniferous forest screened the view of the proposed site from these streets.

Common Value 2: Growth Management

Policy 4.3.a.: Preserve and enhance stable subareas.

Not applicable.

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

Not applicable.

Common Value 3: Quality of Life

Policy 5.3.b: preserve existing workforce housing stock

Not applicable.

2. ***Use Standards.*** *The proposed Conditional Use shall comply with the use specific standards of Division 6.1.*

Complies. The proposed request complies with all the standards in Sec. 6.1.10.D, as demonstrated in the Staff Analysis above in this staff report.

3. ***Visual Impacts.*** *The design, development, and operation of the proposed Conditional Use shall minimize the visual impact of the proposed use on adjacent lands.*

Complies. Staff finds that the proposed project will have minimal visual impacts on adjacent lands due to the stealth design of the wireless facility.

4. ***Minimizes adverse environmental impacts.*** *The development and operation of the proposed Conditional Use shall minimize adverse environmental impacts.*

Complies. Staff finds that the proposed wireless facility will not have any significant adverse impacts to wildlife habitat, water or air quality, or any other environmental resources.

5. ***Minimizes adverse impacts from nuisances.*** *The development and operation of the proposed Conditional Use shall minimize adverse impacts from nuisances.*

Complies. Staff finds that the proposed wireless facility will not have any significant adverse impacts from nuisances, such as noise, vibration, dust, etc.

6. ***Impact on Public Facilities.*** *The proposed Conditional Use shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities.*

Complies. Staff finds that the proposal will have no significant adverse impact on public facilities.

7. ***Other Relevant Standards/LDRs.*** *The development and operation of the proposed Conditional Use shall comply with all standards imposed on it by all other applicable provisions of the LDRs and all other Town Ordinances.*

Complies. Staff finds that the proposed use, as conditioned, complies with other provisions of the LDRs and with all other Town Ordinances.

8. ***Previous Approvals.*** *The proposed Conditional Use shall be in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Complies. There are no previous permits or approvals.

RECOMMENDATIONS / CONDITIONS OF APPROVAL

The Planning Director and Planning Commission recommend **approval** of a request for a Conditional Use Permit (CUP) to construct a stealth light pole wireless communications facility on Lot 59, Grand View Lodges, Third Addition, subject to the department reviews attached hereto and the following conditions of approval:

1. The lessee shall maintain the stealth Wireless Communication Facility as often as necessary and at its sole expense to ensure that the stealth elements remain in their approved condition such that they continue to i) blend in with the surrounding nature and architecture, ii) ensure that the

presence, purpose and nature of the Facility are not readily apparent to a reasonable observer, and
iii) provide stealth benefits in light of the weathering and aging of the stealthing material and the structure to which it is attached.

2. The tower's design as a ski hill light pole and its proportions and scale comprise the tower's "concealment elements," as this term is used by the FCC.

SUGGESTED MOTIONS

Based upon the findings as presented in the staff report and as made by the applicant for Item P18-163, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit to approve a wireless communications facility on Lot 59, Grand View Lodges, Third Addition, subject to the department reviews attached hereto and the following conditions of approval.

1. The lessee shall maintain the stealth Wireless Communication Facility as often as necessary and at its sole expense to ensure that the stealth elements remain in their approved condition such that they continue to i) blend in with the surrounding nature and architecture, ii) ensure that the presence, purpose and nature of the Facility are not readily apparent to a reasonable observer, and iii) provide stealth benefits in light of the weathering and aging of the stealthing material and the structure to which it is attached.
2. The tower's design as a ski hill light pole and its proportions and scale comprise the tower's "concealment elements," as this term is used by the FCC.



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: WY3 SK COASTER 1
Physical Address: 204 E. SNOW KING AVENUE
Lot, Subdivision: PLEASE SEE LEGAL DESCRIPTION ATTACHED PIDN: 22-41-16-34-3-07-003

OWNER.

Name: SNOW KING MOUNTAIN RESORT. LLC Phone: 307-734-3351
Mailing Address: 575 S. WILLOW STREET, JACKSON, WY ZIP: 83001
E-mail: ryan@snowkingmountain.com

APPLICANT/AGENT.

Name: IRENE COOKE Phone: 970-531-0831
Mailing Address: 800 PEARL STREET #907, DENVER, CO ZIP: 80203
E-mail: irene@ireneco.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
<input checked="" type="checkbox"/> Conditional Use	____ Development Plan	____ Zoning Compliance Verification
____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
____ Administrative Adjustment	____ 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)	

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

Pre-application Conference #: P16-129 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Twelve (12) hard copies and one (1) digital copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department.. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant.

Have you attached the following?

- ☒ **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.

Irene Cooke 5/16/18
Signature of Owner or Authorized Applicant/Agent Date
IRENE COOKE
Name Printed **AGENT**
Title

**VERIZON WIRELESS WY3 SK COASTER 1
LEGAL DESCRIPTION**

Lot 59 of the Grand View Lodges Third Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded November 14, 2013 as Plat No. 1333.

KAPPA CONSULTING

REPRESENTING

Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless

APPLICATION FOR CONDITIONAL USE PERMIT

PROJECT INFORMATION:

Applicant Information: Verizon Wireless (VAW) LLC d/b/a/ Verizon Wireless, 3131 South Vaughn Way, Aurora, CO 80014

Applicant's Agent: Leasing and Zoning Consultant, Kappa Consulting LLC, Irene Cooke, 800 Pearl Street #907, Denver, CO 80203; (970) 531-0831

Structure Owner Information: Snow King Mountain Resort, Ryan Stanley, 575 S. Willow Street, Jackson, WY 83001; (307) 734-3351

Engineering Firm Preparing Site Plan: J5 Infrastructure Partners, Josh Malberg, 767 N. Star RD, Star, ID 83669; (801) 336-4694 Ext.170

Name of Project: Verizon Wireless WY3 SK COASTER 1

Address of Project: 402 E. Snow King Avenue, Jackson, WY 83001
(Assessor Parcel No. 22-41-16-34-3-07-003)

ZONING REGULATIONS:

This application is submitted pursuant to Sec. 6.1.10.D of the Town of Jackson Land Development Regulations regarding Wireless Telecommunications Facilities complies with all regulations set forth therein. On January 17, 2017, a pre-application conference with Bob Nevins provided direction for this conditional use permit application, including the items addressed below. Originally, this project contemplated one conditional use permit; however, due to topography constraints, it was necessary to propose 2 different locations at the base of the Snow King Resort. The project will require 2 different conditional use applications. This application, "WY3 SK Coaster 1," addresses the project on the above referenced parcel at which we propose to replace an existing light pole with a new light pole which will support a stealth antenna canister on the pole above the light fixture. A separate application is being submitted concurrently for the other location; that application proposes a stealth chimney to be added to the existing Rafferty Activity Center at the base of the Snow King Resort on a separate parcel ("WY3 SK Coaster 2").

The enclosed application form and associated materials are in compliance with the requirements of Sec. 6.1.10.D.3 – Standards for Wireless Facility Permits. Subsection 6.1.10.D.3.d outlines Standards for Wireless Facility Conditional Use Permits. Pursuant to this subsection, the following are required:

- i) The Application form is signed by the Applicant;
- ii) A Letter of Authorization signed by Snow King Mountain Resort (please note: at time of pre-application submittal the owner entity was Snow King Holdings LLC);
- iii) Detailed site plans are consistent with the Administrative Manual;
- iv) Fall zone certification is not applicable, as the proposed tower is set back more than the tower height from all property lines;
- v) Documentation providing compliance with American National Standards Institute (ANSI) standards for electromagnetic radiation has been provided (letter from Travis Griffin);
- vi) Affirmation in a written statement that the proposed facility complies with FCC regulations has been provided (letter from Travis Griffin);
- vii) Affirmation in a written statement that the new Base Station will comply with all non-discretionary structural, electrical, energy, building, and safety codes has been provided (letter from Jennifer Sedillo).

PROJECT DESCRIPTION:

Request and Justification: Verizon Wireless (“VZW”), the nation’s largest wireless telecommunications provider with over 109 million subscribers, has, through extensive testing and customer complaints, determined that delivery of wireless coverage and capacity in the center of the Town of Jackson is not optimal. Since 2013, VZW has been attempting to improve coverage and capacity for 4G-LTE service in the Town of Jackson.

Particularly during the busy summer tourist season, there is an alarming depletion of capacity in the Town. Why is this happening? The short answer is that smartphones and tablet devices usage has grown exponentially in recent years. These devices require large amounts of data to transmit the videos, photos, emails, downloaded “apps” and other uses that have become such a part of daily life. In North America, the average household has multiple connected devices, with smartphones outnumbering tablets 6 to 1. When those households travel to Jackson for vacations, the devices go with them.

To address the demand for increased capacity, VZW has proposed to develop several new sites in the Town of Jackson. VZW is committed to serving its customers and the community as a whole by providing the optimum level of service. In a letter to Jackson Planning Director Tyler Sinclair dated March 17, 2017, Police Chief Todd Smith noted that the Jackson Police Department relies on VZW for its communications and that the Police Department has experienced slower speeds in its communications platforms during busy summer months. This is an example of the lack of

capacity in the VZW Jackson network and illustrates the need to provide increased capacity for the benefit of public safety.

VZW is mandated by the FCC to provide wireless communication services for the benefit of the public good. This mandate requires the development of communication sites to provide the service. Adequate service to the residents and visitors in this vicinity cannot be maintained without the proposed facility.

In a presentation to the Jackson Town Council on March 21, 2016, VZW representatives explained the need for additional sites in several locations in the Town. With the increasing demand for 4G-LTE capacity, users have experienced periods of less than optimal service. In response, VZW is planning 4 new sites in the Town of Jackson to meet this demand. There are currently 2 existing sites serving the Town, one at the top of the Snow King Resort (“WY3 Snow King”) and another (WY3 Gros Ventre”) at a storage facility near the intersection of U. S. Hwy. 189 and Teton Pass Road (see Figure 1, below).

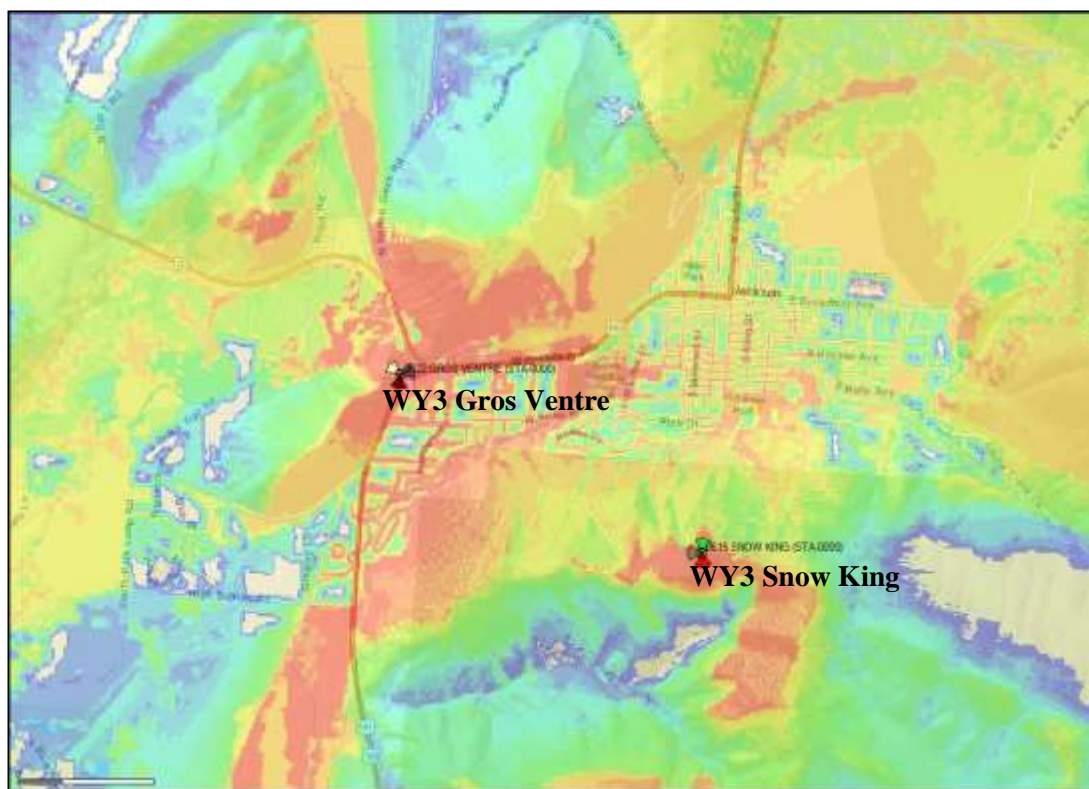


Figure 1: Existing VZW Sites

These 2 existing sites have provided coverage for the Town for several years, meaning that the signals from these sites reach most areas of the Town. However, there is a distinction between coverage and capacity. Although a site may provide coverage (i.e., one can make a cell phone call), there may not be sufficient capacity to provide 4G-LTE service to a large area (i.e., sufficient

capacity to allow for operation of more sophisticated applications and services available on newer devices). Therefore, multiple new sites are needed to supply the required capacity in various areas of Town.

Last year, a new site located at the Town Parking Garage, “WY3 Cutthroat,” received zoning approval and construction is scheduled for 2018. In February 2018, Town Council approved the VZW application for the “WY3 Herbie” project, a stealth installation in the parking lot at 610 E. Broadway Avenue. VZW also plans to develop a new site, “WY3 Summit,” on High School Road, collocating on the existing tower at Colter Elementary School.

Figure 2, below, illustrates the locations of the existing and proposed sites:

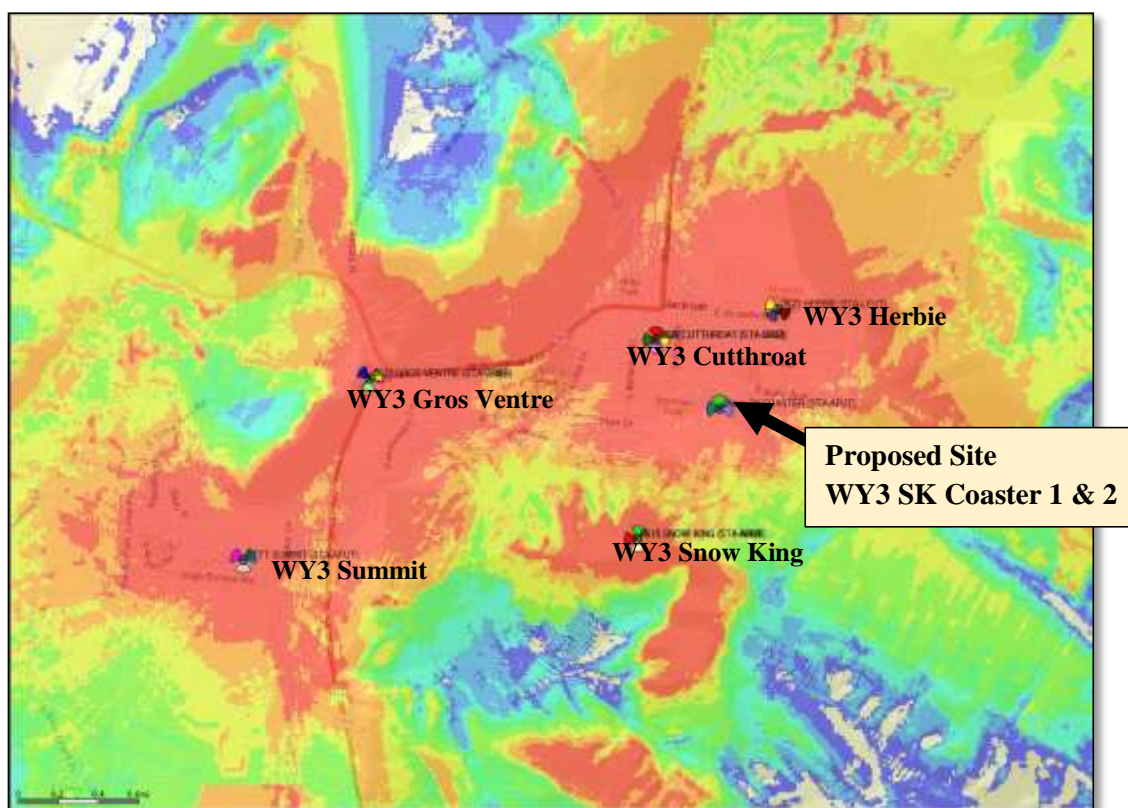


Figure 2: Existing and Proposed VZW Sites

Alternate Sites Considered: Although there are existing wireless communication antennas visible on the roof of the Snow King Hotel north of the proposed site, there are no existing facilities or towers in the designated area which can accommodate the proposed facility without creating a substantially greater visual impact. Topography of this area is very challenging. Originally, VZW engineers planned to conceal all antennas for “WY3 SK Coaster” inside the proposed stealth chimney at the Snow King Resort base lodge. However, when propagation studies showed that the

area to the east could not be adequately served by antennas at that location, it became necessary to add the light pole location to provide the third sector of antennas.

Determination of Need: As noted above, there is no existing public facility or tower which can accommodate VZW's proposed use without causing a substantial change to an existing tower, or otherwise creating a greater visual impact. The proposed site at the light pole near the existing coaster ride track is the best available location to serve the area on the east side of the Snow King Resort and surrounding residential properties in southeast Jackson.

Existing Condition: The proposed location of this site will be on the Snow King ski hill at the south side of the Town. The existing light pole depicted in Figure 3, below, is located adjacent to the dirt service road near the "coaster" track on the Snow King ski hill.



Figure 3: Existing Light Pole

Proposed Use: The proposed site will include a replacement light pole with a "stealth" shroud (canister) to conceal one antenna above the light fixture. Certain equipment associated with the antenna will be located beneath the "coaster" track. This equipment will be screened with a mesh enclosure so that it will appear to be similar to the other equipment related to the coaster facility. It will not be obvious that a wireless communication site is located there, i.e., the presence, purpose or nature of the facility is not readily apparent to a reasonable observer. Figure 4, below, illustrates the appearance of the proposed light pole and shroud (canister). Figure 5, below, shows the location of the proposed equipment area beneath the coaster track.



Figure 4: Proposed View – Light pole photosimulation



Figure 5: Proposed View – Equipment area

PROPOSED DEVELOPMENT PROGRAM:

Height: The proposed light pole will be 30 ft. tall, equal to the 30 ft. height limit for new communication towers in the Town of Jackson. The existing light pole is 18 ft. tall; the additional height is the minimum amount needed to accommodate antennas, mounting and screening above the existing light fixtures. The proposed stealth shroud (canister) will be 6 ft. high, concealing one 4 ft. antenna. This is the minimum size antenna available to perform the necessary function required at this location.

Setbacks: The proposed pole must be set back a distance equal to the “tower” height, i.e., 30 ft. The proposed light pole is more than 30 ft. distant from any property line (please see setback table on Sheet Z-1).

Floor Area: Please note that no new building is proposed at this site. Minimal ground space will be added to the existing light pole. The base of the new pole will be approximately 3 ft. in diameter, located in a 4 ft. square lease area (16 sq. ft.). Dimensions of the metal mesh equipment cage located below the coaster facility track will be 6 ft. x 3 ft., located in a 5 ft. x 8 ft. lease area (40 sq. ft.).

Utilities: The proposed site is an unmanned, unoccupied facility which requires only electric power and fiber optic connection for operation. No water, sewer, irrigation, natural gas or fuel storage will be required. Existing conduit for the required fiber optic line is already in place at this site, which will minimize the need for new ground disturbance.

SITE PLAN:

The enclosed site plans meet the minimum standards established in the Administrative Manual.

- Sheet T-1 is the Title and Information page;
- Sheet PS1 includes Photos, Existing and Proposed;
- Sheet SU1 is a Survey of the property with site plan overview;
- Sheet SU3 is a Survey of the property showing the access easements;
- Sheet SU4 is the 1A Certification of geographic coordinates;
- Sheet Z-1 is the Site Plan;
- Sheet Z-2 is the Enlarged Site Plan;
- Sheet Z-3 is the Existing Elevation; and
- Sheet Z-4 shows the Proposed Elevations.

FLOOR PLANS:

No new building is proposed at this site.

POSTED NOTICE:

When hearing dates are scheduled, Applicant will prepare the required signs and post notice as required by Sec. 8.2.14.C.4.

REVIEW CRITERIA:

Pursuant to the requirements outlined in the Pre-Application Conference Summary, the following items are addressed below.

GENERAL INFORMATION:

Planning Permit Application has been provided.

Notarized Letter of Authorization has been provided.

Application Fees have been paid in the amount of \$3,000.00 (amount indicated on the pre-application summary for Wireless Facility Conditional Use Permit @\$2,500.00 and a second, concurrent, Wireless Facility Conditional Use Permit @ \$500.00).

Review Fees: Applicant acknowledges responsibility for payment of review fees necessitated by the review of the application.

Mailed Notice Fee: Applicant acknowledges responsibility for payment of mailed notices in excess of 25 notices.

Digital Format: Applicant has submitted all application materials in digital format to the Planning Department.

Response to Submittal Checklist: Applicant has provided responses to the comments identified in the Pre-Application Conference Summary in the text of this narrative.

Title Report: Per the pre-application summary, this is not required. Please note that the ownership entity has changed since the pre-application conference.

Narrative description of the proposed development: This has been provided herein (see “Project Description,” above).

Proposed Development Program: This has been provided herein (see “Proposed Development Program,” above).

Site Plan: The enclosed site plan set is based on revisions discussed at the Pre-Application Conference.

Floor Plans: Not applicable.

SUBMITTAL CHECKLIST: Subsection B, Physical Development:

Structure Location and Mass: The proposed 30 ft. light pole will replace an existing 18 ft. light pole near an existing dirt service road on the Snow King ski hill. The existing pole is a 6 in. x 6 in. square; the proposed round pole will be approximately 12 in. in diameter. The proposed shroud (canister) which will conceal the antenna will be approximately 24 in. in diameter. Equipment necessary for operation of the antenna will be located beneath the coaster facility track in a leased space with dimensions of 5 ft. x 8 ft. The equipment will be screened with metal mesh intended to appear to be part of the existing elevated coaster track.

Maximum Scale of Development: Only one wireless communications site is allowed on any one parcel. This proposal is in compliance with that regulation. The companion site, “SK Coaster 2,” will be located on a separate legal parcel.

Site Development: Access to the site will be via the existing access road on the Snow King ski hill. Construction of the site will be limited to the light pole installation and installation of equipment below the coaster track, with required power and fiber.

SUBMITTAL CHECKLIST: Subsection C, Allowable Uses:

Allowed Uses: The proposed site is located in the PR zone district and wireless communications sites are an allowed use.

Maximum Scale of Use: Only one wireless communications site is allowed on any one parcel. This proposal is in compliance with that regulation. The companion site, “SK Coaster 2,” will be located on a separate legal parcel.

SUBMITTAL CHECKLIST: ARTICLE 4, Special Purpose Zones

Division 4.3, Planned Resort Zones: Per Division 4.3.2.D Land Use: The Snow King Planned Resort zone includes Convention center facilities for a year-round convention market, including community needs for convention space. Commercial services are provided for on-site guests and supplemental neighborhood services. The commercial space shall be sized and designed for serving the needs of on-site guests of the resort and nearby residents. The Snow King Master Plan is relevant to this application. A section addressing “Institutional Uses” on page 48 of the Master Plan recognizes the importance of telecommunications uses on this property (*emphasis added*):

“Institutional Uses. As defined in Section 2220 three non-residential institutional uses are considered. Snow King Resort considers all to be valid and appropriate uses within the building envelope areas. Additionally, utility uses outside the envelopes are also allowed particularly in consideration of Snow King Mountain's expanding role in providing a base for valley wide telecommunications. Although the current plan does not contemplate most of the types of institutional uses named in Section 2220, these uses are allowed since in almost every instance large segments of the community would utilize the resort and its many activities and services.”
(*emphasis added*)

SUBMITTAL CHECKLIST: ARTICLE 5, Physical Development Standards Applicable In All Zones:

Division 5.3: Scenic Standards:

5.3.1 Exterior Lighting Standards: Night lighting currently exists and has previously been approved at the Snow King Resort development. This application proposes no new lighting. The replacement light pole will support light fixtures similar if not identical to the existing fixtures.

5.3.2 Scenic Resources Overlay Standards: Subsection H provides: *Physical development shall not penetrate the Skyline on buttes and hillsides, as viewed from State highways, Spring Gulch Road, South Park Loop Road and Alta County, except in the case of an existing lot of record where there is no other siting alternative that complies with the standards of these LDRs.* The proposed light pole will not penetrate the skyline as viewed from any public road. Applicant attempted to provide a photosimulation of the proposed light pole as viewed from Snow King Avenue or Broadway Avenue; however, existing coniferous forest screened the view of the proposed site from these streets.

Division 5.5: Landscaping Standards: Due to the character of the adjacent uses and the surrounding ski slopes, no additional landscaping is proposed at this site. The proposed development will not require removal of any existing trees. The site is on a ski slope that has been cleared of trees for the existing use.

Division 5.7: Grading, Erosion Control and Stormwater Standards: Conduit for fiber optic line is already in place on the property and minimal additional ground disturbance is anticipated. No grading is proposed. Any ground disturbance will be managed in compliance with all erosion control and stormwater standards and best management practices.

Division 5.8: Design Guidelines: The following standards have been addressed in the proposed plans:

- A. **Public Space:** The proposed public space will be engaging and in scale with the existing facilities in the area. The existing light pole is approximately 18 ft. high; the proposed light pole will be 30 ft. high, with the additional height required to accommodate the antenna, mounting and screening.
- B. **Composition:** The proposed light pole will be fabricated to match the color of the existing pole. The equipment located beneath the coaster track will be enclosed in mesh screening to so that it appears to be a part of the coaster track facility.
- C. **Massing:** The proposed light pole and outdoor equipment are the minimum mass possible to accommodate the equipment required.
- D. **Street Wall:** Not applicable, as there is no “street.”
- E. **Materials:** The proposed materials are appropriate based on the context of the existing structure. The proposed shroud (canister) will be fabricated of radio frequency-transparent material to resemble the metal pole. This is the only material available to conceal the equipment while allowing the antenna to transmit radio frequency signal. The proposed pole will be metal. Outdoor equipment beneath the coaster track will be unpainted metal to match the existing coaster track facility.

In summary, the proposed site plans are in compliance with the Design Guidelines per Resolution 04-02.

SUBMITTAL CHECKLIST: ARTICLE 6: Use Standards Applicable in All Zones

Division 6.1, Allowed Uses: The proposed site is located in the PR zone district and wireless communications sites are an allowed use.

Division 6.2, Parking and Loading Standards: Division 6.2.2 requires one parking space per employee and one space per stored vehicle. This is an unmanned site and no vehicles will be stored on the site. After construction, the site will be visited for a very brief period for routine maintenance and monitoring approximately one time per month. There is no pavement in this area, as it is on the side of the ski hill. No designated parking space is proposed.

Division 6.4, Operational Standards: There will be no outside storage; all equipment associated with the site will be located in the designated areas shown on Sheets Z-1, Z-2 and Z-4 of the site plans. The unoccupied site will generate no refuse or recycling; it will be visited only occasionally by a VZW technician to monitor and maintain the equipment. The site will not generate noise or vibration. The Applicant attempted to find noise specifications for the proposed equipment that will be located in the outdoor space; however, no such specifications are available because the equipment does not generate significant noise. All VZW facilities are monitored remotely 24/7; therefore, the likelihood of fire, explosive hazards or electrical disturbances is minimal. Any unusual activity at the site would generate an automatic alert to the VZW remote monitoring office and a technician would be dispatched immediately to address the issue. The site will include its own backup battery system for power in case of a general power outage in the Town.

SUBMITTAL CHECKLIST: ARTICLE 7: Development Option and Subdivision Standards
Applicable in All Zones:

Division 7.6: Transportation Facility Standards: Proposed access and utility easements are shown on Sheet SU-3 and Z-1. Legal descriptions of the proposed easements are provided on Sheets SU1 and SU3. Access to the proposed site will be via the existing ski hill access road. The proposed use will not generate any traffic on the existing road. After construction, the site will be visited only occasionally by a technician in a standard pickup truck for regular maintenance and monitoring.

Division 7.7, Required Utilities: The proposed site is an unmanned, unoccupied facility which requires only electric power and fiber optic connection for operation. No water, sewer, irrigation, natural gas or fuel storage will be required. Existing conduit for the required fiber optic line is already installed on the ski hill. An extension of the conduit will be required for a connection with the antenna equipment. Sheets SU-1, SU-3 and Z-1 depict the proposed easement for fiber and power to the equipment that will be located beneath the elevated coaster track.

GENERAL STANDARDS AND DESIGN REQUIREMENTS:

The following Standards are required pursuant to Sec. 6.1.10.D.3.f:

1. **Must be Stealth:** The application meets this requirement with all antennas and equipment concealed from public view. The single antenna will be concealed within the shroud (canister) above the light fixture. The “stealth” addition will appear consistent with the design of the existing light pole structure. It will not be obvious that a wireless communication site is located there, i.e., the presence, purpose or nature of the facility is not readily apparent to a reasonable observer. The equipment associated with the antenna will be located in metal cabinets beneath the elevated coaster track and will be enclosed in a metal mesh “cage” intended to appear to be a part of the elevated coaster facility.
2. **Standards to be applied include the following:**

i) Determination of Need: Please see “Alternative Sites Considered” and “Determination of Need” above, pages 4-5.

ii) Concealment Element: The proposed design is the most effective concealment that can be provided with the least added mass. There is no intent to frustrate the purpose of the conditions of approval. The concealment element is intended to be consistent with the existing light pole structure. The diameter of the shroud (canister) element is approximately 24 in., the smallest possible diameter to allow for antenna mounting.

iii) Height: The proposed light pole replacement will be 30 ft. tall, consistent with the maximum allowed height of 30 ft. for new cell towers.

iv) Setbacks: The proposed light pole is more than 100% of tower height distant from all property lines. Please see setback table on Sheet Z-1.

v) Other conditions: The proposed facility is designed and will be maintained to be visually compatible with adjoining terrain and structures. Other nearby structures, including the elevated coaster track, are part of the recreational facilities at the Snow King Resort. The proposed site will not be used for storage of excess equipment and there will be no outdoor storage.

vi) Landscaping: Due to the character of the surrounding ski slopes, no landscaping is proposed at this site. The site location is on a ski slope which has been previously cleared of trees to facilitate the existing use.

vii) Signage: No commercial messages will be displayed at the proposed facility. Signage will be limited to that required by federal regulatory agencies.

viii) Lighting: No new lighting is proposed for the facility. The existing light fixture, previously approved, will be replaced on the new pole at the same height as the existing fixture.

ix) Quantity Limit: There is a limit of one (1) wireless communication facility per parcel. The proposed facility is the only wireless communication facility proposed for the subject parcel. As noted above, the “WY3 SK Coaster 2” site will be located on a separate parcel.

x) Emergency Generators: No generator is proposed.

xi) Noise Level: The facility will not generate noise or vibration. Applicant attempted to find noise specifications for the proposed equipment; however, no such specifications are available because the equipment does not generate significant noise.

xii) Visibility: The one proposed antenna will be completely concealed behind the proposed shroud (canister). The canister is designed to appear to be a logical extension of the light pole. Although the proposed light pole is more mass than the existing light pole, it is located in a vicinity that is well screened from residential and commercial uses at the base of the ski hill. The pole will not be visible to the casual observer at the Rafferty Activity Center or the condominiums on Snow King Loop Road. The proposed equipment associated with the antenna will be located beneath the existing elevated coaster track. The equipment will be enclosed and screened in a wire mesh equipment “cage” intended to appear to be part of the coaster facility.

xiii) Notice: The facility will be in compliance with all requirements for public hearings. When dates for the required public hearings are scheduled, Applicant will provide notice signs to be posted at designated locations on the property.

xiv) Access: No part of the proposed facility will obstruct access or cause the existing facility to fail to comply with the Americans with Disabilities Act.

xv) Security: Opportunities for unauthorized access will be minimized. Equipment associated with the antenna will be located beneath the elevated coaster track and screened with a wire mesh enclosure. It should be noted that VZW facilities are monitored remotely 24/7, providing additional security for the site. Any unusual activity at the site would generate an alert to VZW's remote monitoring center and a technician would be dispatched immediately to address the issue.

xvi) Building Design: No new building is proposed at this site.

CONDITIONAL USE PERMIT REQUIREMENTS:

The following findings must be made prior to approval of a conditional use permit:

1. The application is compatible with the desired future character of the area: The area surrounding the proposed light pole replacement is part of the Snow King Resort ski resort and elevated coaster ride recreational facility. This area is focused on commercial and tourism interests and the proposed light pole will be consistent with the future character of this development. As noted above, the demand for current 4G-LTE wireless technology is even more pronounced in such an area, where people rely on their smartphones and other advanced devices to assist with their business and tourist needs. The need for sufficient wireless capacity cannot be overstated.

2. The application complies with the use specific standards of Division 6.1: Town of Jackson Land Development Regulations allow wireless communications sites in the PR zone district.

3. The application minimizes adverse visual impacts: As described above, the proposed antennas will be concealed in a canister ("shroud") at the top of a light pole. The purpose of this installation is to minimize the mass of the communications site. The proposed light pole will be much less mass and visual impact than a "monopine" tower would have been.

4. The application minimizes adverse environmental impacts: There will be no adverse environmental impacts associated with this development. The proposed site will be unoccupied and requires only minimal electric utility service for operation. There will be minimal ground disturbance associated with construction of the site. Existing conduit for the required fiber optic line is already installed on the ski hill. An extension of the conduit will be required for a connection with the antenna equipment. Sheets SU-1, SU-3 and Z-1 show the proposed easement for fiber and power to the equipment that will be located beneath the elevated coaster track. Most of the fiberoptic line connecting the Rafferty Center with the proposed light pole site will be installed

with boring apparatus. Any ground that is disturbed during installation of the site will be revegetated consistent with other similar projects on this property.

5. The application minimizes adverse impacts from nuisances: The proposed site will not generate noise, odor, dust or other impacts that could be considered nuisances. As noted above, Applicant could not find noise specifications for the proposed equipment because it does not generate any significant noise.

6. The application minimizes adverse impacts on public facilities: There will be minimal impact on public facilities. The site requires only minimal electric utility service. The site is unoccupied and requires no water, sewer, trash collection or other public services. The site will generate no traffic; it will be visited only occasionally by a sole technician to monitor and maintain the equipment. All VZW facilities are monitored remotely 24/7 and standard operating procedures minimize security risks.

7. The application complies with all other relevant standards of these LDRs and all other Town Ordinances: The proposed development will comply with all Land Development Regulations, building code requirements and other ordinances. VZW operates all its facilities to the highest standards in the industry. The Snow King Master Plan is relevant to this application. A section addressing “Institutional Uses” on page 48 of the Master Plan recognizes the importance of telecommunications uses on this property:

“Institutional Uses. As defined in Section 2220 three non-residential institutional uses are considered. Snow King Resort considers all to be valid and appropriate uses within the building envelope areas. Additionally, utility uses outside the envelopes are also allowed particularly in consideration of Snow King Mountain's expanding role in providing a base for valley wide telecommunications. Although the current plan does not contemplate most of the types of institutional uses named in Section 2220, these uses are allowed since in almost every instance large segments of the community would utilize the resort and its many activities and services.”

8. The application is in substantial conformance with all standards or conditions of any prior applicable permits or approvals: Applicant believes the proposed plans meet or exceed all requirements of applicable permits and required approvals.

In summary, the application satisfies the criteria established for Conditional Use Permit findings.

“FCC SHOT CLOCK”

Under the federal Telecommunications Act, local governments must act on wireless facility permit applications within a “reasonable period of time.” In 2009, the Federal Communications Commission (“FCC”) issued a declaratory ruling, commonly known as the “Shot Clock ruling,” which clarified this obligation. Under the Shot Clock ruling, local governments generally must take final action on a wireless facility permit application within 90 days after it was filed for a collocation application, or 150 days after any other application was filed. In this case, we believe

the 150 day deadline applies. VZW requests that the Town of Jackson issue a written decision granting VZW's request within one hundred fifty (150) days of the date this application is submitted. If applicable, within thirty (30) days of the date the application is submitted, VZW requests the Town to inform VZW in writing of the specific reasons why the application is incomplete and does not meet the submittal requirements; and in doing so, to please specifically identify the code provision, ordinance, instruction or public procedure that requires the information to be submitted.

4G-LTE CAPACITY:

Please note that this will be a 4G LTE site, which means voice calls will be carried over our LTE network. THIS IS A CHANGE AND WILL REQUIRE CUSTOMERS TO HAVE A DEVICE CAPABLE OF ADVANCED CALLING. A VZW 4G LTE cell site uses the latest technology to carry both voice and data. Voice service is provided over VoLTE or Voice Over Long Term Evolution technology through a service Verizon calls Advanced Calling 1.0. Advanced Calling offers high-definition or HD voice and video calling. To complete calls on this new cell site, customers' phones must be capable of Advanced Calling and that feature must be activated in the phone itself. Both customers on a call must be served by 4G LTE and have the Advanced Calling feature activated to experience HD voice and video service. It must be noted that customers with older 1X, 3G or 4G devices without Advanced Calling will not experience a change in voice service.

CONCLUSION:

Verizon Wireless respectfully requests the Town of Jackson to grant conditional use permit approval for the above described project. The proposed site will be part of a comprehensive wireless network and approval of this application will allow VZW to meet its federally mandated obligations under the license granted by the Federal Communications Commission (FCC) pursuant to the Telecommunications Act of 1996.

LETTER OF AUTHORIZATION

SNOW KING MOUNTAIN RESORT LLC, "Owner" whose address is: _____

575 SOUTH WILLOW STREET, JACKSON, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

SNOW KING MOUNTAIN RESORT LLC

_____, as the owner of property

more specifically legally described as: LOT 59, GRAND VIEW LODGES THIRD ADDITION

PARCEL NO. 22-41-16-34-3-07-003

(If too lengthy, attach description)

HEREBY AUTHORIZES IRENE COOKE, KAPPA CONSULTING LLC ON BEHALF OF VERIZON WIRELESS 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:

(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.

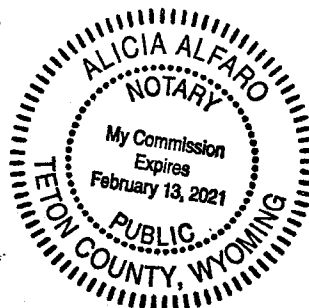
The foregoing instrument was acknowledged before me by Ryan Stanley this 15 day of February, 2018

WITNESS my hand and official seal.

(Notary Public)

My commission expires: 2/13/2021

(Seal)





**PROPOSED LIGHT POLE PHOTO SIMULATION
(LOOKING EAST)**



**PROPOSED LEASE AREA "B"
(LOOKING WEST)**

LEGEND OF SYMBOLS:

REFERENCE LETTER OR NUMBER
SECTION OR DETAIL
SCALE:
SHEET WHERE DRAWN
SHEET WHERE TAKEN

SECTION LETTER
SHEET WHERE DRAWN
SHEET WHERE TAKEN

DETAIL NUMBER
SHEET WHERE DRAWN
SHEET WHERE TAKEN

CL CENTERLINE
d PENNY

EQUIPMENT OR FIXTURE NUMBER
KEYED NOTE
T.C. 1631.33
F.L. 1631.00 SPOT ELEVATION
TOP OF WALL 1639.00 CONTROL OR DATUM POINT

PROPERTY LINE
EXISTING CONTOUR
NEW CONTOUR

ROUND/DIAMETER
APPROXIMATELY



**EXISTING LIGHT POLE
(LOOKING EAST)**

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF J5 INFRASTRUCTURE PARTNERS, LLC.

DESIGNED BY:		J5 INFRASTRUCTURE PARTNERS, LLC		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	BY	CHK	
C	REVISED PER COMMENTS	9/25/17	MDA	-	-
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-	-
E	REVISED PER COMMENTS	11/15/17	MDA	-	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-	-
G	REVISED PER FIBER COORD. & UPDATED SU/1A	5/8/18	MDA	-	-

**PRELIMINARY
FOR LEASING/ZONING**

PROJECT NAME:

WY3 SK COASTER 1

PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

**402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY**

SHEET TITLE:

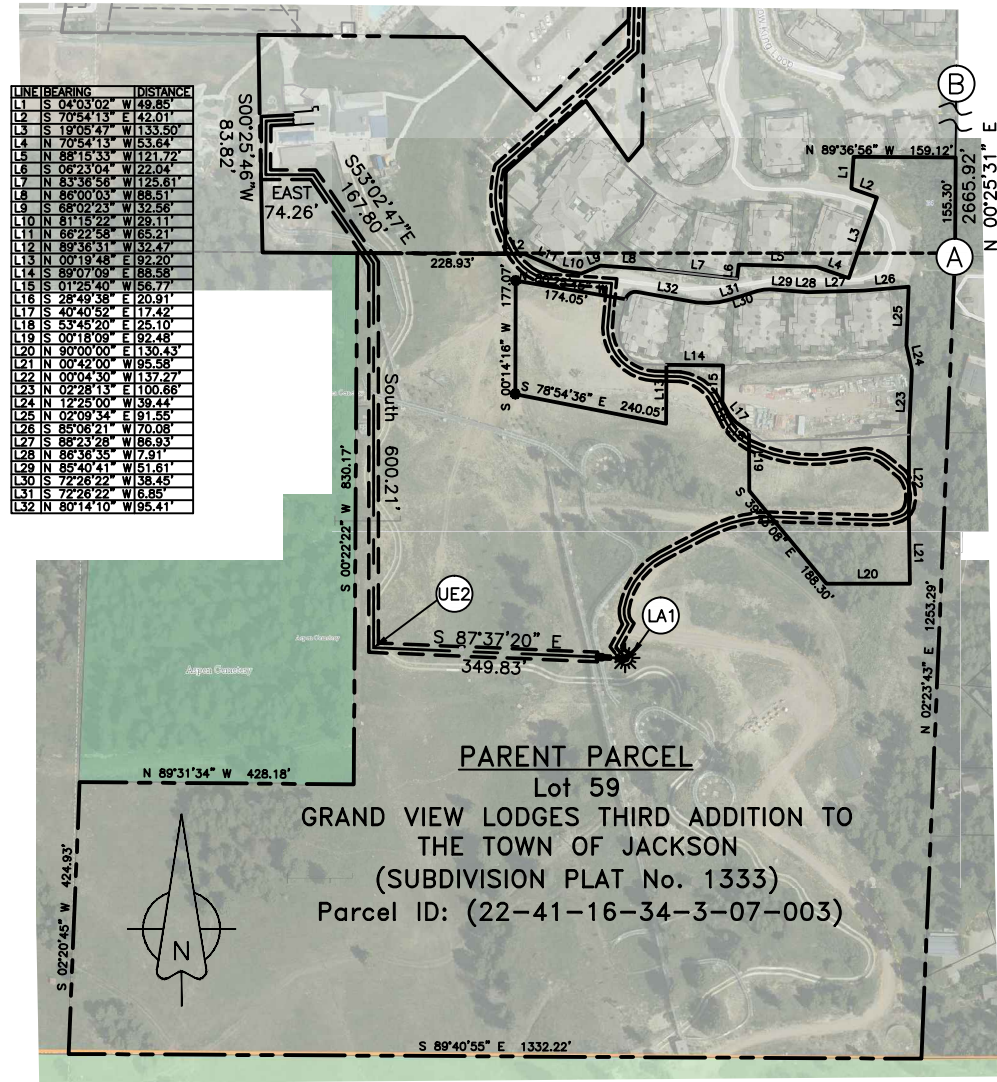
PHOTO SHEET

SAVE DATE:

5/8/2018 4:26 PM

SHEET NUMBER:

PS1



PARENT PARCEL AND SURVEY CONTROL OVERVIEW

A strip of land fifteen feet (15') wide for the purpose of serving a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said strip of land is more particularly described by metes and bounds as follows:
Beginning at a point that is 1033.69 feet West and 214.40 feet North of the Center Quarter Corner of Section 34 Township 41 North, Range 116 W, 6th P.M.; thence S. 87°17'32" W. 42.20 feet, thence S. 00°25'46" W. 83.82 feet, thence EAST 74.26 feet, thence S. 34°14'59" E. 147.96 feet, thence S. 34°14'59" E. 19.83 feet, thence South 600.21 feet, thence S 87°37'20" E 349.83 feet to the terminus of said centerline.
The above described parcel of land contains 19,561.50 square feet in area or 0.449 of an acre more or less.

UE2 UTILITY EASEMENT LAND DESCRIPTION

A strip of land (4' X 4') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); more particularly described by metes and bounds as follows:
Beginning at a point that is 624.59 feet South and 516.73 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence East 4 feet, thence South 4 feet, thence West 4 feet to the point of beginning.
The above described parcel of land contains 16 square feet in area or 0.000 of an acre more or less.

LA1 LEASE AREA 1 LAND DESCRIPTION

A strip of land (8' X 5') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); more particularly described by metes and bounds as follows:
Beginning at a point that is 622.66 feet South and 550.18 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 87°37'20" W. 8.00 feet, thence S. 02°22'40" W. 5.00 feet, thence S. 87°37'20" E. 8.00 feet, thence N. 02°22'40" E. 5.00 feet to the point of beginning. The above described parcel of land contains 40 square feet in area or 0.001 acres more or less.

LA2 LEASE AREA 2 LAND DESCRIPTION

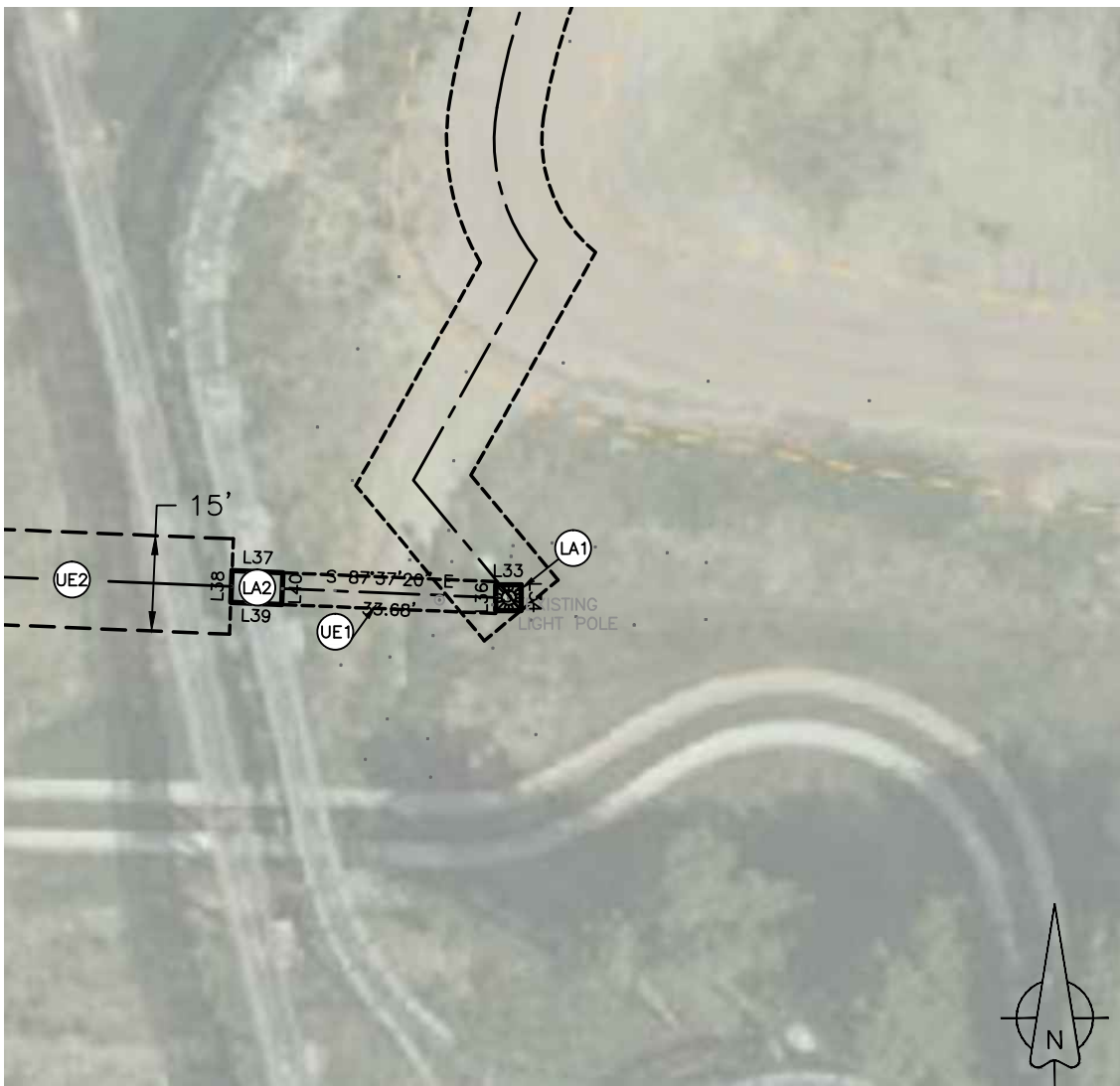
A strip of land five feet (5') wide for the purpose of serving a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said strip of land is more particularly described by metes and bounds as follows:
Beginning at a point that is 622.66 feet South and 550.18 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 87°37'20" E. 33.68 feet, thence S. 2°22'40" W. 5 feet, thence N. 87°37'20" W. 33.68 feet, thence N. 2°22'40" E. 5 feet to the terminus of said centerline.
The above described parcel of land contains 168.4 square feet in area or 0.003 of an acre more or less.

UE1 UTILITY EASEMENT LAND DESCRIPTION

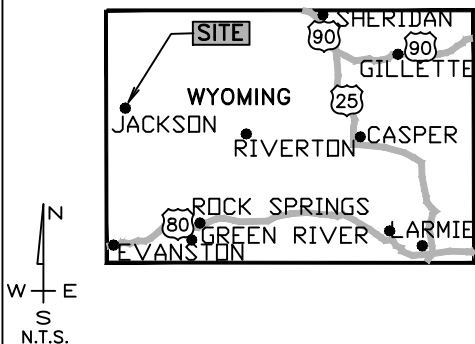
KEYED NOTES

(A) FOUND BRASS CAP MARKING THE CENTER ¼ CORNER SEC. 34 T.41N. R.116W. 6TH PRINCIPAL MERIDIAN, TETON COUNTY WY. [HELD FOR ORIGIN OF SURVEY]

(B) NORTH ¼ CORNER SEC. 34 T.41N. R.116W. 6TH PRINCIPAL MERIDIAN, TETON COUNTY WY. (FOUND 1965 BRASS CAP REFERENCE MONUMENT 31.00' S25°06'22"E OF TRUE CORNER) [HELD TRUE CORNER POSITION FOR ALIGNMENT]



REGIONAL MAP:



PARENT PARCEL OWNER:

SNOW KING MOUNTAIN RESORT LLC

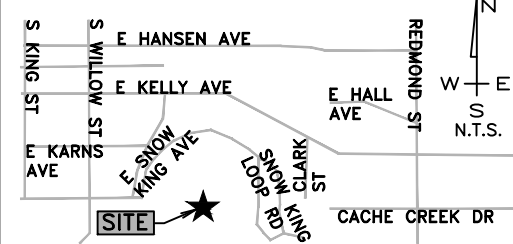
575 S. Willow Street, Jackson WY 83001

CONTACT INFORMATION:
RYAN STANLEY
PHONE: 970-531-0831

PUBLIC RECORD PARCEL I.D.:

22-41-16-34-2-00-014

VICINITY MAP:



FEMA PUBLIC FLOOD MAP INFO:

ZONE: X PANEL: 56039C2907D DATE: 09/16/2015

FLOOD NOTE: AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

DRIVING DIRECTIONS:

TAKE W MCMILLAN RD TO ID-55 (0.6 MI), FOLLOW I-84 E, US-20 E, AND US-26 E TO ID-31 E/PINE CREEK RD IN SWAN VALLEY (308 MI), TAKE WY-22 E TO US-191 IN TETON COUNTY (43.9 MI), TURN LEFT ONTO US-191 N/US-26E/US-89 N (0.5 MI), DRIVE TO W SNOW KING AVE (1.4 MI) DESTINATION WILL BE ON THE RIGHT.

SURVEYOR'S NARRATIVE:

It is the intent of this map and the survey on which it is based is to represent the perimeter lines of the Parent Parcel and the location of the proposed lease area and Access/Utility easements within the parent parcel. Property corners and other survey markers, monuments or evidence that were found at the time of this survey are drawn and noted accordingly.

SURVEYOR'S NOTE & CERTIFICATION:

This "Lease Area Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements and the perimeter of the parent parcel was verified from field and record information. This "Lease Area Survey" is not a Boundary Survey of the Parent Parcel and this Survey was developed to support the communications facility plan set named hereon.

I, James D. Pitkin, of Murray, Utah, do hereby certify that this Lease Area Map as prepared from field notes taken during an actual survey made under my direct supervision by CIS Professional Land Surveying, for whose work I stand personally responsible, on (7/3/17), that this map correctly shows the results of said survey and that this map represents the positions of the monuments and lines as found at the time of said survey; and that it is a correct and accurate representation of said survey to the best of my knowledge and belief.



Mona, UT
(435)660-0816
cory@cisppls.com
PROFESSIONAL LAND SURVEYING
JAMES D. PITKIN W&P.L.S. #10111 04/26/18

BASIS OF BEARING AND DATUM NOTE:

- All distances are at ground in US survey feet and all bearings are Grid based upon the Wyoming Coordinate System 1983, Wyoming West Zone. (NAD83)
- Survey Performed with a Survey Grade Trimble GPS receiver and computed using the National Geodetic Survey Online Positioning User Service.
Geodetic Position of Control Monument is:
LATITUDE: 43°28'20.56094"N
LONGITUDE: 110°45'08.47729"W
APPROX. ELLIPSOID HEIGHT: 6370± sft
(NOT 1A COORDINATES - SEE SEPARATE CERTIFICATION)
HORZ. DATUM NAD83 VERT. DATUM NAVD88 [GEOID12B]

GRID POSITION (SURVEY FT)
NORTHING:
1411899.65sft
EASTING:
2447076.54sft
ELEVATION:
6400± sft

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT BY J5 INFRASTRUCTURE PARTNERS.

REV.	DESCRIPTION	DATE	BY	CHK
A	90% PRELIMINARY FOR CLIENT REVIEW ONLY	7/07/17	CIS	CIS
B	UPDATED UE2 AND ADDED ACCESS ROUTE	04/26/18	CKS	CIS
C	FINAL REVIEW AND SURVEYOR'S CERTIFICATION			

PROJECT NAME:

VERIZON
WY3 SK COASTER 1

PROJECT ADDRESS:

402 E SNOW KING AVENUE
JACKSON CITY
TETON COUNTY
WYOMING

TITLE REPORT REVIEW CERTIFICATION

THIS IS TO CERTIFY THAT THE EXCEPTIONS LISTED IN SCHEDULE B PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED --/--/2017 BY FIRST AMERICAN TITLE INSURANCE COMPANY (FILE No. ---) HAVE BEEN REVIEWED BY THE SURVEYOR. IF ANY OF THEM AFFECT THE VERIZON WIRELESS PROPOSED LEASE AREA(S) THEY ARE PLOTTED (if locatable) AND NOTED ACCORDINGLY HEREON.

DATE OF SURV.: 8/2/17

DESIGNED FOR:

verizon
12877 W MCMILLAN RD.
BOISE, ID 83713

DESIGNED BY:

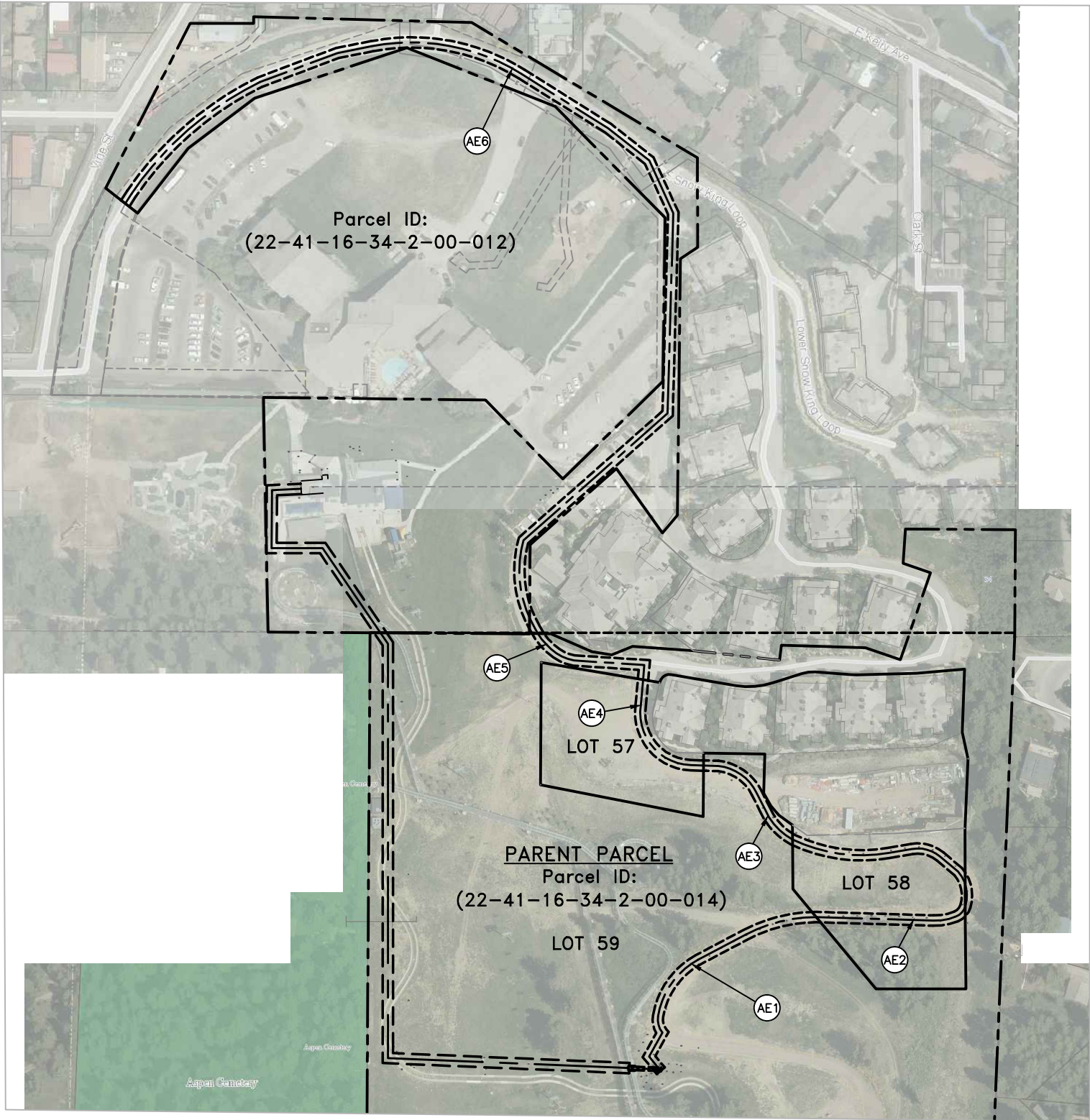
J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

SHEET TITLE:

SURVEY NOTES & REFERENCE
SURVEY CONTROL OVERVIEW
SITE PLAN OVERVIEW

J5 SITE I.D.: VZ WY3 SK COASTER 1

SHEET INFO.: Sheet 1 of 3 SU1



A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 4.72 feet North and 690.52 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence along a curve turning to the left with an arc length of 39.32 feet, a radius of 95.10 feet and a chord bearing and distance of S. 43°15'07" E. 39.04 feet, thence along a compound curve turning to the left with an arc length of 27.58 feet, a radius of 63.95 feet and a chord bearing and distance of S. 67°27'00" E. 27.36 feet, thence S. 86°17'55" E. 102.35 feet, thence S. 05°11'38" W. 21.43 feet to the terminus of said centerline.
The above described parcel of land contains 2,860.05 square feet in area or 0.066 of an acre more or less.

Ⓐ5 ACCESS EASEMENT 5 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Tract A as shown on Map T-71-a as recorded in the office of the Teton County Clerk; the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 627.97 feet North and 1288.41 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 33°02'36" E. 17.08 feet, thence along a curve turning to the right with an arc length of 248.76 feet, a radius of 482.69 feet and a chord bearing and distance of N. 49°00'07" E. 246.01 feet, thence N. 69°24'12" E. 120.25 feet, thence N. 78°54'03" E. 50.54 feet, thence along a curve turning to the right with an arc length of 226.07 feet, a radius of 300.00 feet and a chord bearing and distance of S. 79°30'41" E. 220.75 feet, thence S. 57°55'26" E. 147.90 feet, thence S. 51°44'59" E. 75.84 feet, thence S. 24°32'43" E. 83.78 feet, thence S. 01°36'43" W. 290.24 feet, thence S. 48°38'45" W. 278.33 feet, thence along a curve turning to the left with an arc length of 132.95 feet, a radius of 166.07 feet and a chord bearing and distance of S. 07°40'46" E. 129.43 feet, thence along a compound curve turning to the left with an arc length of 7.80 feet, a radius of 95.10 feet and a chord bearing and distance of S. 29°03'26" E. 7.80 feet to the terminus of said centerline.
The above described parcel of land contains 25,192.95 square feet in area or 0.578 of an acre more or less.

Ⓐ6 ACCESS EASEMENT 6 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 628.59 feet South and 512.73 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 39°36'09" W. 26.55 feet, thence N. 29°11'54" E. 39.65 feet, thence along a curve turning to the right with an arc length of 25.52 feet, a radius of 30.34 feet and a chord bearing and distance of N. 14°35'24" W. 24.77 feet, thence along a compound curve turning to the right with an arc length of 103.80 feet, a radius of 115.02 feet and a chord bearing and distance of N. 35°24'39" E. 100.31 feet, thence N. 62°11'39" E. 77.93 feet, thence along a curve turning to the right with an arc length of 106.28 feet, a radius of 219.27 feet and a chord bearing and distance of N. 76°01'12" E. 105.24 feet to the terminus of said centerline.
The above described parcel of land contains 5,695.95 square feet in area or 0.131 of an acre more or less.

Ⓐ1 ACCESS EASEMENT 1 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 58 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 293.60 feet South and 321.60 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence along a curve turning to the left with an arc length of 142.73 feet, a radius of 230.14 feet and a chord bearing and distance of S. 81°59'38" E. 140.45 feet, thence N. 80°18'28" E. 34.08 feet, thence along a curve turning to the right with an arc length of 43.89 feet, a radius of 49.84 feet and a chord bearing and distance of S. 75°12'56" E. 42.48 feet, thence S. 49°59'23" E. 33.78 feet, thence along a curve turning to the right with an arc length of 53.96 feet, a radius of 53.28 feet and a chord bearing and distance of S. 11°42'09" E. 51.69 feet, thence along a compound curve turning to the right with an arc length of 20.30 feet, a radius of 23.05 feet and a chord bearing and distance of S. 42°32'18" W. 19.65 feet, thence along a compound curve turning to the right with an arc length of 33.56 feet, a radius of 80.38 feet and a chord bearing and distance of S. 79°43'37" W. 33.32 feet, thence N. 88°18'39" W. 169.89 feet to the terminus of said centerline.
The above described parcel of land contains 7,982.85 square feet in area or 0.183 of an acre more or less.

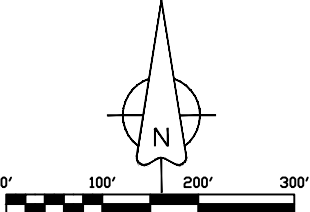
Ⓐ2 ACCESS EASEMENT 2 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 186.46 feet South and 450.65 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 88°28'27" E. 21.41 feet, thence along a curve turning to the right with an arc length of 70.69 feet, a radius of 70.90 feet and a chord bearing and distance of S. 54°59'51" E. 67.80 feet, thence S. 26°25'58" E. 27.75 feet, thence along a curve turning to the left with an arc length of 59.50 feet, a radius of 91.02 feet and a chord bearing and distance of S. 42°52'15" E. 58.44 feet to the terminus of said centerline.
The above described parcel of land contains 2,690.10 square feet in area or 0.062 of an acre more or less.

Ⓐ3 ACCESS EASEMENT 3 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 57 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 62.15 feet South and 538.30 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 05°11'38" W. 37.05 feet, thence along a curve turning to the left with an arc length of 127.54 feet, a radius of 75.78 feet and a chord bearing and distance of S. 39°50'04" E. 113.01 feet, thence S. 88°03'03" E. 18.62 feet to the terminus of said centerline.
The above described parcel of land contains 2,748.15 square feet in area or 0.063 of an acre more or less.

Ⓐ4 ACCESS EASEMENT 4 LAND DESCRIPTION



SCALE: 1" = 200'

CIS
PROFESSIONAL LAND SURVEYING
Mona, UT (435)660-0816
cispls1@gmail.com

DESIGNED FOR:

verizon
12877 W MCMILLAN RD.
BOISE, ID 83713

DESIGNED BY:

J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

SHEET TITLE:

ACCESS EASEMENT

J5 SITE I.D.:	WY3 SK COASTER
SHEET INFO.:	Sheet 3 of 3
	SU3

PREPARED FOR:

verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

1A CERTIFICATION LETTER

FOR
VERIZON WIRELESS
FACILITY KNOWN AS:
WY3 SK COASTER 1, X Sector
TETON COUNTY, WYOMING

ELEVATION REPORT:

NAVD88 - GROUND ELEVATION: 6541 sft
[ELEVATION METERS]: 1993.623 m

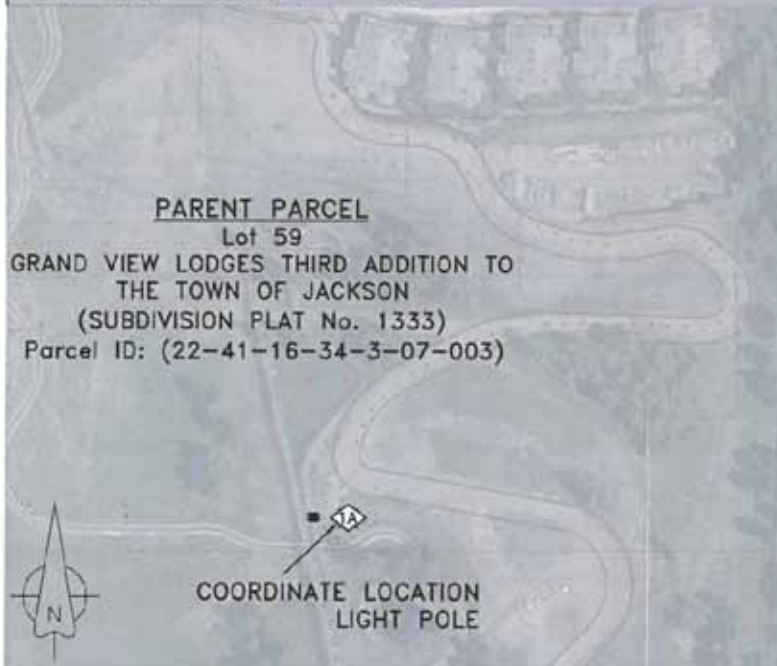
LEGAL DESCRIPTION:

626.6 FEET SOUTH AND 514.72
FEET WEST OF THE CENTER $\frac{1}{4}$
CORNER OF SECTION 34, T.41N.
R.116W, 6TH PRINCIPAL MERIDIAN,
TETON COUNTY WY.

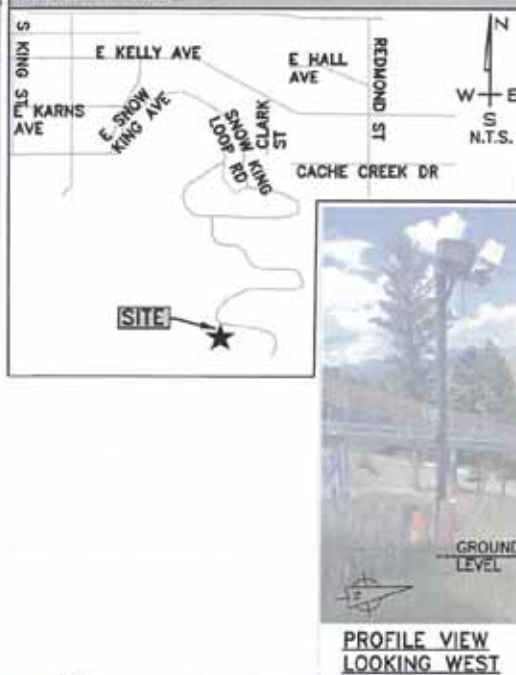
SITE LOCATION:

SITE IS LOCATED AT:
402 E SNOW KING AVENUE
JACKSON CITY,
TETON COUNTY, WYOMING.

PLAN VIEW: SCALE 1" = 200'



VICINITY MAP



BASIS OF GEODETIC COORDINATES:

- (1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") AND CARRIED TO THE 100TH OF A SECOND, AND ALSO EXPRESSED IN DEGREES AND DECIMAL DEGREES.
- (2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EXPRESSED IN U.S. SURVEY FEET AND METERS (METER EQUIVALENT TO 39.37 INCHES).
- (3) NAD83 GEODETIC DATA SHOWN HEREON WAS DERIVED FROM AND IS TIED TO THE NATIONAL GEODETIC SURVEY, NATIONAL C.O.R.S. VIA THE O.P.U.S. UTILITY AND/OR TRIMBLE GEOMATICS SOFTWARE.

GEODETIC COORDINATES:

NAD 83: 43°28'14.34" N
110°45'15.41" W
DECIMAL DEGREES: 43.47065°N
110.754281°W

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE GEO-
DETIC COORDINATES REPORTED
HEREON ARE ACCURATE AND
MEET FAA/FCC REPORTING RE-
QUIREMENTS OF 1A: FIFTEEN
FEET (15') HORIZONTALLY AND
THREE FEET (3') VERTICALLY.

DATE OF SURV.:

8/16/17

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THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE
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THE WRITTEN CONSENT BY J5 INFRASTRUCTURE PARTNERS.

PREPARED BY:

CIS
PROFESSIONAL LAND SURVEYING

JAMES D. PITKIN WY P.L.S. #10111 11/02/17

(435)660-0816
cory@cispis.com

J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

DESIGNED FOR:

verizon
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
C	REVISED PER COMMENTS	9/25/17	MDA	-
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-
E	REVISED PER COMMENTS	11/15/17	MDA	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-
G	REVISED PER FIBER COORD. & UPDATED SU/1A	5/8/18	MDA	-

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

1A CERTIFICATION LETTER

SAVE DATE:

5/8/2018 4:26 PM

SHEET NUMBER:

SU4

SITE NOTES:	
1.	PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
2.	INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.


SETBACK TABLE:		
	LEASE AREA "A" BOUNDARY TO PARENT PROPERTY LINE	LEASE AREA "B" BOUNDARY TO PARENT PROPERTY LINE
NORTH	~608'	~610'
SOUTH	~621'	~621'
EAST	~486'	~524'
WEST	~422'	~380'

DESIGNED FOR:


3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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DESIGNED BY:



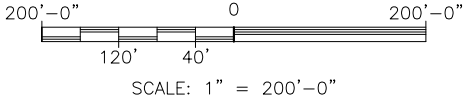
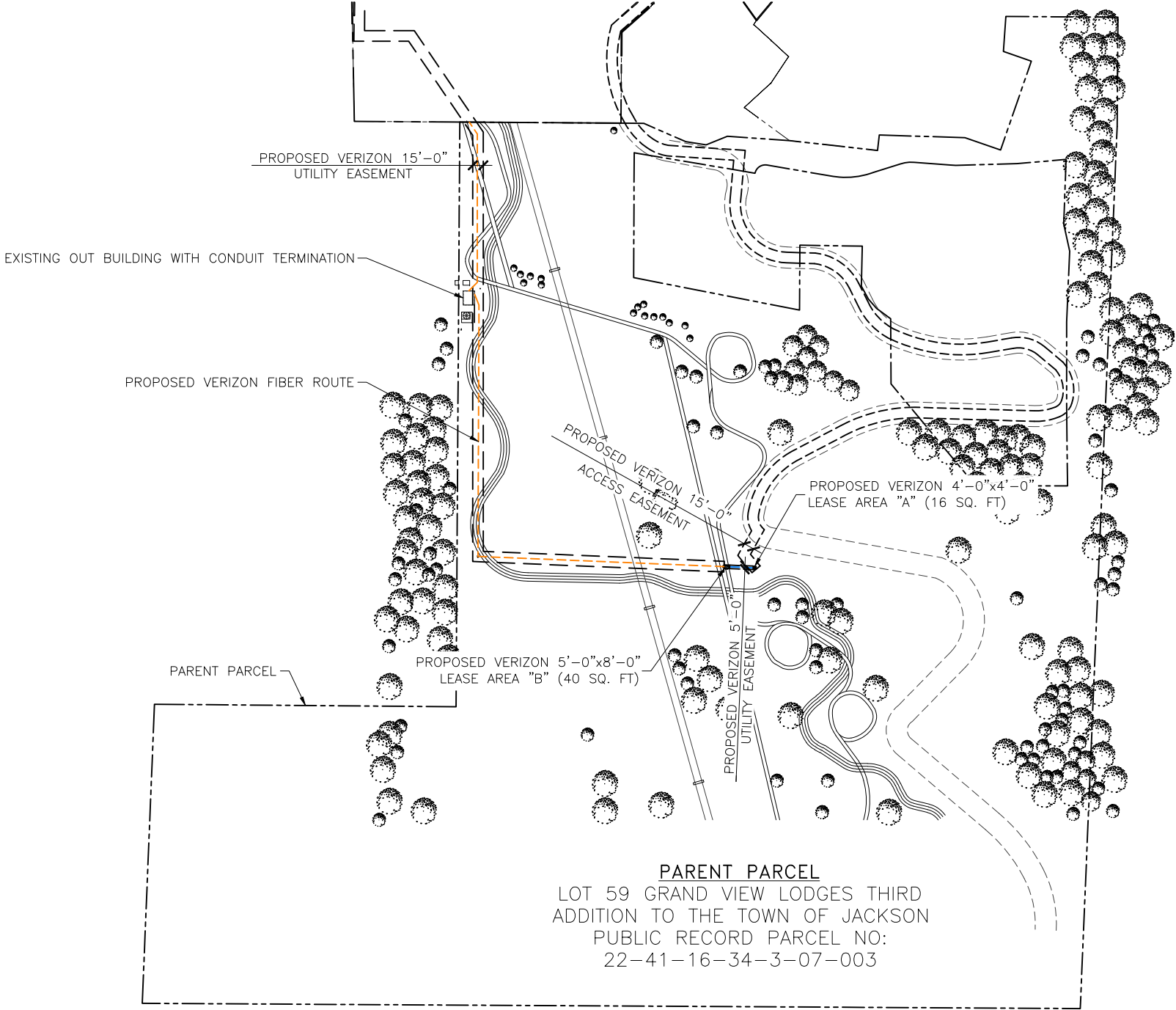
INFRAS


TRUCTURE

PARTNERS

AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
C	REVISED PER COMMENTS	9/25/17	MDA	-
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-
E	REVISED PER COMMENTS	11/15/17	MDA	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-
G	REVISED PER FIBER COORD & UPDATED SU/1A	5/8/18	MDA	-





PROJECT NAME:
WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:
402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:
SITE PLAN

SAVE DATE:
5/8/2018 4:26 PM

SHEET NUMBER:
Z1

SITE NOTES:

- | | |
|----|--|
| 1. | PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES. |
| 2. | INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES. |

EXISTING
DIRT ROAD

PROPOSED VERIZON 15'-0"
ACCESS EASEMENT

PARENT PARCEL
LOT 59 GRAND VIEW LODGES
THIRD ADDITION TO THE TOWN OF
JACKSON
PUBLIC RECORD PARCEL NO:
22-41-16-34-3-07-003

— EXISTING MOUNTAIN COASTER TRACK

— EXISTING MOUNTAIN COASTER TRACK

PROPOSED VERIZON 5'-0" UTILITY EASEMENT

EXISTING ELECTRICAL PEDESTAL
PROPOSED VERIZON COAX ROUTE
36'-7"

SITE PLAN
SCALE: 3/16" = 1'-0"



36

DESIGNED FOR:

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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THE USE OF OUR CLIENT. ANY REPRODUCTION OR
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CONSENT OF J5 INFRASTRUCTURE PARTNERS, LLC.

JS INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
C	REVISED PER COMMENTS	9/25/17	MDA	—
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	—
E	REVISED PER COMMENTS	11/15/17	MDA	—
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	—

DESIGNED BY:

**PRELIMINARY
FOR LEASING/ZONING**

PROJECT NAME:

WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

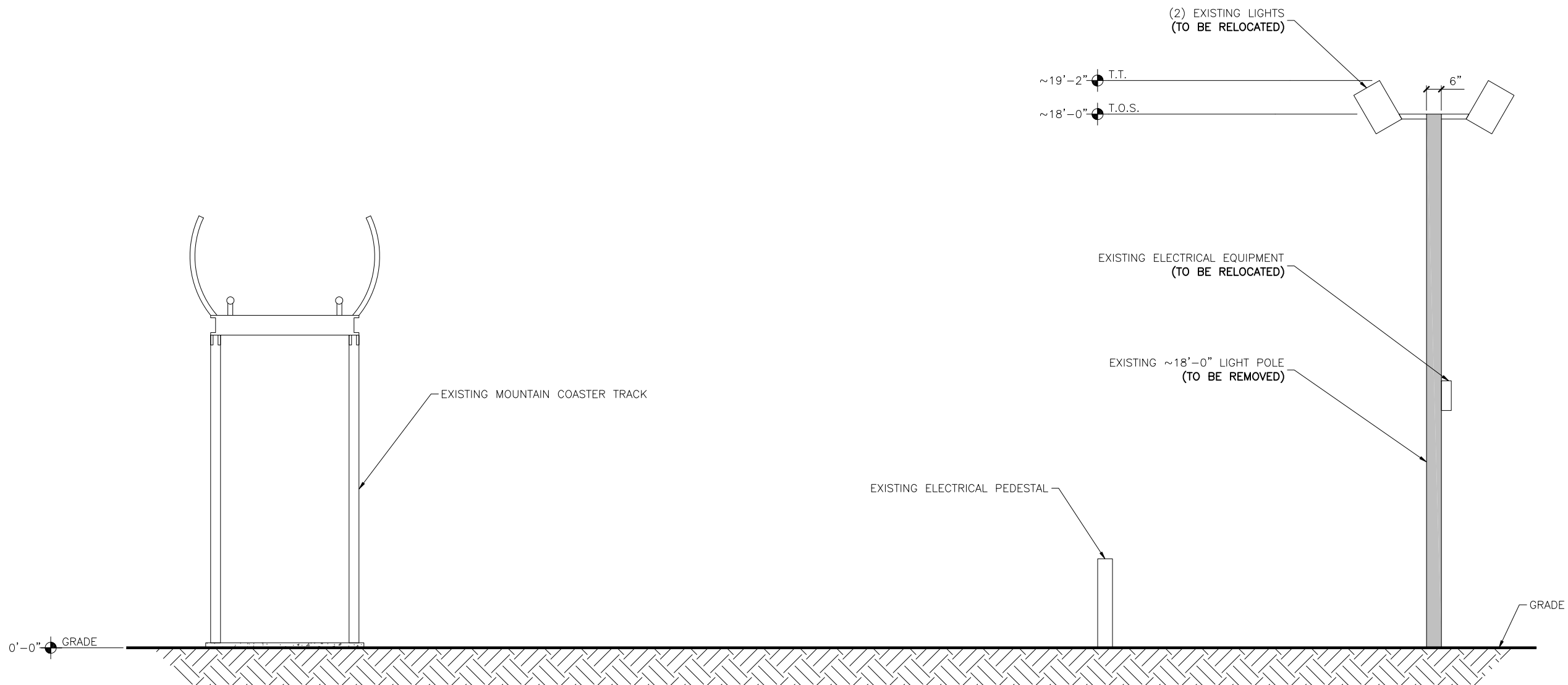
ENLARGED
SITE PLAN

SAVE DATE:

5/8/2018 4:26 PM

SHEET NUMBER:

72




KEY:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

DESIGNED FOR:


3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018


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DESIGNED BY:

 J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
C	REVISED PER COMMENTS	9/25/17	MDA	-
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-
E	REVISED PER COMMENTS	11/15/17	MDA	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-
G	REVISED PER FIBER COORD & UPDATED SU/1A	5/8/18	MDA	-

DESIGNED BY:



PROJECT NAME:

WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

EXISTING ELEVATION

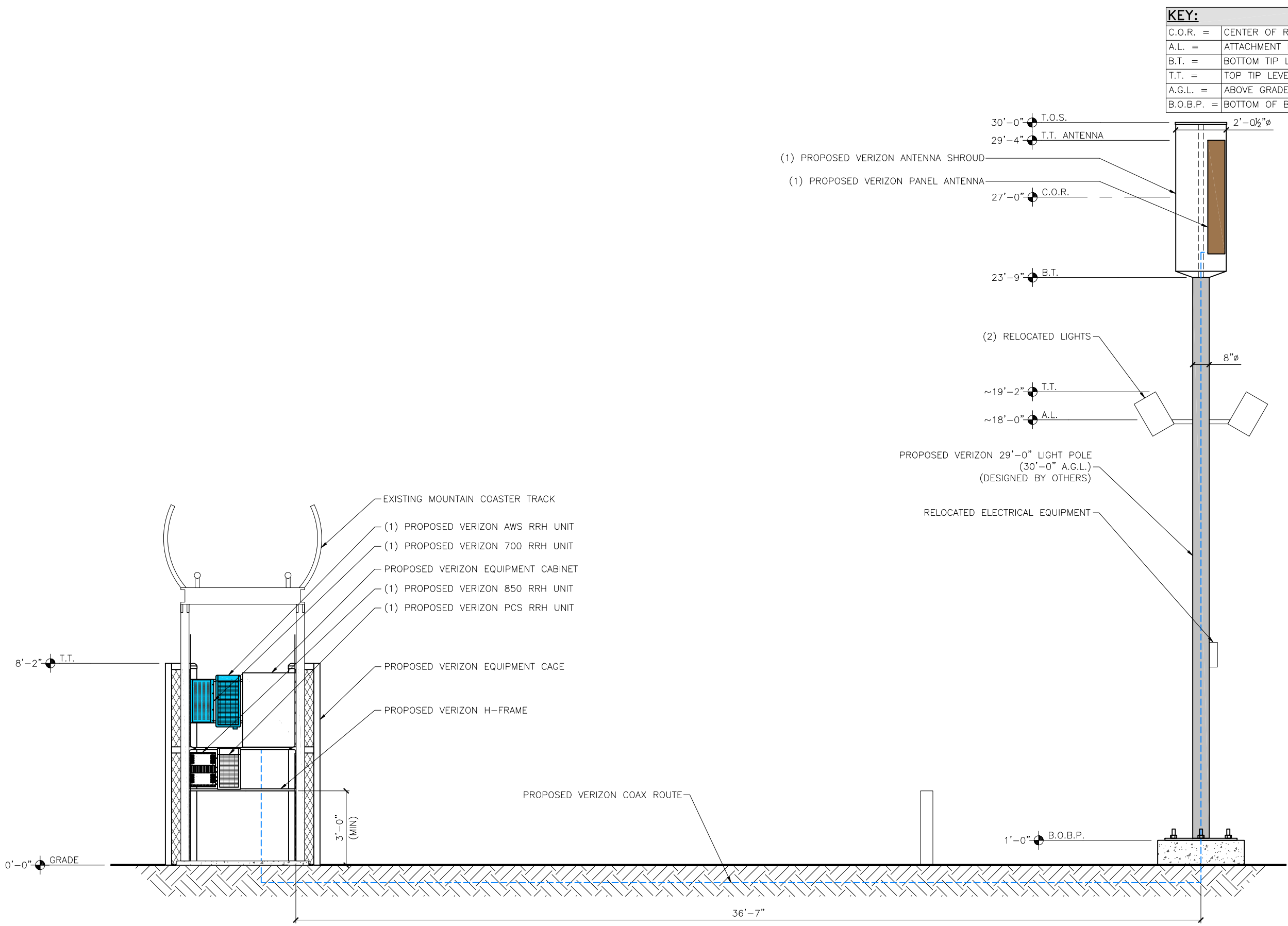
SAVE DATE:

5/8/2018 4:26 PM

SHEET NUMBER:

Z3

EXISTING SOUTH ELEVATION
SCALE: N.T.S.



PROPOSED SOUTH ELEVATION
SCALE: N.T.S.

KEY:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE PARTNERS, LLC		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	CHK
C	REVISED PER COMMENTS	9/25/17	MDA
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA
E	REVISED PER COMMENTS	11/15/17	MDA
F	REVISED PER UPDATED SURVEY	3/21/18	MDA
G	REVISED PER FIBER COORD & UPDATED SU/1A	5/8/18	MDA

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

PROPOSED ELEVATION

SAVE DATE:

5/8/2018 4:26 PM

SHEET NUMBER:

Z4

[illegible]



Verizon Wireless
9656 South Prosperity Road
West Jordan, Utah 84088

TO: Bob Nevins, Senior Planner

RE: Compliance with Applicable Codes
Verizon Wireless WY3 SK Coaster 1 and 2

DATE: April 21, 2017

This letter is submitted in accordance with Sec. 6.1.10.D.3.d.vii of the Town of Jackson Land Development Regulations. Verizon Wireless affirms that the proposed Base Stations known as "WY3 SK Coaster 1 and 2," to be located at the base of the Snow King Resort, will be constructed and maintained in compliance with all applicable non-discretionary structural, electrical, energy, building and safety codes.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jennifer Sedillo", written in a cursive style.

Jennifer Sedillo
Real Estate Manager



TO: Bob Nevins, Senior Planner

RE: Compliance with ANSI Standards
Verizon Wireless WY3 SK Coaster 1 and 2

DATE: April 22, 2017

This letter is submitted in accordance with Sec. 6.1.10.D.3.d.v of the Town of Jackson Land Development Regulations. Verizon Wireless affirms that the proposed base stations known as WY3 SK Coaster 1 and 2, to be located at the base of Snow King Resort at 402 E. Snow King Avenue, will be constructed and maintained in compliance with all applicable standards of the American National Standards Institute (ANSI) for electromagnetic radiation. Verizon Wireless further affirms that the facility will meet or exceed current ANSI standards as adopted by the Federal Communications Commission (FCC).

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Griffin", with a stylized flourish at the end.

Travis Griffin
Senior Manager RF System Design
Verizon Wireless
3131 South Vaughn Way, Suite 550
Aurora, CO 80014



TO: Bob Nevins, Senior Planner

RE: Verizon Wireless SK Coaster 1 and 2

DATE: April 22, 2017

To Whom It May Concern:

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-referenced proposed sites and based on the results of those evaluations the sites will be compliant with FCC Guidelines.

The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as the Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at : <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>.

Please refer to the FCC Office of Engineering and Technology Bulletin 65 for information on RF exposure guidelines.

Policy questions should be directed to VZWRFCCompliance@verizonwireless.com. Please contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Travis Griffin	Travis.Griffin2@vzw.com	303-489-9198

Sincerely,

Travis Griffin
Senior Manager RF System Design
Verizon Wireless
3131 South Vaughn Way, Suite 550
Aurora, CO 80014

Kappa Consulting Limited Liability Company

Irene C. Cooke
1599 County Road 5221
P O Box 423
Tabernash, CO 80478

Mobile: 970-531-0831
Office: 970-726-4574
Fax: 970-726-6953
Email: irene@ireneco.com

June 7, 2018

Sent via email to Brendan Conboy; BConboy@jacksonwy.gov

Brendan Conboy
Town of Jackson
150 E. Pearl Avenue
Jackson, WY 83001

RE: Verizon Wireless CUP Applications
402 E. Snow King Avenue
Project Numbers P18-163 and P18-164

Dear Brendan:

Please accept this letter as an addendum to the above referenced applications for wireless communications sites. Based on the Snow King Master Plan in the PR-SK zone, no employee housing mitigation plan will be required. Please see Snow King Master Plan, Page 51: Snow King Resort Land Use Schedule; Institutional Uses: Allowed: C (Conditional Use).

DIVISION 49500 of the 1994 LDRs provides certain exemptions from Employee Housing Standards:

SECTION 49520 EXEMPTIONS

49520.G. Institutional Uses: This section provides that development of an institutional use, as listed in Section 2220.C., Institutional uses, is exempt from the standards of this Division.

SECTION 2220 DEFINITIONS FOR USE SCHEDULE

2200.C.1 Institutional Uses: This section includes wireless communications services and/or facilities are included in the definition of an Institutional Use, and wireless communications facilities, such as the ones proposed in the above referenced applications, are thus exempt from the Employee Housing Standards as provided under Section 49520.G.

Thank you in advance for your consideration of this addendum.

Sincerely,



Irene Cooke

**VERIZON WIRELESS WY3 SK COASTER 1
LEGAL DESCRIPTION**

Lot 59 of the Grand View Lodges Third Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded November 14, 2013 as Plat No. 1333.



PROPOSED LIGHT POLE PHOTO SIMULATION
(LOOKING EAST)



PROPOSED LEASE AREA "B"
(LOOKING WEST)

LEGEND OF SYMBOLS:

REFERENCE LETTER OR NUMBER
SECTION OR DETAIL
SCALE:
SHEET WHERE DRAWN
SHEET WHERE TAKEN

SECTION LETTER
SHEET WHERE DRAWN
SHEET WHERE TAKEN

DETAIL NUMBER
SHEET WHERE DRAWN
SHEET WHERE TAKEN

CL CENTERLINE
d PENNY

EQUIPMENT OR FIXTURE NUMBER
KEYED NOTE

T.C. 1631.33
F.L. 1631.00 SPOT ELEVATION

TOP OF WALL
1639.00 CONTROL OR DATUM POINT

PROPERTY LINE

EXISTING CONTOUR

NEW CONTOUR

ROUND/DIAMETER
APPROXIMATELY



EXISTING LIGHT POLE
(LOOKING EAST)

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE PARTNERS		AZ - CA - CO - ID - NM - NV - TX - UT		REV	DESCRIPTION	DATE	BY	CHK
				D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-
				E	REVISED PER COMMENTS	11/15/17	MDA	-
				F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-
				G	REVISED PER FIBER COORD & UPDATED SU/1A	5/8/18	MDA	-
				H	REVISED PER UPDATED SURVEY	8/23/18	MDA	-

PRELIMINARY
FOR LEASING/ZONING

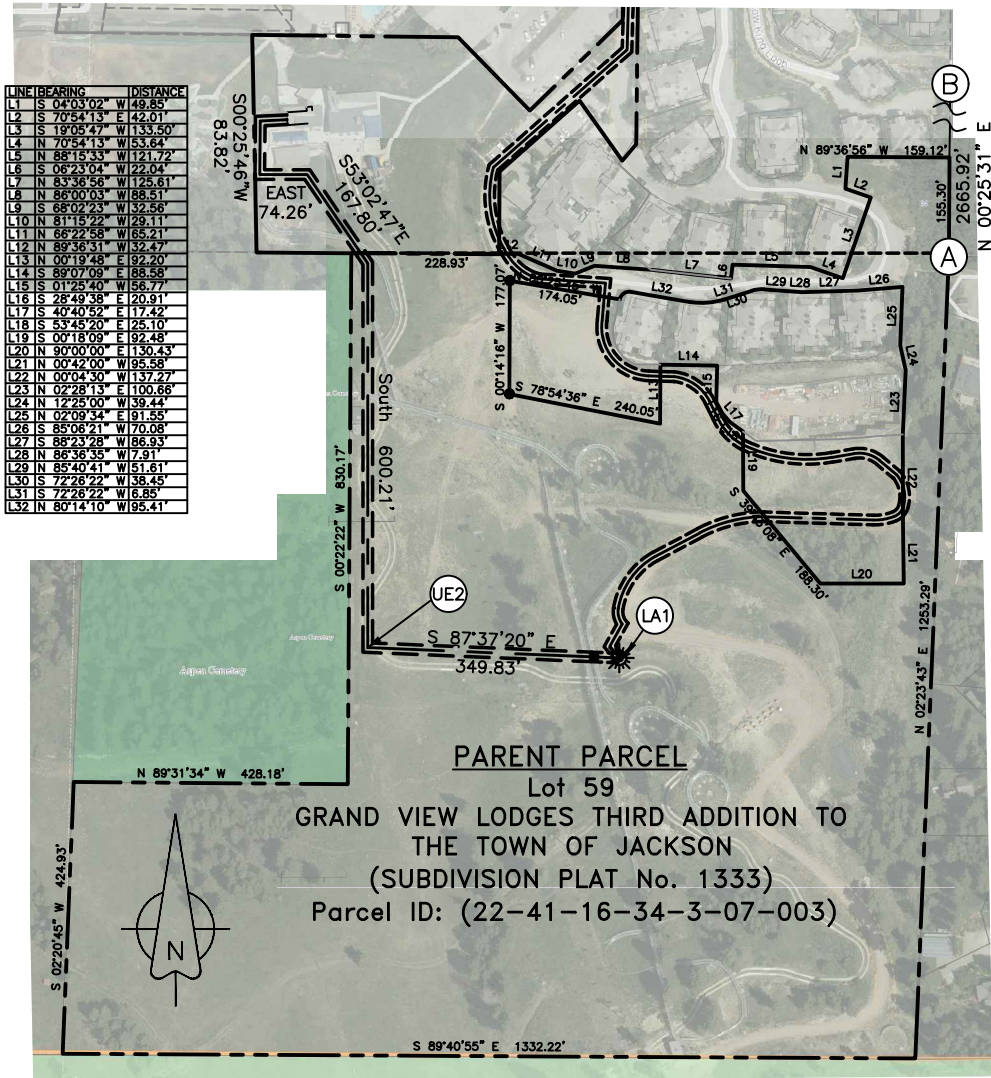
PROJECT NAME:
WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:
**402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY**

SHEET TITLE:
PHOTO SHEET

SAVE DATE:
8/23/2018 4:54 PM

SHEET NUMBER:
PS1



PARENT PARCEL AND SURVEY CONTROL OVERVIEW

A strip of land fifteen feet (15') wide for the purpose of serving a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said strip of land is more particularly described by metes and bounds as follows:
Beginning at a point that is 1033.69 feet West and 214.40 feet North of the Center Quarter Corner of Section 34 Township 41 North, Range 116 W, 6th P.M.; thence S. 87°17'32" W. 42.20 feet, thence S. 00°25'46" W. 83.82 feet, thence EAST 74.26 feet, thence S. 34°14'59" E. 147.96 feet, thence S. 34°14'59" E. 19.83 feet, thence South 600.21 feet, thence S 87°37'20" E 349.83 feet to the terminus of said centerline.
The above described parcel of land contains 19,561.50 square feet in area or 0.449 of an acre more or less.

UE2 UTILITY EASEMENT LAND DESCRIPTION

A strip of land (4' X 4') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); more particularly described by metes and bounds as follows:
Beginning at a point that is 624.59 feet South and 516.73 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence East 4 feet, thence South 4 feet, thence West 4 feet, thence North 4 feet to the point of beginning.
The above described parcel of land contains 16 square feet in area or 0.000 of an acre more or less.

LA1 LEASE AREA 1 LAND DESCRIPTION

A strip of land (8' X 5') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); more particularly described by metes and bounds as follows:
Beginning at a point that is 622.66 feet South and 550.18 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 87°37'20" W. 8.00 feet, thence S. 02°22'40" W. 5.00 feet, thence S. 87°37'20" E. 8.00 feet, thence N. 02°22'40" E. 5.00 feet to the point of beginning. The above described parcel of land contains 40 square feet in area or 0.001 acres more or less.

LA2 LEASE AREA 2 LAND DESCRIPTION

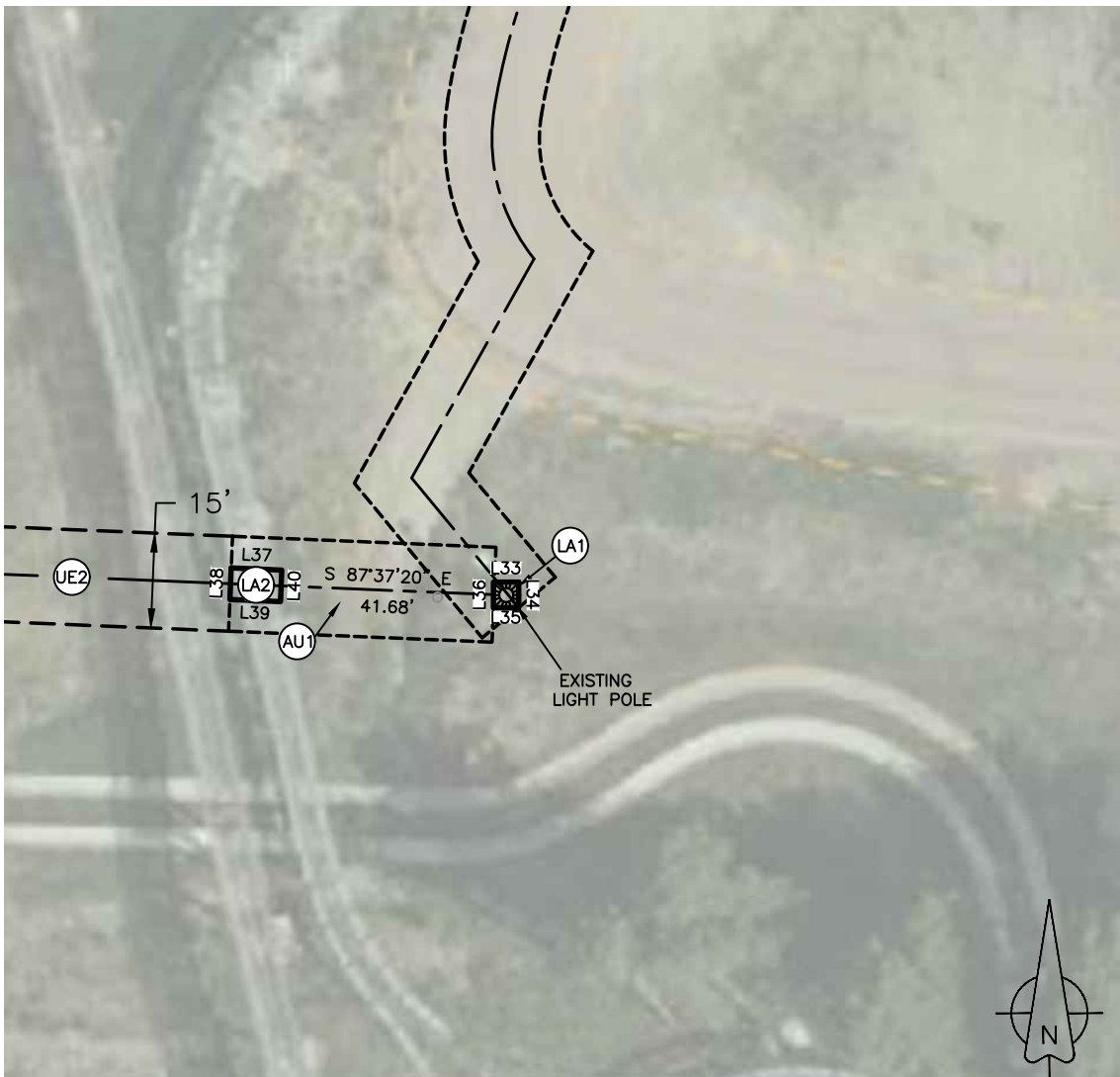
A strip of land fifteen feet (15') wide for the purpose of providing access and serving a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said strip of land is more particularly described by metes and bounds as follows:
Beginning at a point that is 624.83 feet South and 558.28 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 87°37'20" E. 41.68 feet to the terminus of said centerline.
The above described strip of land contains 416.8 square feet in area or 0.01 of an acre more or less.

AU1 ACCESS AND UTILITY EASEMENT LAND DESCRIPTION

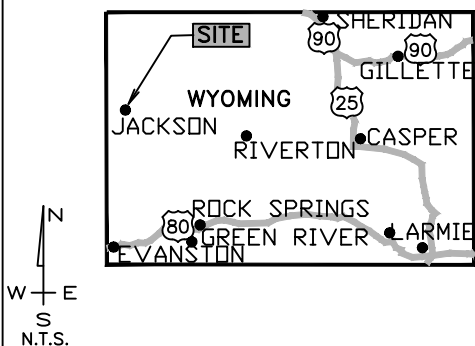
KEYED NOTES

(A) FOUND BRASS CAP MARKING THE CENTER ¼ CORNER SEC. 34 T.41N. R.116W. 6TH PRINCIPAL MERIDIAN, TETON COUNTY WY. [HELD FOR ORIGIN OF SURVEY]

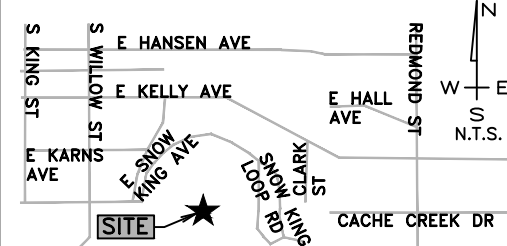
(B) NORTH ¼ CORNER SEC. 34 T.41N. R.116W. 6TH PRINCIPAL MERIDIAN, TETON COUNTY WY. (FOUND 1965 BRASS CAP REFERENCE MONUMENT 31.00' S25°06'22"E OF TRUE CORNER) [HELD TRUE CORNER POSITION FOR ALIGNMENT]



REGIONAL MAP:



VICINITY MAP:



FEMA PUBLIC FLOOD MAP INFO:

ZONE: X PANEL: 56039C2907D DATE: 09/16/2015

FLOOD NOTE: AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

DRIVING DIRECTIONS:

TAKE W MCMILLAN RD TO ID-55 (0.6 MI), FOLLOW I-84 E, US-20 E, AND US-26 E TO ID-31 E/PINE CREEK RD IN SWAN VALLEY (308 MI), TAKE WY-22 E TO US-191 IN TETON COUNTY (43.9 MI), TURN LEFT ONTO US-191 N/US-26E/US-89 N (0.5 MI), DRIVE TO W SNOW KING AVE (1.4 MI) DESTINATION WILL BE ON THE RIGHT.

SURVEYOR'S NARRATIVE:

It is the intent of this map and the survey on which it is based is to represent the perimeter lines of the Parent Parcel and the location of the proposed lease area and Access/Utility easements within the parent parcel. Property corners and other survey markers, monuments or evidence that were found at the time of this survey are drawn and noted accordingly.

SURVEYOR'S NOTE & CERTIFICATION:

This "Lease Area Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements and the perimeter of the parent parcel was verified from field and record information. This "Lease Area Survey" is not a Boundary Survey of the Parent Parcel and this Survey was developed to support the communications facility plan set named hereon.

I, James D. Pitkin, of Murray, Utah, do hereby certify that this Lease Area Map as prepared from field notes taken during an actual survey made under my direct supervision by CIS Professional Land Surveying, for whose work I stand personally responsible, on (7/3/17), that this map correctly shows the results of said survey and that this map represents the positions of the monuments and lines as found at the time of said survey; and that it is a correct and accurate representation of said survey to the best of my knowledge and belief.



Mona, UT
(435)660-0816
cory@cispls.com
PROFESSIONAL LAND SURVEYING
JAMES D. PITKIN WY P.L.S. #10111 04/26/18

BASIS OF BEARING AND DATUM NOTE:

- All distances are at ground in US survey feet and all bearings are Grid based upon the Wyoming Coordinate System 1983, Wyoming West Zone. (NAD83)
- Survey Performed with a Survey Grade Trimble GPS receiver and computed using the National Geodetic Survey Online Positioning User Service.
Geodetic Position of Control Monument is:
LATITUDE: 43°28'20.56094"N
LONGITUDE: 110°45'08.47729"W
APPROX. ELLIPSOID HEIGHT: 6370± sft
(NOT 1A COORDINATES - SEE SEPARATE CERTIFICATION)
HORZ. DATUM NAD83 VERT. DATUM NAVD88 [GEOID12B]

GRID POSITION (SURVEY FT)

NORTHING:
1411899.65sft
EASTING:
2447076.54sft
ELEVATION:
6400± sft

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REV.	DESCRIPTION	DATE	BY	CHK
A	90% PRELIMINARY FOR CLIENT REVIEW ONLY	7/07/17	CIS	CIS
B	UPDATED UE2 AND ADDED ACCESS ROUTE	04/26/18	CKS	CIS
C	FINAL REVIEW AND SURVEYOR'S CERTIFICATION			

PROJECT NAME:

VERIZON
WY3 SK COASTER 1

PROJECT ADDRESS:

402 E SNOW KING AVENUE
JACKSON CITY
TETON COUNTY
WYOMING

TITLE REPORT REVIEW CERTIFICATION

THIS IS TO CERTIFY THAT THE EXCEPTIONS LISTED IN SCHEDULE B PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED --/--/2017 BY FIRST AMERICAN TITLE INSURANCE COMPANY (FILE No. ____-____) HAVE BEEN REVIEWED BY THE SURVEYOR. IF ANY OF THEM AFFECT THE VERIZON WIRELESS PROPOSED LEASE AREA(S) THEY ARE PLOTTED (if locatable) AND NOTED ACCORDINGLY HEREON.

DATE OF SURV.: 8/2/17

DESIGNED FOR:

verizon
12877 W MCMILLAN RD.
BOISE, ID 83713

DESIGNED BY:

J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

SHEET TITLE:

SURVEY NOTES & REFERENCE
SURVEY CONTROL OVERVIEW
SITE PLAN OVERVIEW

J5 SITE I.D.: VZ WY3 SK COASTER 1

SHEET INFO.: Sheet 1 of 3 SU1

PARENT PARCEL OWNER:

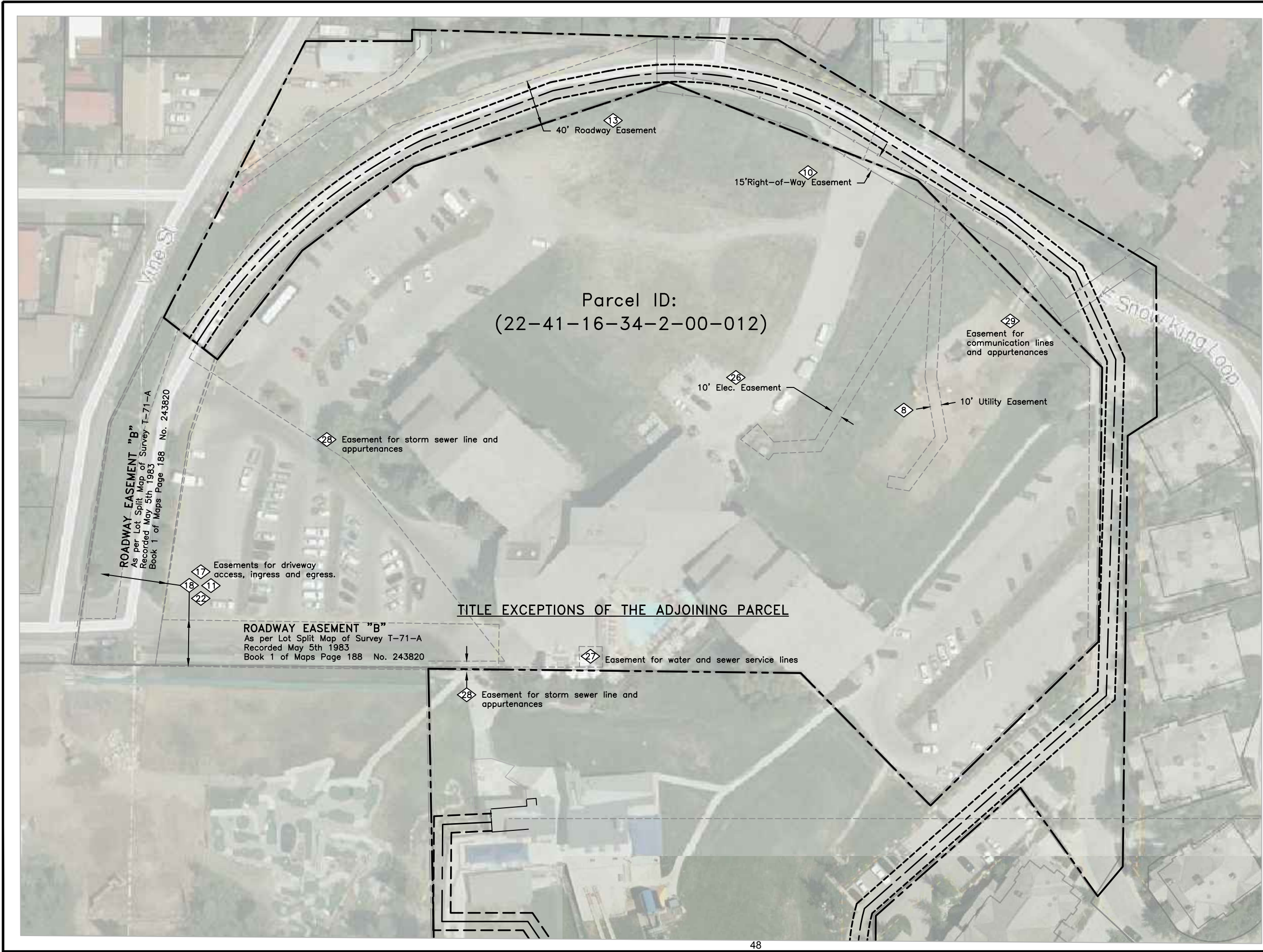
SNOW KING MOUNTAIN RESORT LLC

575 S. Willow Street, Jackson WY 83001

CONTACT INFORMATION:
RYAN STANLEY
PHONE: 970-531-0831

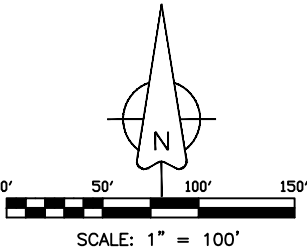
PUBLIC RECORD PARCEL I.D.:

22-41-16-34-2-00-014



EXCEPTIONS FROM TITLE REPORT
SCHEDULE B PART II
The following exceptions were locatable.
8 10 11 13 17 18 22 26
27 28 29

TITLE REPORT REVIEW CERTIFICATION
THIS IS TO CERTIFY THAT THE EXCEPTIONS LISTED IN SCHEDULE B PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED 09/14/2017 BY FIRST AMERICAN TITLE INSURANCE COMPANY (Policy 1402.06(06-17-06)) HAVE BEEN REVIEWED BY THE SURVEYOR. THOSE THAT WERE LOCATABLE ARE PLOTTED AND NOTED ACCORDINGLY HEREON.

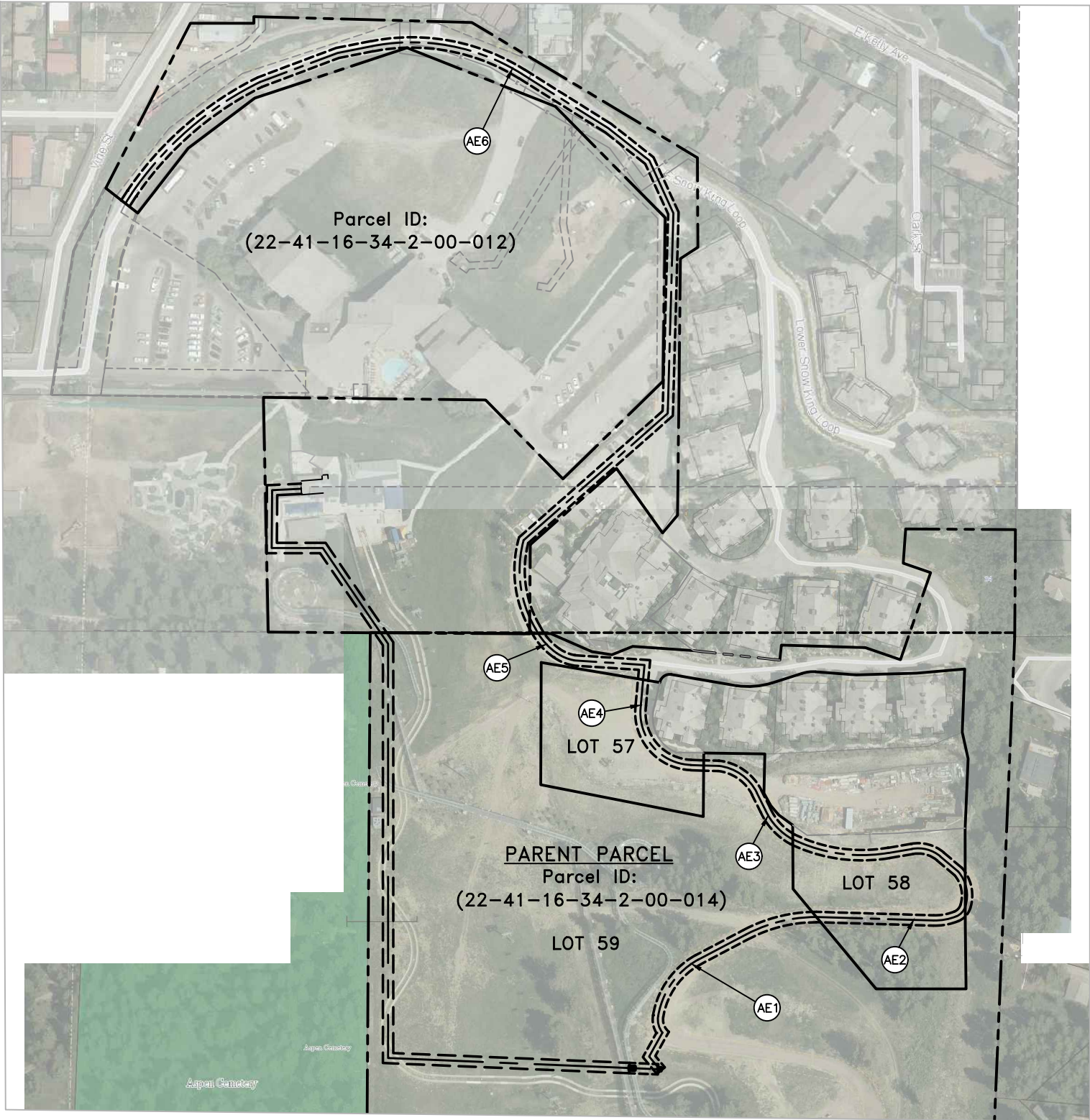


CIS
PROFESSIONAL LAND SURVEYING
Mona, UT (435)660-0816
cispls1@gmail.com

DESIGNED FOR:
verizon
12877 W MCMILLAN RD.
BOISE, ID 83713

DESIGNED BY:
J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

SHEET TITLE:		
TITLE EXCEPTIONS OF THE ADJOINING PARCEL		
J5 SITE I.D.:	WY3 SK COASTER	
SHEET INFO.:	Sheet 2 of 3	SU2



A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 4.72 feet North and 690.52 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence along a curve turning to the left with an arc length of 39.32 feet, a radius of 95.10 feet and a chord bearing and distance of S. 43°15'07" E. 39.04 feet, thence along a compound curve turning to the left with an arc length of 27.58 feet, a radius of 63.95 feet and a chord bearing and distance of S. 67°27'00" E. 27.36 feet, thence S. 86°17'55" E. 102.35 feet, thence S. 05°11'38" W. 21.43 feet to the terminus of said centerline.
The above described parcel of land contains 2,860.05 square feet in area or 0.066 of an acre more or less.

ⒶⒺ ACCESS EASEMENT 5 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Tract A as shown on Map T-71-a as recorded in the office of the Teton County Clerk; the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 627.97 feet North and 1288.41 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 33°02'36" E. 17.08 feet, thence along a curve turning to the right with an arc length of 248.76 feet, a radius of 482.69 feet and a chord bearing and distance of N. 49°00'07" E. 246.01 feet, thence N. 69°24'12" E. 120.25 feet, thence N. 78°54'03" E. 50.54 feet, thence along a curve turning to the right with an arc length of 226.07 feet, a radius of 300.00 feet and a chord bearing and distance of S. 79°30'41" E. 220.75 feet, thence S. 57°55'26" E. 147.90 feet, thence S. 51°44'59" E. 75.84 feet, thence S. 24°32'43" E. 83.78 feet, thence S. 01°36'43" W. 290.24 feet, thence S. 48°38'45" W. 278.33 feet, thence along a curve turning to the left with an arc length of 132.95 feet, a radius of 166.07 feet and a chord bearing and distance of S. 07°40'46" E. 129.43 feet, thence along a compound curve turning to the left with an arc length of 7.80 feet, a radius of 95.10 feet and a chord bearing and distance of S. 29°03'26" E. 7.80 feet to the terminus of said centerline.
The above described parcel of land contains 25,192.95 square feet in area or 0.578 of an acre more or less.

ⒶⒺ ACCESS EASEMENT 6 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 628.59 feet South and 512.73 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 39°36'09" W. 26.55 feet, thence N. 29°11'54" E. 39.65 feet, thence along a curve turning to the right with an arc length of 25.52 feet, a radius of 30.34 feet and a chord bearing and distance of N. 14°35'24" W. 24.77 feet, thence along a compound curve turning to the right with an arc length of 103.80 feet, a radius of 115.02 feet and a chord bearing and distance of N. 35°24'39" E. 100.31 feet, thence N. 62°11'39" E. 77.93 feet, thence along a curve turning to the right with an arc length of 106.28 feet, a radius of 219.27 feet and a chord bearing and distance of N. 76°01'12" E. 105.24 feet to the terminus of said centerline.
The above described parcel of land contains 5,695.95 square feet in area or 0.131 of an acre more or less.

ⒶⒺ ACCESS EASEMENT 1 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 58 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 293.60 feet South and 321.60 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence along a curve turning to the left with an arc length of 142.73 feet, a radius of 230.14 feet and a chord bearing and distance of S. 81°59'38" E. 140.45 feet, thence N. 80°18'28" E. 34.08 feet, thence along a curve turning to the right with an arc length of 43.89 feet, a radius of 49.84 feet and a chord bearing and distance of S. 75°12'56" E. 42.48 feet, thence S. 49°59'23" E. 33.78 feet, thence along a curve turning to the right with an arc length of 53.96 feet, a radius of 53.28 feet and a chord bearing and distance of S. 11°42'09" E. 51.69 feet, thence along a compound curve turning to the right with an arc length of 20.30 feet, a radius of 23.05 feet and a chord bearing and distance of S. 42°32'18" W. 19.65 feet, thence along a compound curve turning to the right with an arc length of 33.56 feet, a radius of 80.38 feet and a chord bearing and distance of S. 79°43'37" W. 33.32 feet, thence N. 88°18'39" W. 169.89 feet to the terminus of said centerline.
The above described parcel of land contains 7,982.85 square feet in area or 0.183 of an acre more or less.

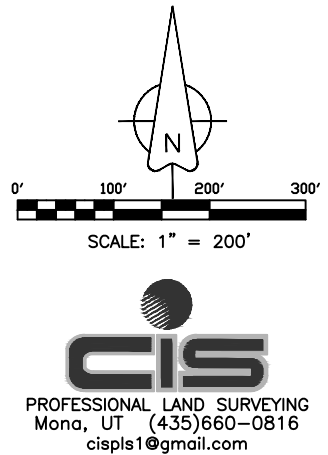
ⒶⒺ ACCESS EASEMENT 2 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 186.46 feet South and 450.65 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 88°28'27" E. 21.41 feet, thence along a curve turning to the right with an arc length of 70.69 feet, a radius of 70.90 feet and a chord bearing and distance of S. 54°59'51" E. 67.80 feet, thence S. 26°25'58" E. 27.75 feet, thence along a curve turning to the left with an arc length of 59.50 feet, a radius of 91.02 feet and a chord bearing and distance of S. 42°52'15" E. 58.44 feet to the terminus of said centerline.
The above described parcel of land contains 2,690.10 square feet in area or 0.062 of an acre more or less.

ⒶⒺ ACCESS EASEMENT 3 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 57 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 62.15 feet South and 538.30 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 05°11'38" W. 37.05 feet, thence along a curve turning to the left with an arc length of 127.54 feet, a radius of 75.78 feet and a chord bearing and distance of S. 39°50'04" E. 113.01 feet, thence S. 88°03'03" E. 18.62 feet to the terminus of said centerline.
The above described parcel of land contains 2,748.15 square feet in area or 0.063 of an acre more or less.

ⒶⒺ ACCESS EASEMENT 4 LAND DESCRIPTION



DESIGNED FOR:

verizon ✓

12877 W MCMILLAN RD.
BOISE, ID 83713

DESIGNED BY:

J5 INFRASTRUCTURE
P A R T N E R S
AZ - CA - CO - ID - NM - NV - TX - UT

SHEET TITLE:		
ACCESS EASEMENT		
J5 SITE I.D.:	WY3 SK COASTER	
SHEET INFO.:	Sheet 3 of 3	SU3

SITE NOTES:	
1.	PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
2.	INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

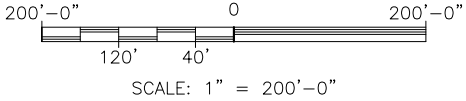
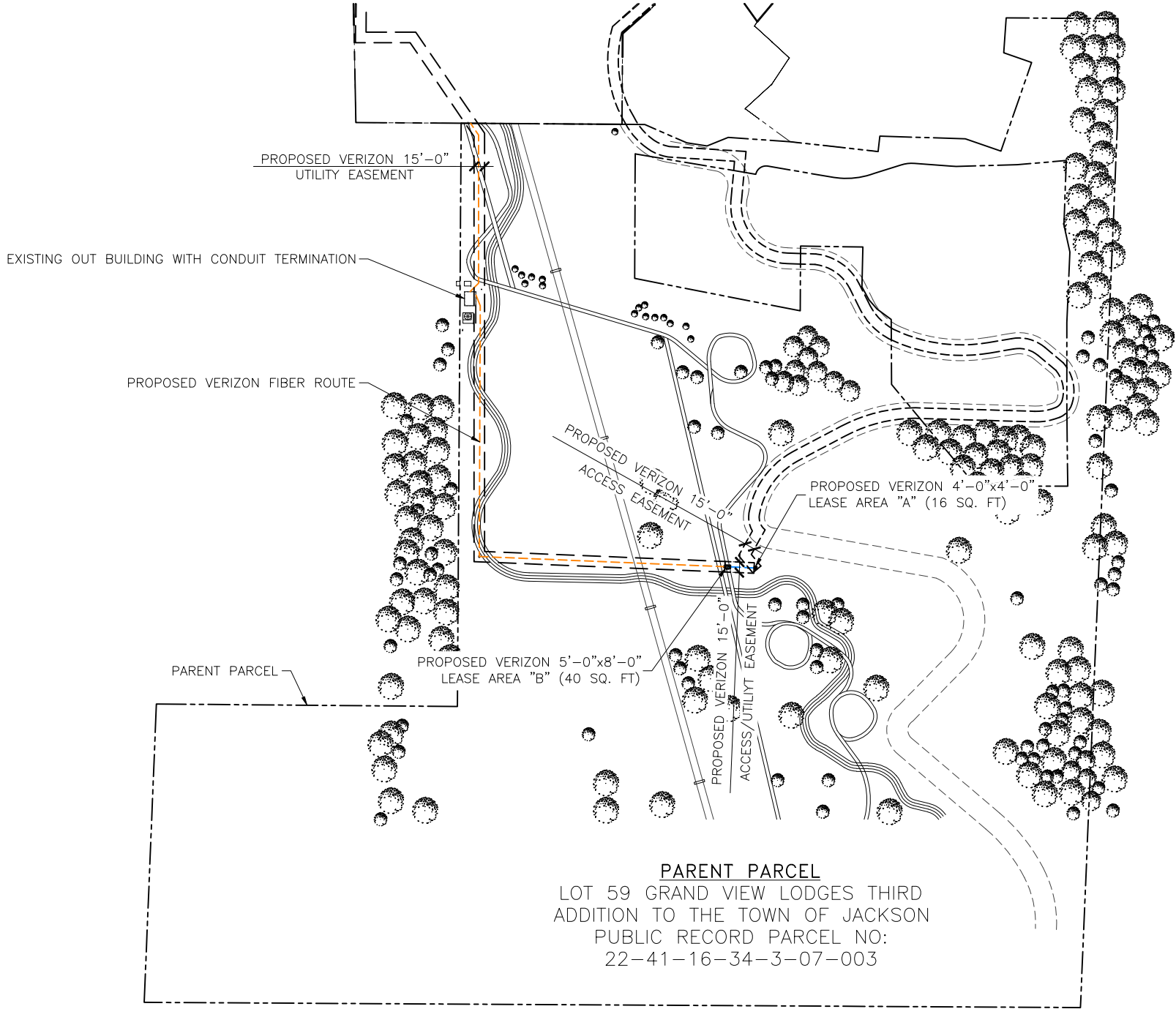
SETBACK TABLE:		
	LEASE AREA "A" BOUNDARY TO PARENT PROPERTY LINE	LEASE AREA "B" BOUNDARY TO PARENT PROPERTY LINE
NORTH	~608'	~610'
SOUTH	~621'	~621'
EAST	~486'	~524'
WEST	~422'	~380'

DESIGNED FOR:



3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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DESIGNED BY:		J5 INFRASTRUCTURE PARTNERS, LLC		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	BY	CHK	
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-	-
E	REVISED PER COMMENTS	11/15/17	MDA	-	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-	-
G	REVISED PER FIBER COORD & UPDATED SU/TA	5/8/18	MDA	-	-
H	REVISED PER UPDATED SURVEY	8/23/18	MDA	-	-

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

SITE PLAN

SAVE DATE:

8/23/2018 4:54 PM

SHEET NUMBER:

Z1

PENETRATIONS

RRH/BBU

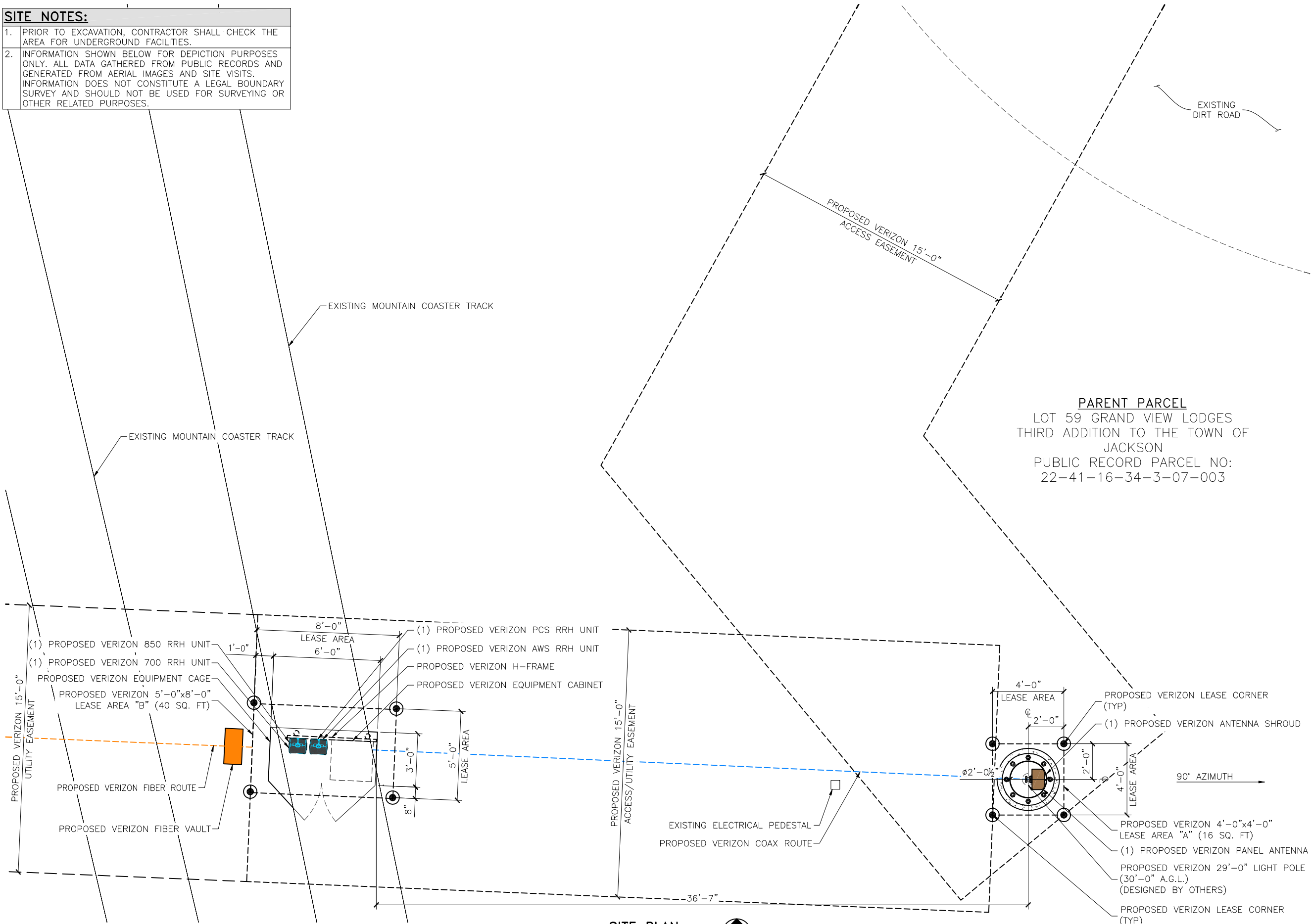
ANTENNAS

FIBER

POWER/GROUNDING

HYBRID/COAX

- SITE NOTES:**
1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
 2. INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.



SITE PLAN
SCALE: 3/16" = 1'-0"
NORTH
52

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE PARTNERS, LLC		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	CHK
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA
E	REVISED PER COMMENTS	11/15/17	MDA
F	REVISED PER UPDATED SURVEY	3/21/18	MDA
G	REVISED PER FIBER COORD & UPDATED SU/TA	5/8/18	MDA
H	REVISED PER UPDATED SURVEY	8/23/18	MDA

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

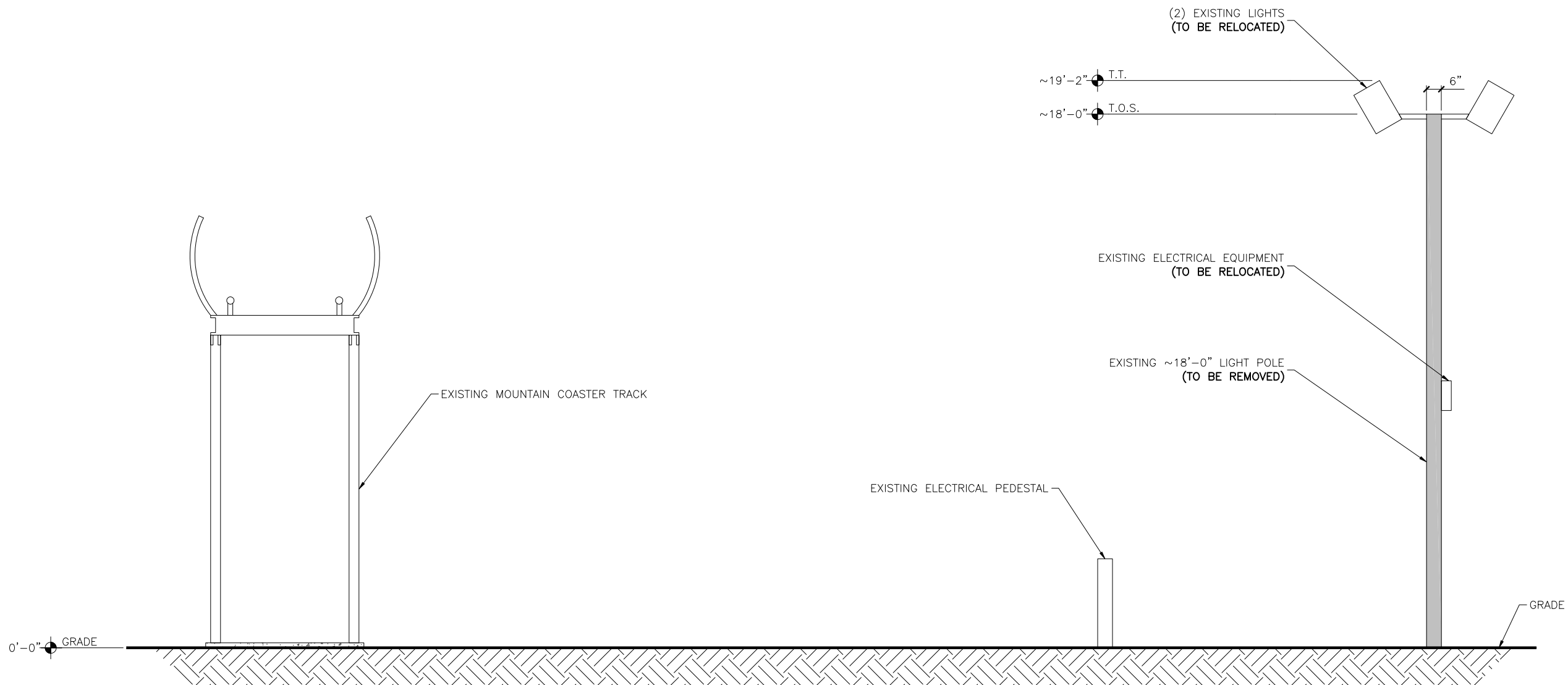
ENLARGED
SITE PLAN

SAVE DATE:

8/23/2018 4:54 PM

SHEET NUMBER:

22



KEY:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

DESIGNED FOR:


3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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DESIGNED BY:		J5 INFRASTRUCTURE PARTNERS		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	BY	CHK	
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-	-
E	REVISED PER COMMENTS	11/15/17	MDA	-	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-	-
G	REVISED PER FIBER COORD & UPDATED SU/TA	5/8/18	MDA	-	-
H	REVISED PER UPDATED SURVEY	8/23/18	MDA	-	-

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

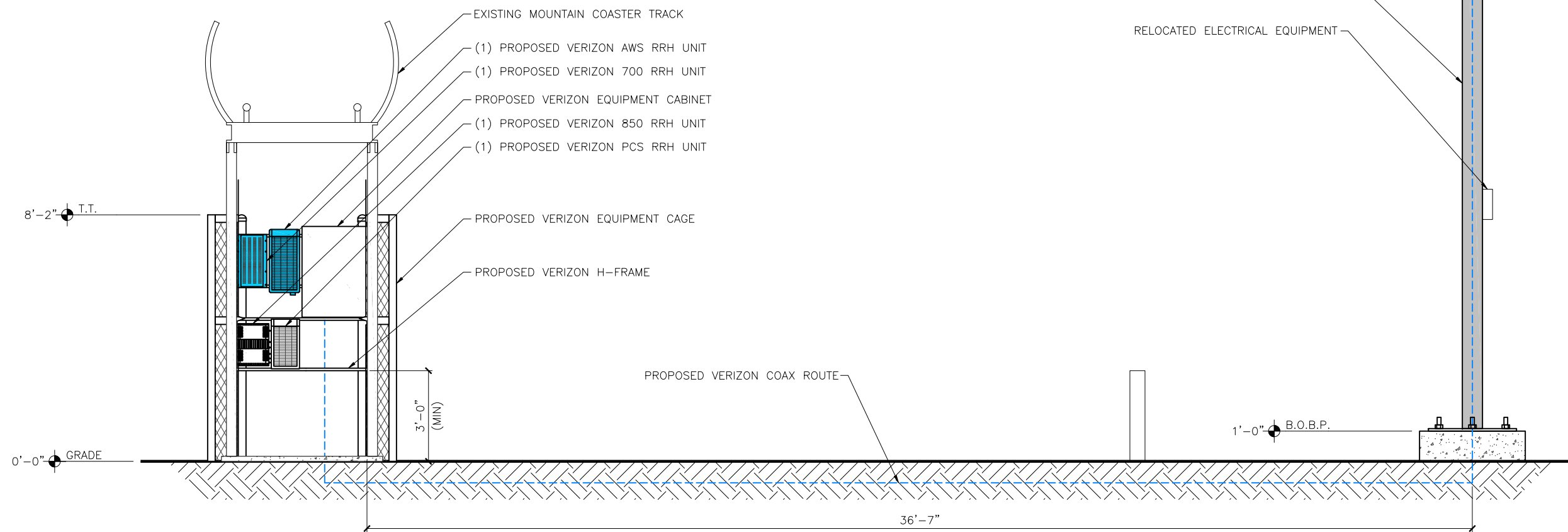
EXISTING ELEVATION

SAVE DATE:

8/23/2018 4:54 PM

SHEET NUMBER:

Z3




KEY:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE

P A R T N E R S

AZ - CA - CO - ID - NM - NV - TX - UT

**PRELIMINARY
FOR LEASING/ZONING**

PROJECT NAME: **WY3 SK COASTER 1**
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS: 402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

PROPOSED ELEVATION

SAVE DATE: 8/23/2018 4:54 PM

SHEET NUMBER: **Z4**

ACCESS EASEMENT	REV	DESCRIPTION	DATE	BY	DESIGNED FOR:	
	A	PRELIMINARY – FOR LEASING & ZONING	8/24/17	MDA	<div>verizon</div> <div>3131 SOUTH VAUGHN WAY, SUITE 550 AURORA, COLORADO 80018</div> <div>THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF J5 INFRASTRUCTURE PARTNERS, LLC.</div>	
	B	REVISED PER COMMENTS	9/12/17	MDA		
	C	REVISED PER COMMENTS	9/25/17	MDA		
	D	ADDED ACCESS/UTILITY EASEMENT AND UPDATED SURVEY	11/6/17	MDA		
	E	REVISED PER RF COMMENTS	11/15/17	MDA		
	F	REVISED PER UPDATED SURVEY	3/9/18	MDA		
	F	REVISED PER UPDATED SURVEY AND SITE AQ COMMENTS	3/16/18	MDA		
UTILITY EASEMENT	F	REVISED PER COMMENTS	3/21/18	MDA		<div>J5 INFRASTRUCTURE PARTNERS</div> <div>AZ - CA - CO - ID - NM - NV - TX - UT</div>
	G	REVISED PER FIBER COORDINATION AND UPDATED SU/1A	5/8/18	MDA		
	H	REVISED PER UPDATED SU	8/23/18	MDA		
LEASE AREA					DESIGNED BY:	
PENETRATIONS					PRELIMINARY FOR LEASING/ZONING	
RRH/BBU					PROJECT NAME:	
ANTENNAS					WY3 SK COASTER 1 PROPOSEED 29'-0" LIGHT POLE (OVERALL HEIGHT: 30'-0" A.G.L.) LIGHT POLE REPLACEMENT	
FIBER					PROJECT ADDRESS:	
POWER/GROUNDING					402 E. SNOW KING AVENUE JACKSON, WY 83001 TETON COUNTY	
HYBRID/COAX					SHEET TITLE:	
					SAVE DATE:	
					8/23/2018 4:54 PM	
					SHEET NUMBER:	
					PHS	

KAPPA CONSULTING

REPRESENTING

Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless

APPLICATION FOR CONDITIONAL USE PERMIT

ADDENDUM: RESPONSE TO REVIEW COMMENTS

Project Number P18-163

August 10, 2018

In response to Project Plan Review Comments received on August 8, 2018, Applicant offers the following:

LEGAL:

Disturbance and Landscaping:

Legal requests clarification of the statement that no landscaping will be done because the location is on a ski slope. Applicant concedes that the ski slope has existing vegetation; however, the location of the proposed light pole does not lend itself to new landscaping. The location is adjacent to an existing maintenance road and there is no source of irrigation water to maintain new landscaping. One of the goals of the proposed design was to minimize any obstacles that would interfere with operations and safety on the ski slope. The addition of new landscaping would create obstacles which could interfere with operations and safety on this slope.

Legal requests clarification of the statement that disturbance in the fiber route will be minimal. Applicant proposes to install the fiber optic line by boring, not trenching. Installation by boring minimizes ground disturbance, as surface penetration is required only in small areas between boring runs. Applicant will apply for any necessary grading permits associated with this installation and comply with all requirements of any such permits.

Stealthiness:

Applicant agrees that stealthiness applies to this proposal. The definition of a stealth facility includes a facility “that is designed so that the purpose and nature of the Wireless Facility is not readily apparent to a reasonable observer.” The proposed equipment area is designed to appear as part of the existing coaster track beneath which it is located. The coaster facility consists of numerous metal tracks and support structures. The proposed equipment enclosure is intended to be consistent with the existing metal equipment of the coaster facility. The regulation in question provides the definition of a stealth facility as “(a) wireless facility that is integrated into an existing structure so that no portion is visible from outside the existing structure” OR “that is designed so that the purpose and nature of the Wireless Facility is not readily apparent to a reasonable observer.”

Applicant submits that, in the context of the coaster track location, the proposed design including a metal cage surrounding metal equipment cabinets disguises the purpose and nature of the wireless facility. Applicant discussed several possible designs for the equipment enclosure with management of the ski resort. The location and design of the equipment area was chosen after significant deliberation. To completely enclose the equipment cabinets in a separate structure such as a small shed would have created an obstacle or safety hazard for skiers on the ski slope and would have created more visual impact than the proposed design beneath the coaster track. The wire mesh enclosure is intended to avoid unwanted build-up of wind-blown snow. The wire mesh enclosure is further intended to be the least possible mass to accomplish protection of the electronic equipment and minimize visual impact, while being consistent with the metal framework of the coaster facility.

Light Pole:

Applicant apologizes for the error in the narrative which incorrectly states that the pole will be 12 inches in diameter. The drawing on sheet Z-4 correctly identifies the pole as 8 inches in diameter.

General Comments:

Applicant agrees that the size, width, height, proportion and massing of the tower as a light pole are all integral to its stealthing. If possible, Applicant would have attached the proposed antenna to the existing light pole; however, the existing pole did not have sufficient structural capability to accommodate the additional equipment and a replacement pole was required.

PUBLIC WORKS:

Under Conditions of Approval, Public Works notes that if the installation of fiber is accomplished by trenching, a grading permit pre-application meeting and grading permit will be required. At this time, it is anticipated that the fiber will be installed by boring so that no grading permit will be required.

Under Additional Comments, Public Works notes that sections of the proposed fiber route appear to go under the existing alpine slide and coaster that may require a change in alignment. Applicant has reviewed the proposed fiber route in detail with Snow King Resort management and has proposed the fiber route that is most acceptable to operations at the Resort.

Public Works further notes that the 8' x 5' equipment lease area is not accessed by an access easement. Applicant will revise the site plans and survey to show an access easement to this equipment area.

PLEASE NOTE:

Applicant will submit revised site plans and survey as soon as possible to address the easement issue noted by Public Works.

PLANNING

Project Number	P18-163	Applied	5/21/2018	STOL
Project Name	CUP SK Wireless Antenna	Approved		
Type	CUP	Closed		
Subtype	WIRELESS COMS FACILITY	Expired		
Status	STAFF REVIEW	Status		

Applicant	Irene Cooke	Owner	SNOW KING MOUNTIAN RESORT, LLC
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Site Address	City	State	Zip
---------------------	-------------	--------------	------------

Subdivision	Parcel No	General Plan
	22411634307003	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	

Contact Notes					
Building Jim Green		5/21/2018	6/11/2018		

Fire Kathy Clay	NO COMMENT	5/21/2018	6/11/2018	5/22/2018	
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Legal	APPROVED W/CONDITI	5/21/2018	6/11/2018	7/23/2018	
-------	--------------------	-----------	-----------	-----------	--

Lea Colasuonno

(7/23/2018 11:38 AM LC)

Disturbance/Landscaping: Z1; pgs. 10 & 12 (narrative)

- The drawings for this facility show a extensive fiber route (Z1), however the narrative states that no landscaping because the location is on a ski slope. This should be clarified, as the ski slope has vegetation on it.
- Disturbance is stated as minimal, however given the length of the fiber route, some clarity is sought on the term "minimal."

Stealththing: Z4; pgs. 8 & 11 (narrative)

- A wireless facility is "a facility consisting of a Base Station and any structure or modifications to a structure constructed or designed to support a Base Station or any portion of a Base Station. The term specifically includes, but is not limited to a Tower."
- A stealth facility is "[a] Wireless Facility that is integrated into an existing structure so that no portion is visible from outside the existing structure; or that is designed so that the purpose and nature of the Wireless Facility is not readily apparent to a reasonable observer."
- The description and drawings of the equipment area for this Wireless Facility are not clear. The narrative states only two of the three dimensions, though in conjunction with Z4 it appears the equipment shelter will be 8 feet high. The narrative states the equipment will be in a "cage" or "metal mesh" that is "intended to appear to be part of the existing elevated coaster track." How equipment set within a metal cage will be stealth is unclear.

Light Pole:

- The narrative states the light pole will be "approximately 12 inches in diameter." However, the drawing (Z4)shows a pole diameter of 8 inches. Please clarify.

General Comments:

- Given that the size, width, height, proportion and massing of this tower as a light pole are all integral to its stealththing (see narrative pg. 11 & 12), these are concealment elements, which are defined in the LDRs as "feature or technique that disguises, camouflages, or hides a Wireless Facility to blend in with its surrounding environment or architecture so that, to the extent possible the presence, purpose or nature of the Wireless Facility is less apparent to a reasonable observer."

Project Reviews

Report By: Brendan Conboy

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Parks and Rec Steve Ashworth (5/22/2018 1:25 PM STOL) No concerns from Parks & Rec on Trans Memo P18-163. Thanks.		5/21/2018	6/11/2018	5/22/2018	
Andy Erskine					
Pathways Brian Schilling (5/30/2018 8:23 AM STOL) No comments from pathways	NO COMMENT	5/21/2018	6/11/2018	5/30/2018	
Planning Brendan Conboy		5/21/2018	6/11/2018		See Staff Report
Police Todd Smith (5/22/2018 1:20 PM STOL) No concerns from the police department.		5/21/2018	6/11/2018	5/22/2018	
Thanks, Todd					
Public Works Brian Lenz (7/26/2018 3:13 PM BTL) Conditional Use Permit – APPROVED	APPROVED W/CONDITI	5/21/2018	6/11/2018	7/26/2018	
P18-163 Irene Cook for Snow King Mountain Resort 402 E Snow King Ave. 7/26/2018 Brian Lenz, 307 733-3079					
NOTES FOR APPROVAL					
CONDITIONS OF APPROVAL: If trenched, the installation of the fiber to the antenna site will require a grading permit pre-application meeting and a grading permit.					
ADDITIONAL COMMENTS Sections of the proposed fiber appear to go under the existing alpine slide that may require a change in alignment.					
Given the orientation of the gates to access the 8'X5' lease area, it does not appear that the lease area can be accessed without leaving the easement.					
START Darren Brugmann		5/21/2018	6/11/2018		
TC Housing Authority Stacy Stoker	INSUFFICIENT	5/21/2018	6/11/2018	5/23/2018	No Housing Mitigation Plan

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
- Addendum added to file by BC 6/7/18					

Snow King Master Plan

Page 51: Snow King Resort Land Use Schedule

Institutional Uses: Allowed: C (Conditional Use)

1994 LDRs:

DIVISION 49500 EMPLOYEE HOUSING STANDARDS

SECTION 49520 EXEMPTIONS

49520.G. Institutional uses. Development of an institutional use, as listed in Section 2220.C.,

Institutional uses, is exempt from the standards of this Division.

SECTION 2220 DEFINITIONS FOR USE SCHEDULE

2200.C.1 - Institutional Uses

b. Utility. Utility includes utility substations, transmission and distribution facilities or pipelines, including telephone, cable, and natural gas; sewage treatment plants, water supply facilities, pump stations, booster pumps, and any other appurtenance that requires a structure; radio or TV broadcasting towers, telecommunications towers, personal wireless telecommunication services and/or facilities including commercial wireless telecommunication services, unlicensed wireless services, and common carrier wireless exchange access services; antenna and antenna arrays. Specifically excluded are residential satellite dishes, antennas used for the reception of television broadcast signals, transformers, junction boxes, pedestals, and other appurtenances that do not require a structure. (Ord 607 § 1, 1998)



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: SEPTEMBER 13, 2018
MEETING DATE: SEPTEMBER 17, 2018

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

SUBJECT: **ITEM P18-164:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A WIRELESS COMMUNICATIONS FACILITY ATTACHED TO THE RAFFERTY CENTER AT SNOW KING RESORT.

APPLICANT/OWNER: IRENE COOK, KAPPA CONSULTING, FOR VERIZON WIRELESS

REQUESTED ACTION

The applicant is requesting approval of a Conditional Use Permit to locate a wireless communications facility at the base of Snow King Resort in a “stealth” faux chimney on the Rafferty Center at 402 E. Snow King Ave.

APPLICABLE REGULATIONS

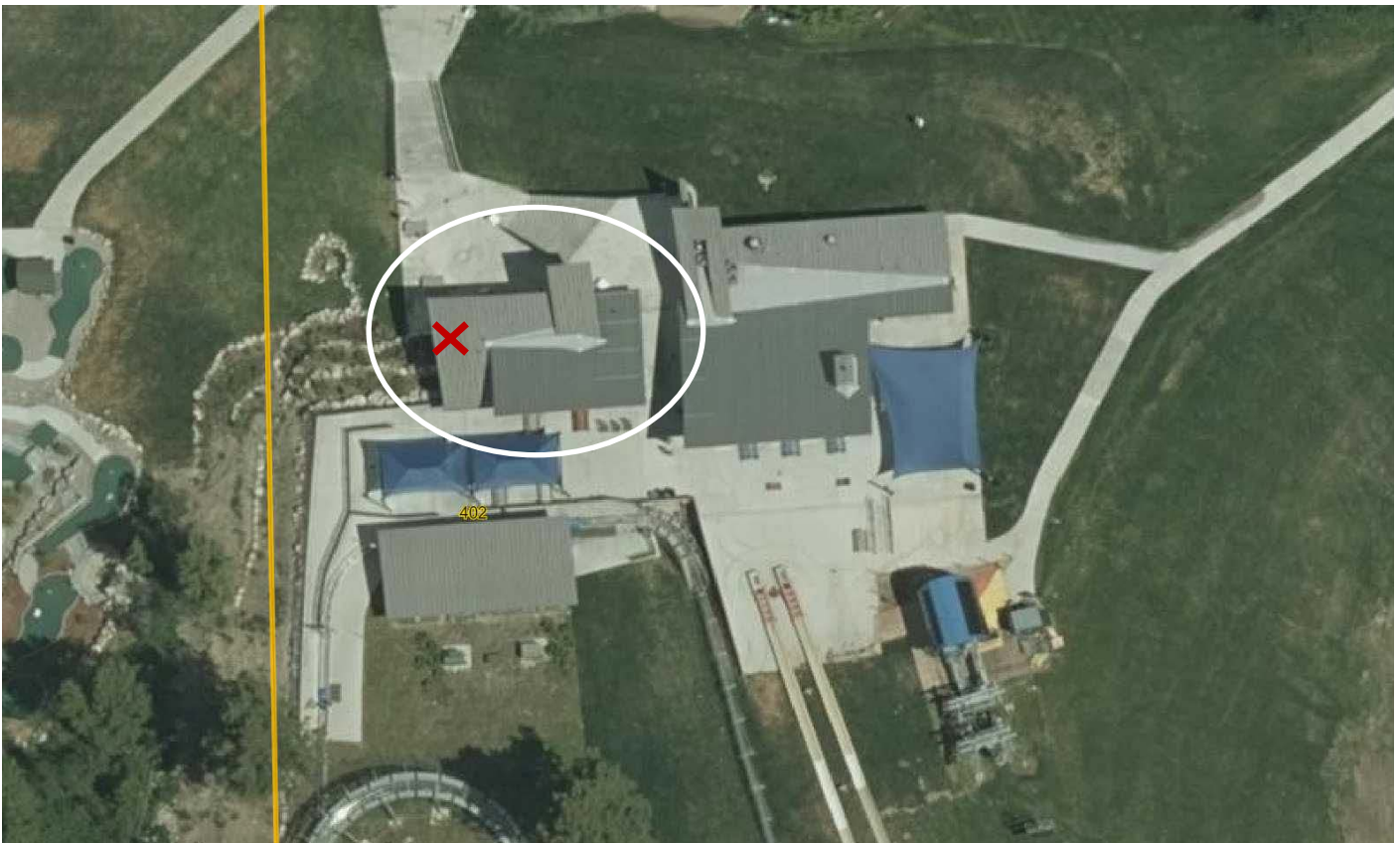
Section 4.3.2 Planned Resort-Snow King (PR-SK)
Section 6.1.10.D Wireless Communications Facilities
Section 8.4.2 Conditional Use Permit (CUP)

LOCATION

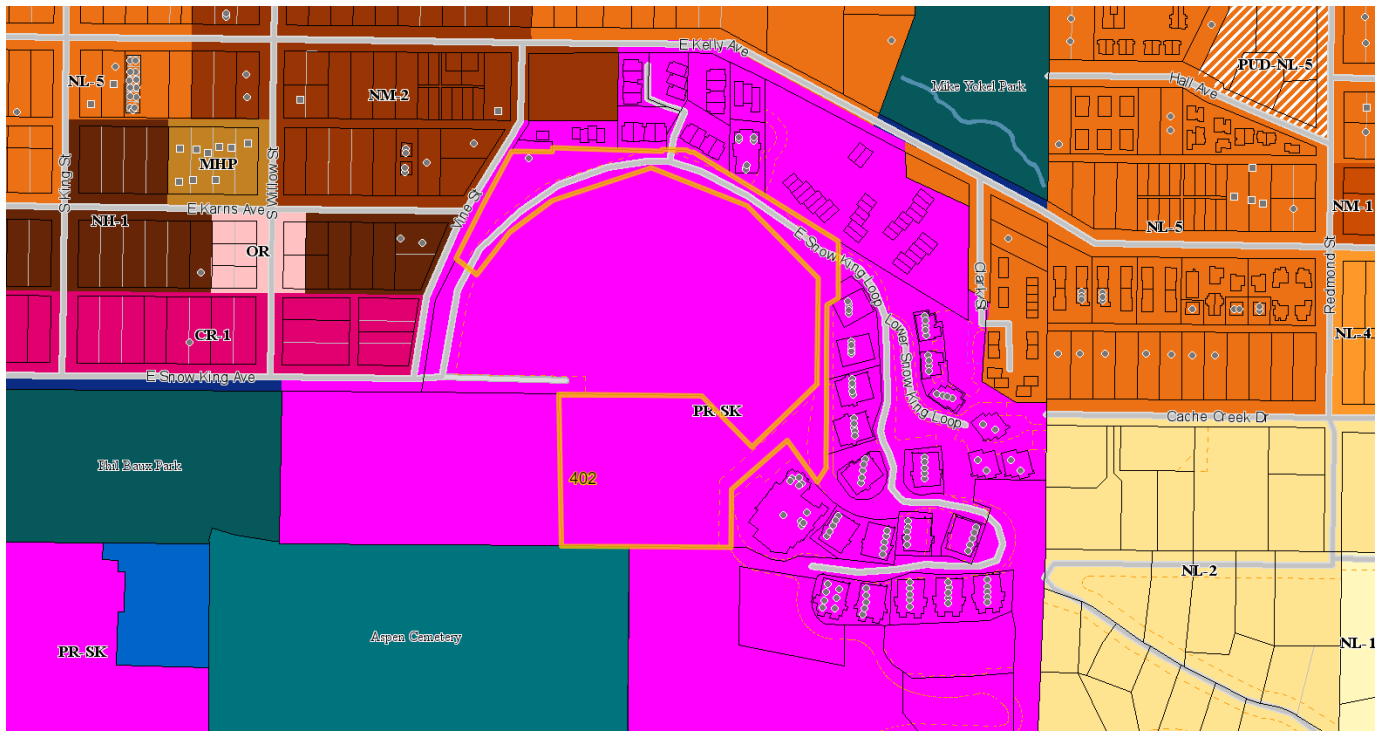
The subject property is addressed as 402 E. Snow King Ave and legally described as PT SE1/4NW1/4, SEC. 34, TWP. 41, RNG. 116. TRACT A (PER LOT DIVISION, MAP T-71-A). Aerial photos and a zoning map are shown on the following page showing the general location of the proposed site:



Rafferty Center circled in white



Rafferty Activity Center with location of proposed wireless facility denoted by red X
Note the separation between buildings.



BACKGROUND

The subject parcel is 5.3 acres (230,868 SF) and located in the Planned Resort – Snow King (PR-SK) zone. The parcel is almost entirely surrounded by PR-SK parcels, with portions of the parcel abutting the Public/Semi-Public (P/SP) zone to the south of the parcel (Aspen Cemetery), and Neighborhood High Density – 1 (NH-1), and Neighborhood Medium Density – 2 (NM-2) zones where the Snow King Loop Road parallels Vine Street. More specifically, the request is to affix the wireless facility to the western building of the Rafferty Center roof which is located at the base of the Snow King ski hill.

On January 4, 2017, the Jackson Town Council adopted amendments in the Land Development Regulations (LDRs) to modify the requirements for wireless communications facilities. The amendments were necessitated by changes in federal law that limited and defined the authority of local governments to regulate the permitting of wireless communications facilities. Through the amendments the Town set up two types of permits for all new proposed wireless facilities: 1) a Basic Use Permit for any facility that was an expansion of an existing approved wireless facility provided that it is not a “substantial change” over current conditions; and 2) a Conditional Use Permit for any proposed facility that is a new facility at a new location. The distinction between these two types of applications can be difficult and can involve the application of a variety of legal nuances embedded in the new federal law – such as what constitutes a “substantial change” or a “tower.” However, for the purposes of this application, all parties agree that this application requires a CUP as it would be a new wireless communications facility.

In addition, the Town’s new wireless standards require, among other things, that all new facilities a) be “stealth,” b) that the applicant justify the need for the new facility, c) the height of a rooftop facility be no more than 5’ above the existing roof, and d) that a stand-alone tower be no more than 30’ in height. Wireless facilities are allowed only in the Public/Semi Public (P/SP); Business Park (BP), Park and Open Space (P), and Planned Resort (PR) zones. This application is for a parcel in the Planned Resort – Snow King (PR-SK) zone. The practical effect of allowing wireless facilities in these limited zones is that the Town government has taken on the responsibility of needing to approve a certain number of these facilities in order to provide the public the level of wireless service required by federal law.

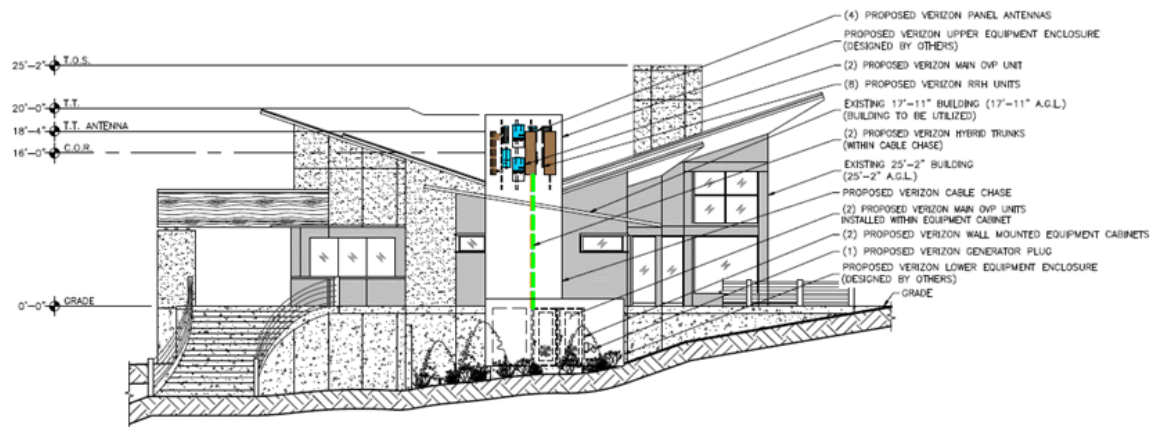
PROJECT DESCRIPTION

The applicant is requesting a Conditional Use Permit to construct a stealth wireless communications facility on the western building of the Rafferty Activity Center at Snow King Resort located at 402 East Snow King Avenue. The Rafferty Center is split into two separate buildings (see aerial image above). More specifically, the proposed facility will be located on the west side roof of the western building of Rafferty Activity Center building in a faux chimney that extends 2'-1" above the highest point on the roof of the structure to which it is affixed. This is in compliance with the requirement that no wireless facility extend more than 5' above the roof on which it is affixed.

The proposed faux chimney is meant to resemble the existing chimney on the eastern building of the Rafferty Center. Four (6)-foot antennas will be screened by radio frequency transparent material that matches the color and texture of the existing chimney on the east elevation. As proposed the chimney is 20' in height from the first level grade. The equipment enclosure is 9'-11" in height. The chimney is 29'-11" in height from grade, 8' wide by 5' long, and extends outwards from the building by 2'-6". The material for the faux chimney below roof level will not be the radio frequency transparent material but rather standard construction material which replicates the chimney on the east elevation. In response to the Design Review Committee's request, the applicant has extended the faux chimney from the foundation level on down to base grade to enclose and shield required and existing electronic equipment cabinets. This results in the faux chimney structure widening to 14'-6" at the base and extending outwards from the building 6' in order to enclose the wall mounted electronic equipment. The applicant has submitted revised site which show the elevation of the proposed base enclosure which are attached to this application.



A rendering of the proposed faux chimney with base elevation enclosure as approved by the DRC.



NOTE:
1. ALL PROPOSED EQUIPMENT AND ANTENNAS WILL BE INSIDE OF THE EQUIPMENT ENCLOSURE AND WILL NOT BE SEEN.

PROPOSED WEST ELEVATION
SCALE: N.T.S.

The proposed faux chimney western elevation with the separate east building rooflines flush in the background.

No new floor area will be added and no new driveways or access points are proposed as the main access point will be the existing roadway with 15' access easements granted over the lawn and pedestrian walkways. Verizon maintenance vehicles will park in the unpaved existing heavy equipment storage area at the base of the ski hill and no designated parking space is proposed as this is a unmanned site that will only require periodic visits. The proposed lease area is a 6' by 6' (36 SF) area at the base of the building adjacent to an existing 15' utility easement supplying existing power and conduit for fiber optic lines. An additional proposed 15' wide utility easement connects with the existing utility easement and runs southeast up the ski hill to connect with the other proposed stealth light pole antenna, item P18-163, located on the snow king ski hill adjacent to the coaster and the access road on Lot 59, Grand View Lodges, Third Addition. These are two separate applications due to the LDRs limiting one tower per legally created parcel of property. However the applicant has stated that the the two facilities work in tandem to achieve the coverage sought by the applicant. The primary purpose of the project is provide better 4G-LTE capacity in the downtown area of Jackson, especially during summer months when existing capacity is strained.

The applicant has provided a response to the Department Reviews which is attached to this report and portions of which are detailed in this report in the Staff Analysis section below.

STAFF ANALYSIS

The primary development standards that apply to CUP wireless communications facility are found in Sec. 6.1.10.D of the LDRs. Below staff has provided analysis of the primary standards.

Determination of Need (Sec. 6.1.10.D.3.f.ii.a))

The applicant is required to demonstrate that no existing facility or tower can accommodate the proposed use without causing impacts greater than the impacts caused by the proposed facility.

Complies: The applicant has provided a detailed explanation of the need for the proposed wireless facility. In summary, the applicant states that existing capacity for 4G-LTE is inadequate in downtown Jackson, especially during the busy summer months when the number of users on their network increases dramatically and the use of tablets and smartphones for data is a particular problem. The applicant further states that they have looked at other locations in the desired service area (e.g., Snow King Hotel) but that this is the best available site to avoid creating a substantially greater visual impact. Town Police Chief, Todd Smith, has stated with previous wireless applications that the Jackson Police Department relies on the Verizon network for its communications and that it has experienced slower speeds during the busy summer months. The

applicant has submitted coverage maps showing the existing coverage provided to the town of Jackson and the expanded coverage that the proposal will provide.

In addition, the applicant states that there is no existing facility, such as the Snow King Hotel rooftop site to collocate, which could accommodate Verizon Wireless' proposed use without causing a substantially greater visual impact. The applicant maintains that the Rafferty Activity Center is the best available location for the coverage area sought.

Stealth Requirement (Sec. 6.1.10.D.3.f.i)

All wireless facilities are required to be stealth. This means that the facility must be integrated into an existing structure that it is not visible or that it is designed so "that the purpose and nature of the Wireless facility is not readily apparent to the reasonable observer." The one exception is that a non-stealth facility (e.g., whip antenna) is allowed if it can be demonstrated that it would be less visually impactful than a stealth facility.

Complies. The proposed facility meets the standards for a stealth facility. The proposed design maintains composition with the Rafferty Center and is in proportion with the existing chimney on the east building of the Rafferty Center in terms of scale and massing. The proposed materials are in keeping with the existing design of the building. Please see the discussion below in the DRC section for more detail on this issue.

Design Review Committee (Sec. 6.1.10.D.3.d.ii)

All Wireless Communications Facility – Major uses shall be subject to review by the Design Review Committee (DRC) prior to submission of the Planning Commission. The DRC shall review such facilities for consistency with the stealth requirements in 6.1.10.D.3.f.

Complies. This application went before the DRC on July 11, 2018, and August 8, 2018. At the first DRC meeting the DRC continued the item and requested that the applicant:

- 1.) Revisit the mass of the proposed faux chimney and address the design of the chimney so that it extends all the way to the ground.
- 2.) Address/acknowledge the mechanical equipment beneath the faux chimney and how that relates to the chimney extending to the ground.

The DRC was concerned that the initially proposed chimney appeared to be floating irrespective of the actual base grade elevation, making the chimney appear out of place. As a result the DRC continued the item and asked the applicant to extend the chimney to the base elevation in order to better screen the mechanical equipment cabinets on the wall that would otherwise be unshielded and therefore make the structure appear to be an actual chimney.

The applicant responded to the DRC input by submitting two revised design options that showed the chimney extending beyond the first level and down to the ground elevation. Option A showed the base enclosure symmetrical with the chimney on either side, Option B showed the base enclosure aligned with the left edge of the chimney and extending to the right, as shown above in the rendering provided in the Project Description section. At the August 8, 2018, DRC hearing, the committee preferred option B and approved the design without conditions.

Height (Sec. 6.1.10.D.3.f.ii.c2))

The maximum height of a stand-alone tower for a Wireless Communications Facility is 30 feet, or 5' above the existing roof line for a roof-mounted facility

Complies. Because this is a roof-mounted facility that is shown as no more than 5' above the high point of existing roof line of the building to which it is affixed, the proposed facility meets the 5' height limit. The subject building has multiple sloping roof lines and roof planes. The highest point is 17'-11" above the first level grade. The proposed faux chimney is affixed to the roofline at 12' above first level grade and extends to 20' above grade making the structure approximately 8' tall where it is affixed to the roof. It is Staff's interpretation that this meets the intent of the 5' requirement for the highest point of the roofline as the proposed chimney structure will be 2'-1" above the highest point on the roof of the structure.

Collocation (Sec. 6.1.10.D.3.f.ii.13))

New towers shall be constructed to allow collocation of as many antenna arrays as feasible without causing interference, complying with height limits, and not defeating stealth elements.

Complies: The applicant has stated in their response to Department Reviews that it is their opinion that the site is not a tower and thus not subject to collocation requirements, however according to the Legal department this wireless facility is considered a tower. The LDRs define a tower as:

Any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

Nonetheless, the applicant has stated that collocation is not practical as the requirement provides that new towers be constructed to accommodate as many antenna arrays as feasible without causing interference, subject to height limits, stealth facility requirements and concealment elements. The applicant submits that no additional antenna arrays would be feasible given the design of the proposed concealment element. It is Staff's opinion that any expansion of the chimney beyond what is proposed to collocate additional antennae on site would change the Stealth-Designed Facility or alter a Concealment Element such that the modified facility would result in the facility no longer being as effectively concealed/disguised, or blending in with the surrounding architecture, and the purpose or nature of the facility would likely become readily apparent to a reasonable observer. Thus, rather than 'over-sizing' the stealth chimney now to accommodate another possible carrier in the future (which may never come), the better option is to approve a smaller stealth structure now.

Noise (Sec. 6.1.10.D.3.f.ii.k))

All noise coming from a Wireless facility must comply with the standards in Sec. 6.4.3 Noise, that provides limits on allowed decibels (DBA) in different zones. The PR-SK zone has a maximum noise level of 65 DBA as measured from the property line. Emergency generators are exempt from this standard.

Complies. The applicant's submittal states that there is very little noise expected from the proposed electrical equipment and that the manufacturer does not provide noise specifications because the amount of noise is so minimal. Regardless, the Town reserves it right to enforce the noise limitations in the LDRs in the event that the proposed facility is proven to be in violation.

Landscaping (Sec. 6.1.10.D.3.f.ii.f))

Complies. The Rafferty Center has existing landscaping in place and there is no place to put additional landscaping on the site when the structure is installed. The removal of and replacement of any landscaping by the applicant shall be addressed at Building Permit submittal. In addition, the applicant intends to install the fiber optic line by boring, not trenching, and minimal surface disturbance is anticipated. The applicant will apply for any necessary grading and erosion control permits and comply with all requirements of said permits.

Visibility (*Sec. 6.1.10.D.3.f.ii.l*)

Complies. The antennas will be screened and contained within the faux chimney behind radio frequency transparent material that matches and replicates the existing chimney on the east building of the Rafferty Center.

All other standards in Sec. 6.1.10.D

There are a number of additional standards in Sec. 6.1.10.D that address requirements for application submittal, landscaping, setbacks, signage, lighting, access, visibility, and security. These standards are either met as part of this application (e.g., application submittal, access, security), will be met in the future at the building permit stage (e.g., landscaping), or do not apply to this particular application (setbacks, signage, lighting,). The proposed application, therefore, complies with each of these standards, as applicable to this project.

PLANNING COMMISSION

The applicant appeared before the Planning Commission on September 5, 2018, and received unanimous approval. The commission discussed the proposed locations of both item P18-163 and P18-164 seeking clarification on why the two locations were selected and whether there was a more appropriate location for the proposed facilities. The applicant provided an overview regarding the availability of locations in town which could accommodate wireless facilities based upon conformance with zoning, interference from topography, and space to collocate on existing facilities, stating that the proposed facilities at the Rafferty Center and on the Snow King ski hill are the best possible sites that could be utilized without creating a substantially greater visual impact. In addition, the Planning Commission sought guidance on their ability to respond to the possible health effects of the wireless facilities on the public in regards to public comment concerning radiofrequency radiation. Assistant Town Attorney Lea Colasuonno addressed the Commission and described the federal regulations which supersede local jurisdictions' ability to deny wireless facilities based upon health concerns so long as the application complies with the acceptable radiofrequency radiation limits adopted by the Federal Communications Commission. Ms. Colasuonno explained that what was within the Commission's purview was the location, stealthing, height, and other standards identified in Sec 6.1.10.D of the Land Development Regulations.

PUBLIC COMMENT

The Planning Department has received written public comment from Ms. Judith Campbell, MD, a resident/owner of 537 Snow King Loop #3770, in opposition to the proposed wireless facility at the Rafferty Center. The submitted letter which is attached to this report was also signed by Mr. Peter Witteveld, also of 537 Snow King Loop #3770, Ms. Jennifer M. Chopp of 537 Snow King Loop #3750, and Ms. Brenda Hisey of 536 Snow King Loop #3610. The letter presents concern for the proximity of the proposed facility and exposure to radiation and provides additional information from the matter attached to the letter.

At the Planning Commission Hearing Mr. John Hisey, a Snow King resident, provided comment regarding the safety and health aspects of wireless facilities in regards to radiofrequency radiation. Mr. Christian Grupp provided comment in support of the benefits of expanded wireless coverage in the town for residents and visitors alike. Mr. Martin Haggard provided comment in support of expanded coverage in the town related his experience with wildfires in California and the reliance of first responders upon wireless communications to help evacuate afflicted communities.

LEGAL REVIEW

Complete.

ATTACHMENTS

Applicant Submittal
Applicant's Response to Departmental Reviews
Departmental Reviews
Public Comment

STAFF FINDINGS

Pursuant to Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations, the following findings shall be made for the approval of a Conditional Use Permit.

1. ***Compatibility with Future Character.*** *The proposed Conditional Use shall be compatible with the desired future character of the area.*

Subarea 2.1 Snow King Resort: This TRANSITIONAL Subarea is currently subject to the Snow King Resort Master Plan. The plan seeks to create a vibrant mixed use resort complex, including a multi-faceted conference/convention center and community facility that contributes to the economy of Downtown and also serves as a permeable border between the Town and Snow King Mountain. The resort has long been an integral part of the community, playing the role of the "Town Hill", providing a host of winter and summer recreational amenities.

In the future, the subarea will complement Downtown (Subarea 2.3) lodging and tourist amenities. Lodging will be provided in a variety of types and forms from hotel rooms to condominiums, in order to support the local tourism based economy. The size and scale of structures will often be larger than those typically allowed in other subareas of Town, as resorts typically require a larger critical mass necessary to support visitor functions. Though buildings will tend to be larger than in other districts, the subarea will maintain an abundance of open space in relation to the built environment as a key to a successful resort experience.

Consistent with the master plan, Snow King Avenue will be developed into a mixed use corridor that includes a variety of commercial uses while still serving as a major transportation corridor in the community. Along with this it will be important to create a more visible and attractive base area along Snow King Avenue to attract residents and visitors to the many amenities and recreational opportunities found there.

Complies. Staff finds that the project is consistent with the above described visions for Subarea 2.1 because it will increase the level of cellular service in East Jackson and at Snow King Resort where tourists need access to internet service to make travel plans, find businesses, and safely visit Jackson. Local businesses and residents also share the need for reliable internet service.

In addition, staff has analyzed this application for consistency with the Policy Objectives for District 2. Town Commercial Core as follows:

Common Value 1: Ecosystem Stewardship

Not applicable.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing (District 2)

Not applicable.

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

Complies. The proposed project will provide improved cellular service to visitors, businesses, residents, and emergency services in the heart of downtown Jackson. Doing so will help to increase the vitality of downtown Jackson and maintain it as the economic center of the region.

4.2.c: Create vibrant walkable mixed use subareas

Complies. The provision of increased mobile cellular services will increase the availability of wireless services to more parts of downtown Jackson and make our outdoor spaces, such as sidewalks, more vibrant places. This will also reduce dependency on connections to private servers that are usually located inside businesses and other buildings.

4.2.d: Create a Downtown Retail Shopping District

Not applicable.

4.2.f: Maintain lodging as a key component in the downtown

Not applicable.

4.4.b: Enhance Jackson gateways

Not applicable.

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

Not applicable.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Not applicable.

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

Complies. The availability of high-quality wireless communications in a geographically remote location like Jackson will enable many residents to pursue business opportunities based on our area's many unique natural and cultural amenities.

6.2.c: Encourage local entrepreneurial opportunities

Complies. The availability of high-quality wireless communications in a geographically remote location like Jackson will enable many residents to pursue business opportunities based on our area's many unique natural and cultural amenities.

6.3.a: Ensure year-round economic viability

Complies. The proposed project will help resolve a current deficit in summer-time wireless capacity that will help make the summer season a better experience for visitors and enable them to maximize their participation in the local economy while they are here.

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

Not applicable.

2. ***Use Standards.*** *The proposed Conditional Use shall comply with the use specific standards of Division 6.1.*

Complies. The proposed request complies with all the standards in Sec. 6.1.10.D, as demonstrated in the Staff Analysis above in this staff report.

3. ***Visual Impacts.*** *The design, development, and operation of the proposed Conditional Use shall minimize the visual impact of the proposed use on adjacent lands.*

Complies. Staff finds that the proposed project will have minimal visual impacts on adjacent lands due to the stealth design of the wireless facility. The project has been modified to be consistent with the recommendations of the DRC which make the facility look more natural and integrated into the existing design and existing chimney present at the Rafferty Center.

4. ***Minimizes adverse environmental impacts.*** *The development and operation of the proposed Conditional Use shall minimize adverse environmental impacts.*

Complies. Staff finds that the proposed wireless facility will not have any significant adverse impacts to wildlife habitat, water or air quality, or any other environmental resources.

5. ***Minimizes adverse impacts from nuisances.*** *The development and operation of the proposed Conditional Use shall minimize adverse impacts from nuisances.*

Complies. Staff finds that the proposed wireless facility will not have any significant adverse impacts from nuisances, such as noise, light, vibration, dust, etc.

6. ***Impact on Public Facilities.*** *The proposed Conditional Use shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities.*

Complies. Staff finds that the proposal will have no significant adverse impact on public facilities.

7. ***Other Relevant Standards/LDRs.*** *The development and operation of the proposed Conditional Use shall comply with all standards imposed on it by all other applicable provisions of the LDRs and all other Town Ordinances.*

Complies. Staff finds that the proposed use, as conditioned, complies with other provisions of the LDRs and with all other Town Ordinances.

8. ***Previous Approvals.*** *The proposed Conditional Use shall be in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Complies. There are no previous permits or approvals.

RECOMMENDATIONS / CONDITIONS OF APPROVAL

The Planning Director and the Planning Commission recommend **approval** of a request for a Conditional Use Permit (CUP) to construct a wireless communications facility on the west building of the Rafferty Center located at 402 East Snow King Avenue, subject to the department reviews attached hereto and the following condition of approval:

1. The lessee shall maintain the stealth Wireless Communication Facility as often as necessary and at its sole expense to ensure that the stealth elements remain in their approved condition such that they continue to i) blend in with the surrounding nature and architecture, ii) ensure that the presence, purpose and nature of the Facility are not readily apparent to a reasonable observer, and iii) provide stealth benefits in light of the weathering and aging of the stealthing material and the building to which it is attached.

SUGGESTED MOTIONS

Based upon the findings as presented in the staff report and as made by the applicant for Item P18-164, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit and approve a wireless communications facility on the Rafferty Center located at 402 East Snow King Avenue, subject to the department reviews attached hereto and the following condition of approval.

1. The lessee shall maintain the stealth Wireless Communication Facility as often as necessary and at its sole expense to ensure that the stealth elements remain in their approved condition such that they continue to i) blend in with the surrounding nature and architecture, ii) ensure that the presence, purpose and nature of the Facility are not readily apparent to a reasonable observer, and iii) provide stealth benefits in light of the weathering and aging of the stealthing material and the building to which it is attached.



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: WY3 SK COASTER 2
Physical Address: 204 E. SNOW KING AVENUE
Lot, Subdivision: PLEASE SEE LEGAL DESCRIPTION ATTACHED PIDN: 22-41-16-34-2-00-014

OWNER.

Name: SNOW KING MOUNTAIN RESORT. LLC Phone: 307-734-3351
Mailing Address: 575 S. WILLOW STREET, JACKSON, WY ZIP: 83001
E-mail: ryan@snowkingmountain.com

APPLICANT/AGENT.

Name: IRENE COOKE Phone: 970-531-0831
Mailing Address: 800 PEARL STREET #907, DENVER, CO ZIP: 80203
E-mail: irene@ireneco.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
<input checked="" type="checkbox"/> Conditional Use	____ Development Plan	____ Zoning Compliance Verification
____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
____ Administrative Adjustment	____ 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)	

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 #:	<u>P16-129</u>	Environmental Analysis #:	<u></u>
Original Permit #:	<u></u>	Date of Neighborhood Meeting:	<u></u>

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.

<u>Irene Cooke</u>	<u>5/16/18</u>
Signature of Owner or Authorized Applicant/Agent	Date
<u>IRENE COOKE</u>	<u>AGENT</u>
Name Printed	Title

**VERIZON WIRELESS WY3 SK COASTER 2
LEGAL DESCRIPTION**

A Tract of Land located in the NW¼ of Section 34, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, being more particularly described as:

Tract A as shown on Map T-71-A as recorded in the Office of the Teton County Clerk

EXCEPTING THEREFROM: that portion of Said Tract A shown and described on Map T-71-E as recorded in Said Office as "parcel to be transferred from Snow King Resort, Inc., to SK Land LLC" and

FURTHER EXCEPTING THEREFROM: that portion of Lot 37 of Grand View Lodges Addition to the Town of Jackson, Plat No. 1156 as recorded in Said Office lying within Said Tract A.

FURTHER EXCEPTING THEREFROM: That portion of Lot 20 of Love Ridge Lodge Homes Fourth Addition to the Town of Jackson, Plat No. 1103 as recorded in Said Office lying within Said Tract A.

KAPPA CONSULTING

REPRESENTING

Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless

APPLICATION FOR CONDITIONAL USE PERMIT

PROJECT INFORMATION:

Applicant Information: Verizon Wireless (VAW) LLC d/b/a/ Verizon Wireless, 3131 South Vaughn Way, Aurora, CO 80014

Applicant's Agent: Leasing and Zoning Consultant, Kappa Consulting LLC, Irene Cooke, 800 Pearl Street #907, Denver, CO 80203; (970) 531-0831

Structure Owner Information: Snow King Mountain Resort, Ryan Stanley, 575 S. Willow Street, Jackson, WY 83001; (307) 734-3351

Engineering Firm Preparing Site Plan: J5 Infrastructure Partners, Josh Malberg, 767 N. Star RD, Star, ID 83669; (801) 336-4694 Ext.170

Name of Project: Verizon Wireless WY3 SK COASTER 2

Address of Project: 402 E. Snow King Avenue, Jackson, WY 83001
(Assessor Parcel No. 22-41-16-34-2-00-014)

ZONING REGULATIONS:

This application is submitted pursuant to Sec. 6.1.10.D of the Town of Jackson Land Development Regulations regarding Wireless Telecommunications Facilities complies with all regulations set forth therein. On January 17, 2017, a pre-application conference with Bob Nevins provided direction for this conditional use permit application, including the items addressed below. Originally, this project contemplated one conditional use permit; however, due to topography constraints, it was necessary to propose 2 different locations at the base of the Snow King Mountain Resort. The project will require 2 different conditional use applications. This application, "WY3 SK Coaster 2," addresses the project on the above referenced parcel where Verizon Wireless proposes to add a "stealth" chimney to the existing Rafferty Activity Center at the Snow King Mountain Resort to conceal panel antennas and equipment. A separate application is being submitted concurrently for the other location; that application proposes to replace an existing light pole near the coaster track on the ski hill at the Resort on a separate parcel.

The enclosed application form and associated materials are in compliance with the requirements of Sec. 6.1.10.D.3 – Standards for Wireless Facility Permits. Subsection 6.1.10.D.3.d outlines Standards for Wireless Facility Conditional Use Permits. Pursuant to this subsection, the following are required:

- i) The Application form is signed by the Applicant;
- ii) A Letter of Authorization signed by Snow King Mountain Resort (please note that the ownership entity has changed in the time since the date of the pre-application submittal);
- iii) Detailed site plans are consistent with the Administrative Manual;
- iv) Fall zone certification does not apply, as this is not a new tower;
- v) Documentation providing compliance with American National Standards Institute (ANSI) standards for electromagnetic radiation has been provided (letter from Travis Griffin);
- vi) Affirmation in a written statement that the proposed facility complies with FCC regulations has been provided (letter from Travis Griffin);
- vii) Affirmation in a written statement that the new Base Station will comply with all non-discretionary structural, electrical, energy, building, and safety codes has been provided (letter from Jennifer Sedillo).

PROJECT DESCRIPTION:

Request and Justification: Verizon Wireless (“VZW”), the nation’s largest wireless telecommunications provider with over 109 million subscribers, has, through extensive testing and customer complaints, determined that delivery of wireless coverage and capacity in the Town of Jackson is not optimal. Since 2013, VZW has been attempting to improve coverage and capacity for 4G-LTE service in the Town of Jackson.

Particularly during the busy summer tourist season, there is an alarming depletion of capacity in the Town. Why is this happening? The short answer is that smartphones and tablet devices usage has grown exponentially in the past few years. These devices require large amounts of data to transmit the videos, photos, emails, downloaded “apps” and other uses that have become such a part of daily life. In North America, the average household has multiple connected devices, with smartphones outnumbering tablets 6 to 1. When those households travel to Jackson for vacations, the devices go with them!

To address the demand for increased capacity, VZW proposes to develop a several new facilities in the Town of Jackson. VZW is committed to serving its customers and the community as a whole by providing the optimum level of service. In a letter to Jackson Planning Director Tyler Sinclair dated March 17, 2017, Police Chief Todd Smith noted that the Jackson Police Department relies on VZW for its communications and that the Police Department has experienced slower speeds in its communications platforms during busy summer months. This is an example of the lack of

capacity in the VZW Jackson network and illustrates the need to provide increased capacity for the benefit of public safety.

VZW is mandated by the FCC to provide wireless communication services for the benefit of the public good. This mandate requires the development of communication sites to provide the service. Adequate service to the residents and visitors in this vicinity cannot be maintained without the proposed facility.

In a presentation to the Jackson Town Council on March 21, 2016, VZW representatives explained the need for additional sites in several locations in the Town. With the increasing demand for 4G-LTE capacity, users have experienced periods of less than optimal service. In response, VZW is planning 4 new sites in the Town of Jackson to meet this demand. There are currently 2 sites serving the Town, one at the top of the Snow King Resort and another at a storage facility near the intersection of U. S. Hwy. 189 and Teton Pass Road (see Figure 1, below).

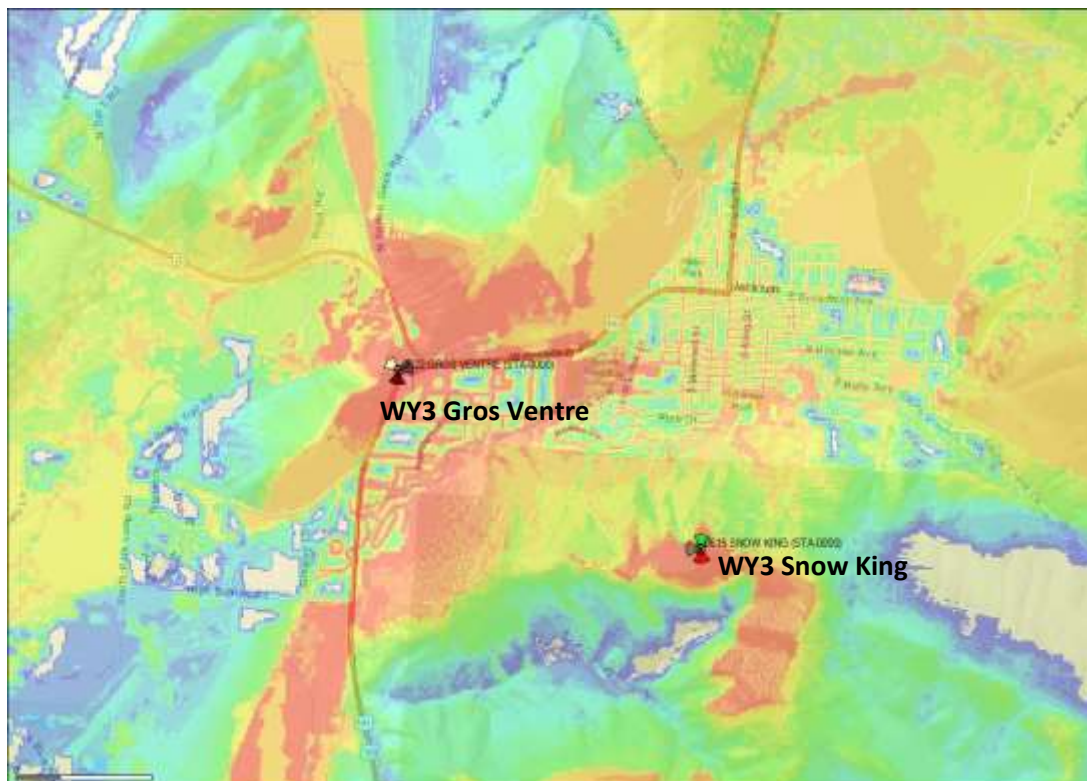


Figure 1: Existing VZW Sites

These 2 existing sites have provided coverage for the Town for several years, meaning that the signals from these sites reach most areas of the Town. However, there is a distinction between coverage and capacity. Although a site may provide coverage (i.e., one can make a cell phone call), there may not be sufficient capacity to provide 4G-LTE service to a large area (i.e., sufficient capacity to allow for operation of more sophisticated applications and services available on newer

devices). Therefore, multiple new sites are needed to supply the required capacity in various areas of Town.

Last year, a new site located at the Town Parking Garage, “WY3 Cutthroat,” received zoning approval and construction is scheduled for 2018. In February 2018, Town Council approved the application for the “WY3 Herbie” project, a stealth installation in the parking lot at 610 E. Broadway Avenue. VZW also plans to develop a new site, “WY3 Summit,” on High School Road, collocating on the existing tower at Colter Elementary School. Figure 2, below, illustrates the locations of the existing and proposed sites:

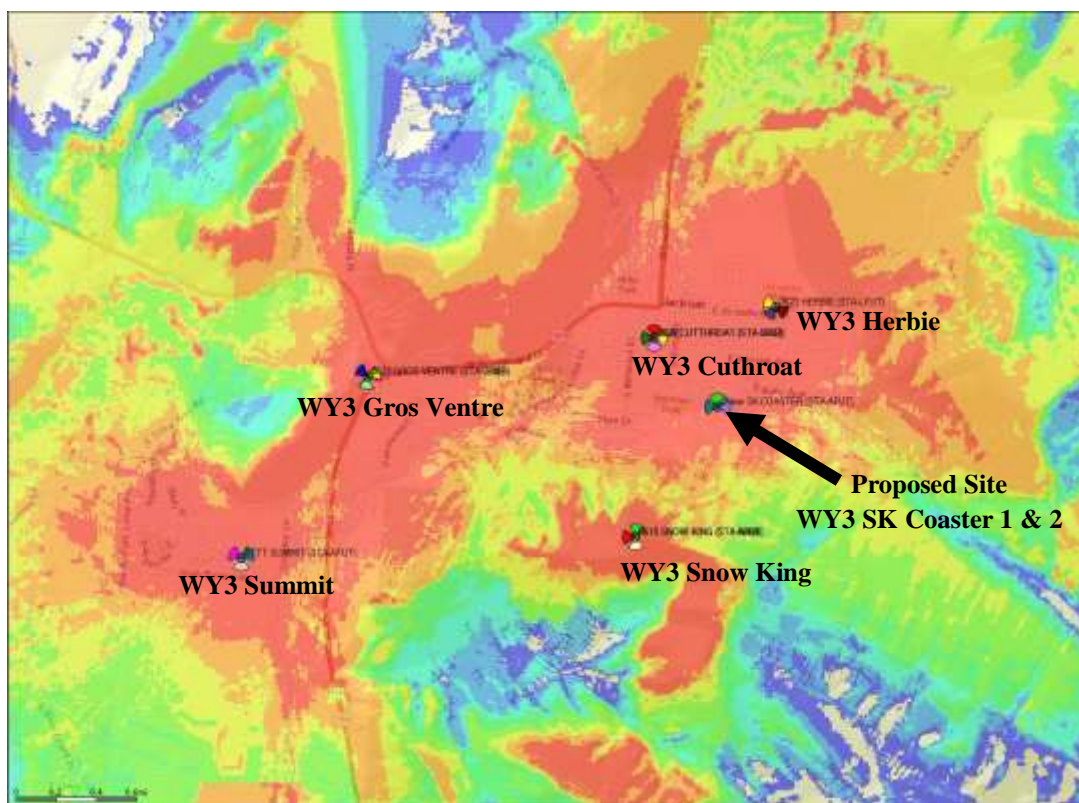


Figure 2: Existing and Proposed VZW Sites

Alternate Sites Considered: Although there are existing wireless communication antennas visible on the roof of the Snow King Hotel north of the proposed site, there are no existing facilities or towers in the area designated by VZW RF engineers which can accommodate the proposed facility without creating a substantially greater visual impact. Topography of this area is very challenging. Originally, VZW engineers planned to conceal all antennas for “WY3 SK Coaster” inside the proposed stealth chimney at the Rafferty Activity Center. However, when propagation studies showed that the area to the east would not be adequately served at that location, it became necessary to add a third sector with an antenna in a different location. That location is the subject of a concurrent zoning application, “SK Coaster 1.”

Determination of Need: As noted above, VZW has, through extensive testing and customer complaints, determined that delivery of wireless coverage and capacity in the Town of Jackson is not optimal. There is no existing facility or tower which can accommodate VZW's proposed use without causing a substantial change to an existing tower, or otherwise creating a greater visual impact. The proposed site at the Rafferty Activity Center is the best available location to serve the main area at the base of the Snow King Resort and surrounding residential properties in southeast Jackson.

Existing Condition: The existing property is known as the Rafferty Activity Center. The Center includes two contemporary style buildings with multiple roof lines. There is an existing chimney structure on the east façade of the larger east building, as shown in Figure 3, below.



Figure 3: Existing Rafferty Activity Center (East Elevation)

The existing west façade of the west building is shown in Figure 4, below. Please note the existing electronic equipment cabinet and electric meters at the base of the foundation wall. Also note the variety of roof elevations. Heights of the building rooflines are called out on Sheets Z-4 and Z-5 of the site plans. The east building roof (shown on the left in Figure 4, below) has a height of 25 ft. 2 in.; the west building roof (shown in the foreground, to the right in Figure 4, below) has a height of 17 ft. 11 in.



Figure 4: Existing Rafferty Activity Center (West Elevation)

Proposed Use: VZW proposes to conceal four 6 ft. antennas and radio equipment inside a stealth chimney on the roof of the west building of the Rafferty Activity Center at the base of Snow King Mountain Resort, as shown in Figure 5 below. The design of the proposed chimney, as shown in Figure 5, below, will be consistent with the existing chimney structure on the east façade (please refer to Figure 3 for view of existing east elevation). The stealth chimney proposed to screen the antennas will be fabricated of radio frequency transparent material to match the color and texture of the existing chimney on the east elevation. Below the roof, the faux chimney will extend to the foundation level, to accurately replicate the chimney on the east elevation. The material for the faux chimney below the roof level will not be radio frequency transparent material but will be standard construction material intended to replicate the chimney on the east elevation.

Electronic equipment associated with the antennas will be located in cabinets on the west façade of the building, also depicted in Figure 5, below. Please note that the proposed cabinets will match the existing equipment cabinet and electric meters on this wall. It will not be obvious that a wireless communication site is located here, i.e., the presence, purpose or nature of the facility is not readily apparent to a reasonable observer.



Figure 5: Proposed Stealth Chimney (West Elevation Photosimulation)

PROPOSED DEVELOPMENT PROGRAM:

Height: The antenna concealment structure will not exceed 5 ft. above the roof of the structure to which it is affixed. The Rafferty Activity Center has multiple roof lines and, as illustrated on Sheet Z-4, the height of the tallest point of the subject roof is 17 ft. 11 in., as shown on the “Existing West Elevation” on Sheets Z-4 and Z-5. The height of the proposed chimney, as shown on the Sheets Z-4 and Z-5, will be 20 ft.

Setbacks: No setbacks are applicable, as no development or construction is proposed to extend beyond the sides of the existing building. The proposed addition will appear to be a chimney matching the existing chimney on the structure.

Floor Area: No new floor area will be added to the building footprint for the rooftop antenna structure. Dimensions of the proposed chimney are 8 ft. x 5 ft. on the roof of the existing structure.

Utilities: The proposed site is an unmanned, unoccupied facility which requires only electric power and fiber optic connection for operation. No water, sewer, irrigation, natural gas or fuel storage will be required. Existing conduit for the required fiber optic line is already in place at this site, so only minimal new trenching or boring will be required. Existing utility meters and an equipment cabinet are located at the foundation level of the existing west elevation.

SITE PLAN:

The enclosed site plans meet the minimum standards established in the Administrative Manual. Sheet T-1 includes project data;

- Sheet T-1 is the Title Sheet;
- Sheet PS1 is a Photo Sheet;
- Sheet PS2 includes Photosimulations;
- Sheets SU1 and SU3 include land surveys;
- Sheet SU4 is the 1A certification of geographic coordinates;
- Sheet Z-1 shows the Site Plan of the entire parcel;
- Sheet Z-2 shows a zoomed view of the Site Plan;
- Sheet Z-3 is an Enlarged Site Plan showing the rooftop installation;
- Sheet Z-4 shows Existing and Proposed North Elevations; and
- Sheet Z-5 shows Existing and Proposed West Elevations.

FLOOR PLANS:

No new building is proposed at this site.

POSTED NOTICE:

When hearing dates are scheduled, Applicant will prepare the required signs and post notice as required by Sec. 8.2.14.C.4.

REVIEW CRITERIA:

Pursuant to the requirements outlined in the Pre-Application Conference Summary, the following items are addressed below.

GENERAL INFORMATION:

Planning Permit Application has been provided.

Notarized Letter of Authorization has been provided.

Application Fees have been paid in the amount of \$3,000.00 (amount indicated on the pre-application summary for Wireless Facility Conditional Use Permit @\$2,500.00 and a second, concurrent, Wireless Facility Conditional Use Permit @ \$500.00).

Review Fees: Applicant acknowledges responsibility for payment of review fees necessitated by the review of the application.

Mailed Notice Fee: Applicant acknowledges responsibility for payment of mailed notices in excess of 25 notices.

Digital Format: Applicant has submitted all application materials in digital format on the enclosed CD.

Response to Submittal Checklist: Applicant has provided responses to the comments identified in the Pre-Application Conference Summary in the text of this narrative.

Title Report: Per the pre-application summary, this is not required.

Narrative description of the proposed development: This has been provided herein (see “Project Description,” above).

Proposed Development Program: This has been provided herein (see “Proposed Development Program,” above).

Site Plan: The enclosed site plan set is based on revisions discussed at the Pre-Application Conference.

Floor Plans: Not applicable, as no new building is proposed at this site.

SUBMITTAL CHECKLIST: Subsection B, Physical Development:

Structure Location and Mass: The proposed structure will be located on the roof of the Rafferty Activity Center, a contemporary style structure at the base of the Snow King Mountain Resort. The dimensions of the proposed stealth chimney structure, 8 ft. x 5 ft., will add minimal mass to the existing structure. As noted above, the proposed chimney is intended to replicate an existing chimney on the structure. The proposed chimney is shorter than the existing chimney, in order to comply with zoning regulations limiting the height of the wireless facility to 5 ft. above the existing roof.

Maximum Scale of Development: Only one wireless communications site is allowed on any one parcel. This proposal is in compliance with that regulation. The companion site, “SK Coaster 1,” will be located on a separate legal parcel.

Site Development: Construction of the site will be limited to the faux chimney to conceal the rooftop antenna installation. Existing power and fiber lines are in place and minimal additional disturbance will be required to install these utilities.

SUBMITTAL CHECKLIST: Subsection C, Allowable Uses:

Allowed Uses: The proposed site is located in the PR zone district and wireless communications sites are an allowed use.

Maximum Scale of Use: Only one wireless communications site is allowed on any one parcel. This proposal is in compliance with that regulation. The companion site, “SK Coaster 1,” will be located on a separate legal parcel.

SUBMITTAL CHECKLIST: ARTICLE 4, Special Purpose Zones

Division 4.3, Planned Resort Zones: Per Division 4.3.2.D Land Use: The Snow King Planned Resort zone includes Convention center facilities for a year-round convention market, including community needs for convention space. Commercial services are provided for on-site guests and supplemental neighborhood services. The commercial space shall be sized and designed for serving the needs of on-site guests of the resort and nearby residents. The Snow King Master Plan

is relevant to this application. A section addressing “Institutional Uses” on page 48 of the Master Plan recognizes the importance of telecommunications uses on this property (*emphasis added*):

“Institutional Uses. As defined in Section 2220 three non-residential institutional uses are considered. Snow King Resort considers all to be valid and appropriate uses within the building envelope areas. Additionally, utility uses outside the envelopes are also allowed particularly in consideration of Snow King Mountain's expanding role in providing a base for valley wide telecommunications. Although the current plan does not contemplate most of the types of institutional uses named in Section 2220, these uses are allowed since in almost every instance large segments of the community would utilize the resort and its many activities and services.”

SUBMITTAL CHECKLIST: ARTICLE 5, Physical Development Standards Applicable In All Zones:

Division 5.3: Scenic Standards:

5.3.1 Exterior Lighting Standards: Night lighting currently exists and has previously been approved at the Snow King Resort development. This application proposes no new lighting.

Division 5.5: Landscaping Standards: Due to the character of the Activity Center uses and the surrounding ski slopes, no additional landscaping is proposed at this site.

Division 5.7: Grading, Erosion Control and Stormwater Standards: Conduit for fiber optic line is already in place on the property and no only minimal ground disturbance is anticipated. No grading is proposed. Any unanticipated ground disturbance will be managed in compliance with all erosion control and stormwater standards and best management practices.

Division 5.8: Design Guidelines: The following standards have been addressed in the proposed plans:

- A. **Public Space:** The proposed public space will be engaging and in scale with the existing building.
- B. **Composition:** The proposed design applies elements of composition, proportion and rhythm in the proposed materials, surfaces and massing. The proposed stealth chimney will add the least possible height to the existing structure, maintaining good proportion. The proposed chimney will match the existing chimney on the building.
- C. **Massing:** The mass, height, volume, complexity and arrangement of the proposed building elements of the proposed site mitigate adverse effects on adjoining properties. The proposed stealth chimney is the minimal mass to conceal antennas and match the existing chimney on the building.
- D. **Street Wall:** Not applicable.
- E. **Materials:** The proposed materials are appropriate based on the context of the existing building. The material used for the chimney addition will be durable, radio frequency-transparent material and will be maintainable over time. The chimney material will be fabricated and painted to match the texture and color of the existing chimney on the east elevation.

In summary, the proposed site plans are in compliance with the Design Guidelines per Resolution 04-02.

SUBMITTAL CHECKLIST: ARTICLE 6: Use Standards Applicable in All Zones

Division 6.1, Allowed Uses: The proposed site is located in the PR zone district and wireless communications sites are an allowed use.

Division 6.2, Parking and Loading Standards: Division 6.2.2 requires one parking space per employee and one space per stored vehicle. This is an unmanned site and no vehicles will be stored on the site. After construction, the site will be visited for a very brief period for routine maintenance and monitoring approximately one time per month. Technicians visiting the site for such monitoring and maintenance will park in the unpaved existing heavy equipment storage area at the base of the ski hill. No designated parking space is proposed.

Division 6.4, Operational Standards: There will be no outside storage. The unoccupied site will generate no refuse or recycling; it will be visited only occasionally by a VZW technician to monitor and maintain the equipment. The site will not generate noise or vibration. The Applicant attempted to find noise specifications for the proposed equipment that will be located in the space adjacent to the elevator; however, no such specifications are available because the equipment does not generate significant noise. All VZW facilities are monitored remotely 24/7; therefore, the likelihood of fire, explosive hazards or electrical disturbances is minimal. Any unusual activity at the site would generate an automatic alert to the VZW remote monitoring office and a technician would be dispatched immediately to address the issue. The site will include its own backup battery system for power in case of a general power outage in the Town. In addition, a “generator plug” will be added to the building so that a temporary generator could be used in case of a prolonged power outage.

SUBMITTAL CHECKLIST: ARTICLE 7: Development Option and Subdivision Standards Applicable in All Zones:

Division 7.6: Transportation Facility Standards: Proposed easements are shown on Sheet SU1, SU3, Z1 and Z2. Access to the site will be via the existing Snow King Loop Road, as shown on SU1 and SU3. The proposed use will not generate any traffic on the existing road. After construction, the site will be visited only occasionally by a technician in a standard pickup truck for regular maintenance and monitoring.

Division 7.7, Required Utilities: The proposed site is an unmanned, unoccupied facility which requires only electric power and fiber optic connection for operation. No water, sewer, irrigation, natural gas or fuel storage will be required. Existing conduit for the required fiber optic line is already in place at this site, so only minimal trenching or boring is anticipated.

GENERAL STANDARDS AND DESIGN REQUIREMENTS:

The following Standards are required pursuant to Sec. 6.1.10.D.3.f:

1. **Must be Stealth:** The application meets this requirement with all antennas and equipment concealed from public view. Antennas will be concealed within proposed stealth chimney. The chimney will appear consistent with the design of the existing structure since the proposed chimney will match the color and texture of the existing chimney on the building. It will not be obvious that a wireless communication site is located there, i.e., the presence, purpose or nature of the facility is not readily apparent to a reasonable observer.

2. **Standards to be applied include the following:**

i) Determination of Need: “Request and Justification,” “Determination of Need,” above at pages 2-5.

ii) Concealment Element: The proposed design is the most effective concealment that can be provided with the least added mass. There is no intent to frustrate the purpose of the conditions of approval. The concealment element is intended to be consistent with the design of the existing chimney on the east elevation of the Rafferty Activity Center.

iii) Height: The Rafferty Activity Center has multiple roof lines and, as illustrated on Sheets Z-4 and Z-5, the height of the tallest point of the roof on which the chimney is located is 17 ft. 11 in., compared with the height of the proposed chimney, which is 20 ft. This is in compliance with the standard limiting antenna concealment structures to 5 ft. above the building height.

iv) Setbacks: Setbacks do not apply to this application, as there will be no change to the existing building.

v) Other conditions: The proposed facility is designed and will be maintained to be visually compatible with adjoining terrain and structures. The proposed site will not be used for storage of excess equipment and there will be no outdoor storage.

vi) Landscaping: Due to the character of the Activity Center uses and the surrounding ski slopes, no additional landscaping is proposed at this site.

vii) Signage: No commercial messages will be displayed at the proposed facility. Signage will be limited to that required by federal regulatory agencies.

viii) Lighting: No new lighting is proposed for the facility. Existing lighting has been approved.

ix) Quantity Limit: There is a limit of one (1) wireless communication facility per parcel. The proposed facility is the only wireless communication facility proposed for the subject parcel. As noted above, the companion site, “WY3 SK Coaster 1,” will be located on a separate legal parcel.

x) Emergency Generators: No generator is proposed.

xi) Noise Level: The facility will not generate noise or vibration. Applicant attempted to find noise specifications for the proposed equipment that will be located in the existing equipment

building on the west side of the ski hill; however, no such specifications are available because the equipment does not generate significant noise.

xii) Visibility: Antennas will be completely concealed inside the proposed chimney addition. As noted above, the chimney is designed to match the texture and color of the existing chimney on the east façade of the east building in the Rafferty Activity Center complex. Electronic equipment associated with the antennas will be concealed in equipment cabinets at the foundation level below the faux chimney. These cabinets will be fabricated to match the existing electronic equipment at the foundation base of the building. Although the proposed chimney will be clearly visible, it will not be obvious that a wireless communication site is located there, i.e., the presence, purpose or nature of the facility is not readily apparent to a reasonable observer.

xiii) Notice: The facility will be in compliance with all requirements for public hearings. When dates for the required public hearings are scheduled, Applicant will order notice signs to be posted at designated locations on the property.

xiv) Access: No part of the proposed facility will obstruct access or cause the existing facility to fail to comply with the Americans with Disabilities Act.

xv) Security: Opportunities for unauthorized access will be minimized. There is no obvious access to the rooftop chimney concealment structure. All VZW facilities are monitored remotely 24/7; therefore, the likelihood of fire, explosive hazards or electrical disturbances is minimal. Any unusual activity at the site would generate an automatic alert to the VZW remote monitoring office and a technician would be dispatched immediately to address the issue.

xvi) Building Design: The proposed design is in scale and architecturally integrated with the existing building design to be visually unobtrusive. The proposed chimney will be fabricated and painted to match the existing chimney on the east elevation of the Rafferty Activity Center (east building). As noted above, it will not be obvious that a wireless communication site is located on this roof. The proposed chimney will be replicate the architecture of the existing structure and will not significantly increase the mass of the existing building.

CONDITIONAL USE PERMIT REQUIREMENTS:

The following findings must be made prior to approval of a conditional use permit:

1. The application is compatible with the desired future character of the area: The area surrounding the proposed chimney is part of the Snow King Mountain Resort. This area is focused on commercial and tourism interests and the proposed chimney will be consistent with the future character of this development. The Snow King Resort Master Plan contemplates this area as the Town's main convention and conference facility. Division 4.3.2.D specifically calls out Snow King's role in providing a base for wireless communications to serve the valley. As noted above, the demand for current 4G-LTE wireless technology is even more pronounced in the resort area,

where people rely on their smartphones and other advanced devices to assist with their business and tourist needs. The need for sufficient wireless capacity cannot be overstated.

2. The application complies with the use specific standards of Division 6.1: Jackson Land Development Regulations allow wireless communications sites in the PR zone district.

3. The application minimizes adverse visual impacts: As described above, the proposed antennas will be concealed in a stealth chimney which will replicate the existing chimney on the building. The purpose of this installation is to minimize the mass of the communications site. For example, the proposed chimney will be much less mass and visual impact than a “monopine” tower would have been.

4. The application minimizes adverse environmental impacts: There will be no adverse environmental impacts associated with this development. The proposed site will be unoccupied and requires only minimal electric utility service for operation. There will be minimal ground disturbance associated with construction of the site. Conduit for the fiber optic line is already in place at the site, so only minimal new trenching or boring will be required.

5. The application minimizes adverse impacts from nuisances: The proposed site will not generate noise, odor, dust or other impacts that could be considered nuisances. As noted above, Applicant could not find noise specifications for the proposed equipment because it does not generate any significant noise.

6. The application minimizes adverse impacts on public facilities: There will be minimal impact on public facilities. The site requires only minimal electric utility service. The site is unoccupied and requires no water, sewer, trash collection or other public services. The site will generate no traffic; it will be visited only occasionally by a sole technician to monitor and maintain the equipment. All VZW facilities are monitored remotely 24/7 and standard operating procedures minimize security risks.

7. The application complies with all other relevant standards of these LDRs and all other Town Ordinances: The proposed development will comply with all Land Development Regulations, building code requirements and other ordinances. VZW operates all its facilities to the highest standards in the industry. The Snow King Master Plan is relevant to this application. A section addressing “Institutional Uses” on page 48 of the Master Plan recognizes the importance of telecommunications uses on this property:

“Institutional Uses. As defined in Section 2220 three non-residential institutional uses are considered. Snow King Resort considers all to be valid and appropriate uses within the building envelope areas. Additionally, utility uses outside the envelopes are also allowed particularly in consideration of Snow King Mountain's expanding role in providing a base for valley wide telecommunications. Although the current plan does not contemplate most of the types of institutional uses named in Section 2220, these uses are allowed since in almost every instance large segments of the community would utilize the resort and its many activities and services.”

8. The application is in substantial conformance with all standards or conditions of any prior applicable permits or approvals: Applicant believes the proposed plans meet or exceed all requirements of applicable permits and required approvals.

In summary, the application satisfies the criteria established for Conditional Use Permit findings.

“FCC SHOT CLOCK”

Under the federal Telecommunications Act, local governments must act on wireless facility permit applications within a “reasonable period of time.” In 2009, the Federal Communications Commission (“FCC”) issued a declaratory ruling, commonly known as the “Shot Clock ruling,” which clarified this obligation. Under the Shot Clock ruling, local governments generally must take final action on a wireless facility permit application within 90 days after it was filed for a collocation application, or 150 days after any other application was filed. In this case, we believe the 150 day deadline applies. VZW requests that the Town of Jackson issue a written decision granting VZW’s request within one hundred fifty (150) days of the date this application is submitted. If applicable, within thirty (30) days of the date the application is submitted, VZW requests the Town to inform VZW in writing of the specific reasons why the application is incomplete and does not meet the submittal requirements; and in doing so, to please specifically identify the code provision, ordinance, instruction or public procedure that requires the information to be submitted.

4G-LTE CAPACITY:

Please note that this will be a 4G LTE site, which means voice calls will be carried over our LTE network. THIS IS A CHANGE AND WILL REQUIRE CUSTOMERS TO HAVE A DEVICE CAPABLE OF ADVANCED CALLING. A VZW 4G LTE cell site uses the latest technology to carry both voice and data. Voice service is provided over VoLTE or Voice Over Long Term Evolution technology through a service Verizon calls Advanced Calling 1.0. Advanced Calling offers high-definition or HD voice and video calling. To complete calls on this new cell site, customers’ phones must be capable of Advanced Calling and that feature must be activated in the phone itself. Both customers on a call must be served by 4G LTE and have the Advanced Calling feature activated to experience HD voice and video service. Customers with older 1X, 3G or 4G devices without Advanced Calling will not experience a change in voice service.

CONCLUSION:

Verizon Wireless respectfully requests the Town of Jackson to grant conditional use permit approval for the above described project. The proposed site will be part of a comprehensive wireless network and approval of this application will allow VZW to meet its federally mandated obligations under the license granted by the Federal Communications Commission (FCC) pursuant to the Telecommunications Act of 1996.

LETTER OF AUTHORIZATION

SNOW KING MOUNTAIN RESORT LLC, "Owner" whose address is: _____

575 SOUTH WILLOW STREET, JACKSON, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

SNOW KING MOUNTAIN RESORT LLC

, as the owner of property

more specifically legally described as: PARCEL NO. 22-41-16-34-2-00-014

SEE LEGAL DESCRIPTION ATTACHED

(If too lengthy, attach description)

HEREBY AUTHORIZES IRENE COOKE, KAPPA CONSULTING LLC ON BEHALF OF VERIZON WIRELESS 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:

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

STATE OF Wyoming)
)SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Ryan Stanley this 15 day of February, 2018

WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires: 2/13/2021



verizon

WY3 SK COASTER 2

PUBLIC RECORD PARCEL NO. 22-41-16-34-2-00-014

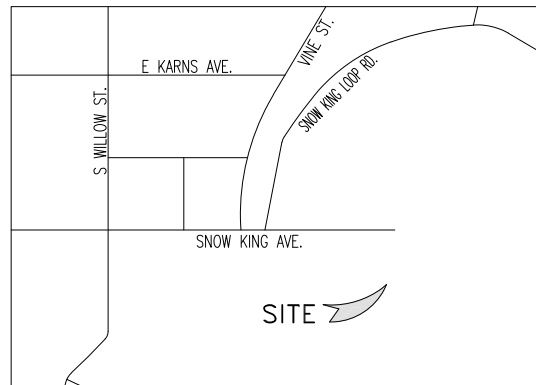
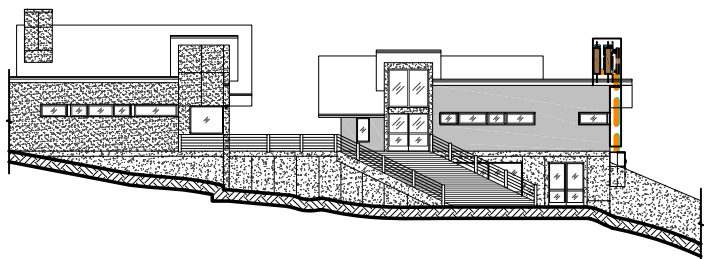
402 E. SNOW KING AVENUE

JACKSON, WY 83001

TETON COUNTY

EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)

RAWLAND

VICINITY MAP
SCALE: N.T.S.

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE FOLLOWING:

INSTALLATION

- ONE (1) PROPOSED EQUIPMENT ENCLOSURE (DESIGNED BY OTHERS)
- FOUR (4) PROPOSED PANEL ANTENNAS
- FOUR (4) PROPOSED MAIN OVP UNITS
- TWO (2) PROPOSED 700 RRH UNITS
- TWO (2) PROPOSED PCS RRH UNITS
- TWO (2) PROPOSED AWS RRH UNITS
- TWO (2) PROPOSED 850 RRH UNITS
- TWO (2) PROPOSED HYBRID TRUNKS
- TWO (2) PROPOSED EQUIPMENT CABINETS
- ONE (1) PROPOSED GENERATOR PLUG

SHEET INDEX:

SHEET	TITLE	REV.
T1	TITLE SHEET	G
PS1	PHOTO SHEET	G
PS2	PHOTO SIMULATION SHEET	G
SU1	SITE SURVEY	C
SU3	SITE SURVEY	C
SU4	1A CERTIFICATION LETTER	—
Z1	SITE PLAN	G
Z2	SITE PLAN	G
Z3	ENLARGED SITE PLAN	G
Z4	ELEVATIONS	G
Z5	ELEVATIONS	G
PHS	PROJECT HISTORY SHEET	G

PROJECT INDEX:

APPLICANT:
VERIZON
2730 BOZEMAN AVENUE
HELENA, MT 59601CONTACT: KENT MCDERMOTT
PHONE: 406-461-1359ENGINEERS/DESIGNERS:
J5 INFRASTRUCTURE PARTNERS
767 N. STAR RD.
CONTACT: JOSH MALBERG
PHONE: 208-286-0266 EXT 170SURVEYOR:
CIS PROFESSIONAL LAND SURVEYINGCONTACT: CORY SQUIRE
PHONE: 435-660-0816
CORY@CISPLS.COMZONING/SITE AQ:
KAPPA CONSULTING LLC
800 PEARL STREET #907
DENVER, CO 80203CONTACT: IRENE C. COOKE
PHONE: 970-531-0831
EMAIL: irene@ireneco.com

FCC COMPLIANCE:

RADIATION FROM THIS FACILITY WILL
NOT INTERFERE WITH OPERATION OF
OTHER COMMUNICATION DEVICES.

GENERAL PROJECT NOTES:

1. PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE PROPOSED PROJECT.
2. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
3. ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON REPRESENTATIVE.
4. INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.N.O.
5. NOTIFY VERIZON, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
7. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON REPRESENTATIVE.
8. THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON, THE CONTRACTOR SHALL PROVIDE VERIZON WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9. VERIFY ALL FINAL EQUIPMENT WITH A VERIZON REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

PROJECT INFORMATION:

PROPERTY OWNER:	SNOW KING MOUNTAIN RESORT LLC
	CONTACT: RYAN STANLEY PHONE: 307-734-3351
JURISDICTION:	TOWN OF JACKSON
	CONTACT: PAUL ANTHONY PHONE: 307-733-0440 x1303
PUBLIC RECORD PARCEL NO:	22-41-16-34-2-00-014

DRIVING DIRECTIONS:

FROM THE VERIZON OFFICE LOCATED AT 3131 S VAUGHN WAY TURN RIGHT ONTO S VAUGHN WAY (0.2 MILES). TURN LEFT TO MERGE ONTO CO-83 N TOWARD INTERSTATE 225 (0.2 MILES). MERGE ONTO CO-83 N (0.1 MILES). TAKE THE INTERSTATE 225 N EXIT AND MERGE ONTO I-225 N (8 MILES). TAKE EXIT 12A ON THE LEFT TO MERGE ONTO I-70 W TOWARD DENVER (3.2 MILES). KEEP RIGHT AT THE FORK TO CONTINUE ON I-270 W, FOLLOW SIGNS FOR FORT COLLINS (64.3 MILES). TAKE EXIT 281 FOR OWL CANYON RD (0.3 MILES). TURN LEFT ONTO E CO RD 70 (6.5 MILES). AT THE TRAFFIC CIRCLE, TAKE THE 1ST EXIT (1.4 MILES). CONTINUE ONTO W COLORADO RD 72 (3.5 MILES). TURN RIGHT ONTO US-287 N (46.3 MILES). TURN RIGHT TO MERGE ONTO I-80 W TOWARD RAWLINS AND MERGE ONTO I-80 W (208.5 MILES). TAKE EXIT 104 FOR US 191 N (0.3 MILES). TURN RIGHT ONTO US-191 N (0.5 MILES). CONTINUE STRAIGHT TO STAY ON US-191 N (161 MILES). AT THE TRAFFIC CIRCLE, TAKE THE 1ST EXIT ONTO US-189 N (11.6 MILES). TURN RIGHT ONTO MAPLE WAY (0.5 MILES). TURN LEFT ONTO SCOTT LN (233 FT). TURN RIGHT ONTO W SNOW KING AVE (1.4 MILES) AND THE SITE AT LATITUDE 43°28'22.62690"N LONGITUDE 110°45'22.31"W WILL BE LOCATED ON THE RIGHT.

ADA COMPLIANCE:

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

ABBREVIATED LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NW¼ OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 116 WEST, 6TH P.M., TOWN OF JACKSON, TETON COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS: TRACT A AS SHOWN ON MAP T-71-A AS RECORDED IN THE OFFICE OF THE TETON COUNTY CLERK EXCEPTING THEREFROM: THAT PORTION OF SAID TRACT A SHOWN AND DESCRIBED ON MAP T-71-E AS RECORDED IN SAID OFFICE AS "PARCEL TO BE TRANSFERRED FROM SNOW KING RESORT, INC., TO SK LAND LLC" AND FURTHER EXCEPTING THEREFROM: THAT PORTION OF LOT 37 OF GRAND VIEW LODGES ADDITION TO THE TOWN OF JACKSON, PLAT NO. 1156 AS RECORDED IN SAID OFFICE LYING WITHIN SAID TRACT A. FURTHER EXCEPTING THEREFROM: THAT PORTION OF LOT 20 OF LOVE RIDGE LODGE HOMES FOURTH ADDITION TO THE TOWN OF JACKSON, PLAT NO. 1103 AS RECORDED IN SAID OFFICE LYING WITHIN SAID TRACT A.

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF J5 INFRASTRUCTURE PARTNERS, LLC.

J5 INFRASTRUCTURE
PARTNERS

AZ - CA - CO - ID - NM - NV - TX - UT

DESIGNED BY:

REV	DESCRIPTION	DATE	BY	CHK
C	REVISED PER COMMENTS	9/25/17	MDA	—
D	REVISED PER COMMENTS	11/1/17	MDA	—
E	REVISED PER RF COMMENTS	1/23/18	MDA	—
F	REVISED PER UPDATED SURVEY AND P COORD	3/21/18	MDA	—
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	—

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

TITLE SHEET

SAVE DATE:

5/8/2018 4:38 PM

SHEET NUMBER:

T1

LEGEND OF SYMBOLS:

REFERENCE LETTER OR NUMBER
SECTION OR DETAIL
SCALE:
SHEET WHERE DRAWN
SHEET WHERE TAKEN

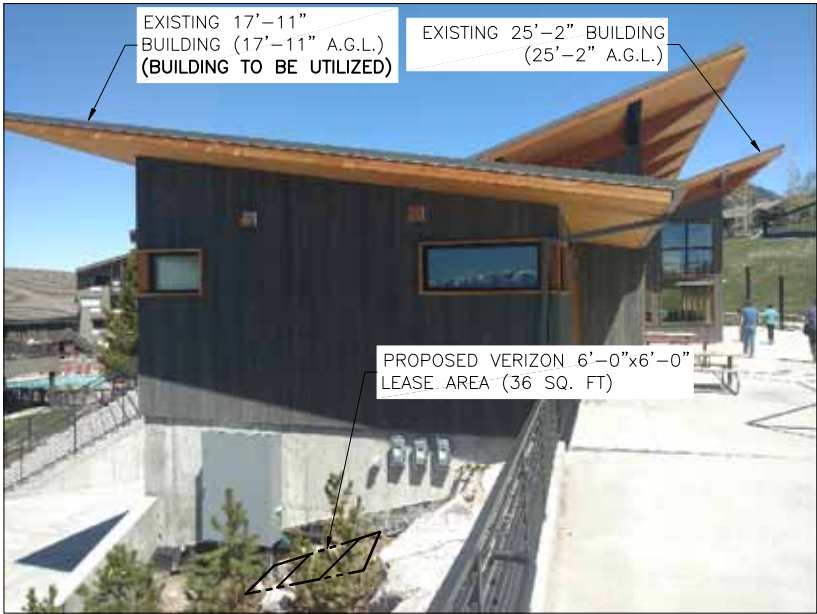
SECTION LETTER
SHEET WHERE DRAWN
SHEET WHERE TAKEN

DETAIL NUMBER
SHEET WHERE DRAWN
SHEET WHERE TAKEN

℄ CENTERLINE
d PENNY

EQUIPMENT OR FIXTURE NUMBER
KEYED NOTE
T.C. 1631.33
F.L. 1631.00 SPOT ELEVATION
TOP OF WALL 1639.00 CONTROL OR DATUM POINT

PROPERTY LINE
EXISTING CONTOUR
NEW CONTOUR
ROUND/DIAMETER
APPROXIMATELY



VIEW OF PROPOSED LEASE AREA
(LOOKING EAST)



VIEW OF EXISTING BUILDING
(LOOKING WEST)

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE PARTNERS		AZ - CA - CO - ID - NM - NV - TX - UT		DATE		BY		CHK	
REV	DESCRIPTION	REVISED PER	COMMENTS	DATE	BY	CHK	DATE	BY	CHK
C	REVISED PER COMMENTS			9/25/17	MDA				
D	REVISED PER COMMENTS			11/1/17	MDA				
E	REVISED PER RF COMMENTS			1/23/18	MDA				
F	REVISED PER UPDATED SURVEY AND P COORD			3/21/18	MDA				
G	REVISED PER UPDATED SURVEY			5/8/18	MDA				

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
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RAWLAND

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

PHOTO SHEET

SAVE DATE:

5/8/2018 4:38 PM

SHEET NUMBER:

PS1



EXISTING NORTHWEST PHOTO SIMULATION
(LOOKING SOUTHEAST)



PROPOSED NORTHWEST PHOTO SIMULATION
(LOOKING SOUTHEAST)

LEGEND OF SYMBOLS:

REFERENCE LETTER OR NUMBER
SECTION OR DETAIL
SCALE:
SHEET WHERE DRAWN
SHEET WHERE TAKEN

SECTION LETTER
SHEET WHERE DRAWN
SHEET WHERE TAKEN

DETAIL NUMBER
SHEET WHERE DRAWN
SHEET WHERE TAKEN

¢ CENTERLINE
d PENNY

EQUIPMENT OR FIXTURE NUMBER
KEYED NOTE
T.C. 1631.33
F.L. 1631.00 SPOT ELEVATION

TOP OF WALL
1639.00 CONTROL OR DATUM POINT

PROPERTY LINE

EXISTING CONTOUR

NEW CONTOUR

∅ ROUND/DIAMETER
~ APPROXIMATELY

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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DESIGNED BY:		J5 INFRASTRUCTURE PARTNERS, LLC		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	BY	CHK	
C	REVISED PER COMMENTS	9/25/17	MDA	-	
D	REVISED PER COMMENTS	11/1/17	MDA	-	
E	REVISED PER RF COMMENTS	1/23/18	MDA	-	
F	REVISED PER UPDATED SURVEY AND P COORD	3/21/18	MDA	-	
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-	

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

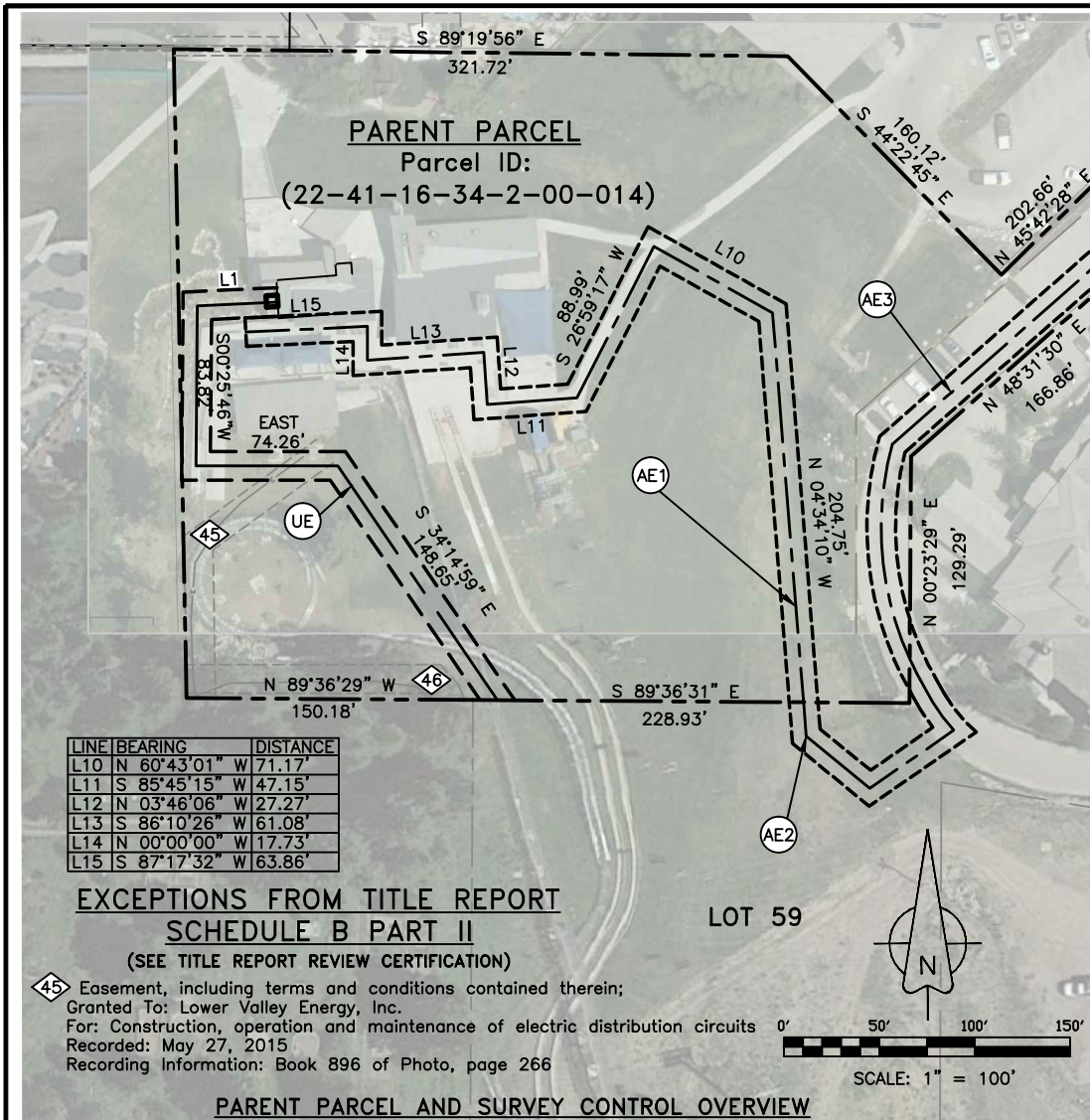
PHOTO SIMULATION SHEET

SAVE DATE:

5/8/2018 4:38 PM

SHEET NUMBER:

PS2



(B) A strip of land fifteen feet (15') wide for the purpose of serving a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Tract A as shown on Map T-71-A as recorded in the office of the Teton County Clerk; the centerline of said strip of land is more particularly described by metes and bounds as follows:
Beginning at a point that is 1033.69 feet West and 214.40 feet North of the Center Quarter Corner of Section 34 Township 41 North, Range 116 W, 6th P.M.; thence S. 87°17'32" W. 42.20 feet, thence S. 00°25'46" W. 83.82 feet, thence EAST 74.26 feet, thence S. 53°02'47" E. 205.31 feet to the terminus of said centerline.
The above described strip of land contains 5,671 square feet in area or 0.13 of an acre more or less.

(UE) **UTILITY EASEMENT LAND DESCRIPTION**

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said strip of land comprising a portion of Tract A as shown on Map T-71-a as recorded in the office of the Teton County Clerk; the centerline of said strip of land is more particularly described by metes and bounds as follows:
Beginning at a point that is 1052.45 feet West and 199.18 feet North of the Center Quarter Corner of Section 34 Township 41 North, Range 116 W, 6th P.M.; thence N. 87°17'32" E. 63.86 feet, thence SOUTH 17.73 feet, thence N. 86°10'26" E. 61.08 feet, thence S 03°46'06" E 27.27 feet, thence N 85°45'15" E 47.15 feet, thence N 26°59'17" E 88.99 feet, thence S 60°43'01" E 71.17 feet, thence S 04°34'10" E 204.75 feet the terminus of said centerline. The above described strip of land contains 5,379 square feet in area or 0.12 of an acre more or less.

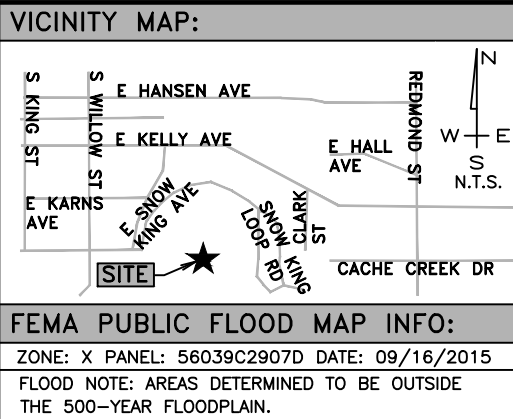
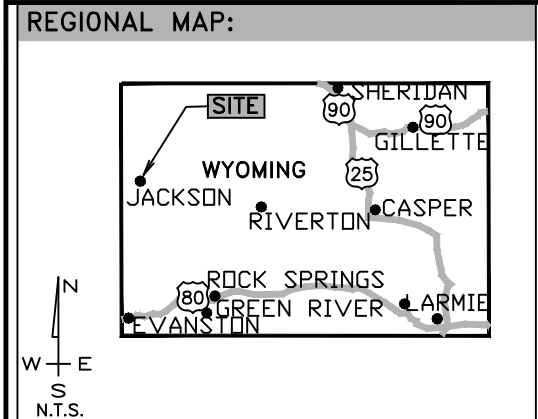
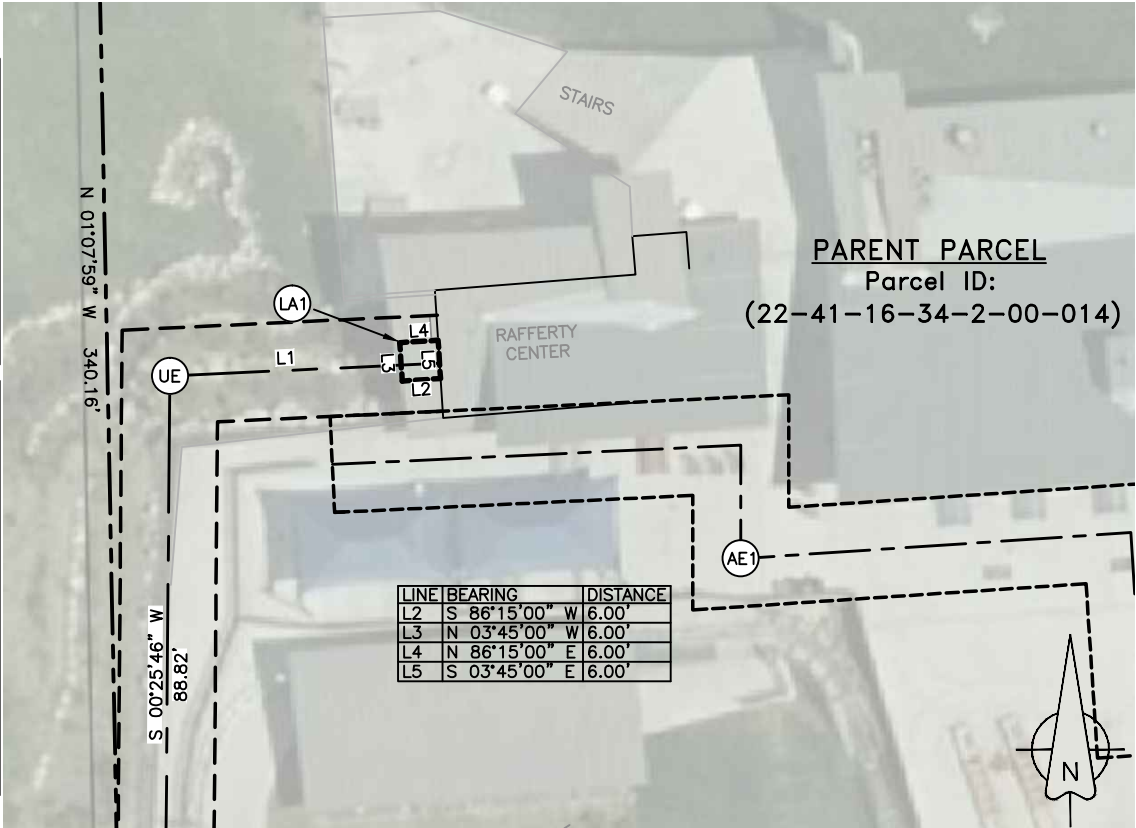
(AE1) **ACCESS EASEMENT 1 LAND DESCRIPTION**

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said strip of land comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said strip of land is more particularly described by metes and bounds as follows:
Beginning at a point that is 1052.45 feet West and 199.18 feet North of the Center Quarter Corner of Section 34 Township 41 North, Range 116 W, 6th P.M.; thence S. 04°34'10" E. 17.86 feet, thence S. 50°43'37" E. 43.02 feet, thence N. 55°21'27" E. 53.47 feet, thence along a curve turning to the right with an arc length of 18.49 feet, a radius of 95.10 feet and a chord bearing and distance of N. 36°58'41" W. 18.46 feet, thence along a compound curve turning to the right with an arc length of 7.80 feet, a radius of 95.10 feet and a chord bearing and distance of N. 29°03'26" W. 7.80 feet, thence along a compound curve turning to the right with an arc length of 17.79 feet, a radius of 166.07 feet and a chord bearing and distance of N. 27°32'47" W. 17.78 feet to an existing access easement and the terminus of said centerline. The above described strip of land contains 5,379 square feet in area or 0.12 of an acre more or less.

(AE2) **ACCESS EASEMENT 2 LAND DESCRIPTION**

A parcel of land (6' X 6') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising Tract A as shown on Map T-71-a as recorded in the office of the Teton County Clerk; more particularly described by metes and bounds as follows:
Beginning at a point that is 1033.53 feet West and 212.01 feet North of a Center Quarter Corner of Section 34 Township 41 North, Range 116 W, 6th P.M., monument; thence S. 86°15'00" W. 6.00 feet, thence N. 03°45'00" W. 6.00 feet, thence N. 86°15'00" E. 6.00 feet, thence S. 03°45'00" E. 6.00 feet to the point of beginning.
The above described parcel of land contains 36 square feet in area or 0.001 of an acre more or less.

(LA1) **LEASE AREA 1 LAND DESCRIPTION**



SURVEYOR'S NARRATIVE:

It is the intent of this map and the survey on which it is based is to represent the perimeter lines of the Parent Parcel and the location of the proposed lease area and Access/Utility easements within the parent parcel. Property corners and other survey markers, monuments or evidence that were found at the time of this survey are drawn and noted accordingly.

SURVEYOR'S NOTE & CERTIFICATION:

This "Lease Area Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements and the perimeter of the parent parcel was verified from field and record information. This "Lease Area Survey" is not a Boundary Survey of the Parent Parcel and this Survey was developed to support the communications facility plan set named hereon.

BASIS OF BEARING AND DATUM NOTE:

1.) All distances are at ground in US survey feet and all bearings are Grid based upon the Wyoming Coordinate System 1983, Wyoming West Zone. (NAD83)
2.) Survey Performed with a Survey Grade Trimble GPS receiver and computed using the National Geodetic Survey Online Positioning User Service.
Geodetic Position of Control Monument is:
LATITUDE: 43°28'20.56657"
LONGITUDE: 110°45'08.50460"W
APPROX. ELLIPSOID HEIGHT: 6317.614sft
(NOT 1A COORDINATES - SEE SEPARATE CERTIFICATION)
HORZ. DATUM NAD83 VERT. DATUM NAVD88 [GEOID12B]

GRID POSITION (SURVEY FT)

NORTHING: 1411900.236
EASTING: 2447074.531
ELEVATION: 6349.634 sft

PROJECT NAME:
VERIZON
WY3 SK2 COASTER

PROJECT ADDRESS:
402 E SNOW KING AVENUE
JACKSON CITY
TETON COUNTY
WYOMING

TITLE REPORT REVIEW CERTIFICATION

THIS IS TO CERTIFY THAT THE EXCEPTIONS LISTED IN SCHEDULE B PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED 08/03/2017 BY FIRST AMERICAN TITLE INSURANCE COMPANY (Policy 1402.06(06-17-06)) HAVE BEEN REVIEWED BY THE SURVEYOR. IF ANY OF THEM AFFECT THE VERIZON PROPOSED LEASE AREA(S) THEY ARE PLOTTED (if locatable) AND NOTED ACCORDINGLY HEREON.

DATE OF SURV.: 8/2/17

DESIGNED FOR:

verizon

12877 W MCMILLAN RD.
BOISE, ID 83713

DESIGNED BY:

J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

PARENT PARCEL OWNER:

SNOW KING MOUNTAIN RESORT LLC

800 PEARL STREET #907, DENVER, CO 80203

CONTACT INFORMATION:
RYAN STANLEY
PHONE: 970-531-0831

PUBLIC RECORD PARCEL I.D.:

22-41-16-34-2-00-014

DRIVING DIRECTIONS:

TAKE W MCMILLAN RD TO ID-55 (0.6 MI), FOLLOW I-84 E, US-20 E, AND US-26 E TO ID-31 E/PINE CREEK RD IN SWAN VALLEY (308 MI), TAKE WY-22 E TO US-191 IN TETON COUNTY (43.9 MI), TURN LEFT ONTO US-191 N/US-26E/US-89 N (0.5 MI), DRIVE TO W SNOW KING AVE (1.4 MI), DESTINATION WILL BE ON THE RIGHT.

I, James D. Pitkin, of Murray, Utah, do hereby certify that this Lease Area Map as prepared from field notes taken during an actual survey made under my direct supervision by CIS Professional Land Surveying, for whose work I stand personally responsible, on (7/3/17), that this map correctly shows the results of said survey and that this map represents the positions of the monuments and lines as found at the time of said survey; and that it is a correct and accurate representation of said survey to the best of my knowledge and belief.

CIS

Mona, UT
(435)660-0816
cory@cispls.com

PROFESSIONAL LAND SURVEYING
JAMES D. PITKIN W85P.L.S. #10111 04/26/18

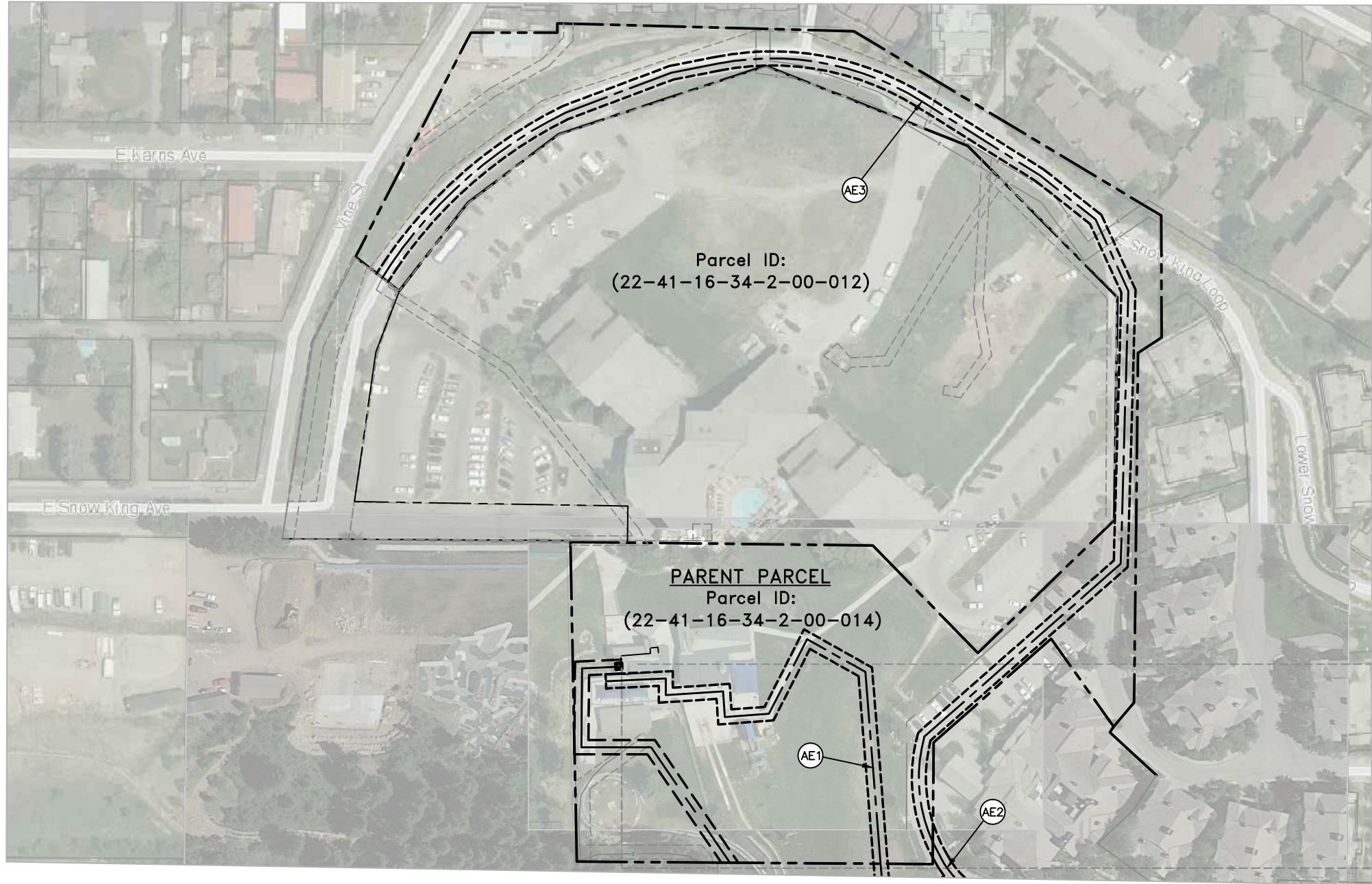
REV.	DESCRIPTION	DATE	BY	CHK
A	90% PRELIMINARY FOR CLIENT REVIEW ONLY	07/07/17	CIS	CIS
B	ADDED SHEET 2 WITH ADDITIONAL TITLE REPORT	10/23/17	CIS	CIS
C	FINAL REVIEW AND SURVEYOR'S CERTIFICATION	04/26/18	CKS	CIS

SHEET TITLE:

SURVEY NOTES & REFERENCE
SURVEY CONTROL OVERVIEW
ENLARGED LEASE AREA SITE PLAN

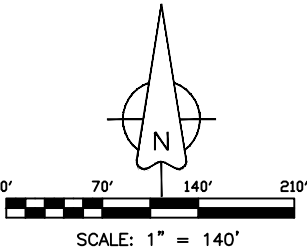
J5 SITE I.D.: VZ WY3 SK2 COASTER

SHEET INFO.: Sheet 1 of 3 **SU1**



A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Tract A as shown on Map T-71-a as recorded in the office of the Teton County Clerk; the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 628.57 feet North and 1294.61 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence along a curve turning to the right with an arc length of 115.16 feet, a radius of 166.07 feet and a chord bearing and distance of N. 04°36'41" W. 112.87 feet, thence N. 48°38'45" E. 278.33 feet, thence N. 01°36'43" E. 290.24 feet, thence N. 24°32'43" W. 83.78 feet, thence N. 51°44'59" W. 75.84 feet, thence N. 57°55'26" W. 147.90 feet, thence along a curve turning to the left with an arc length of 226.07 feet, a radius of 300.00 feet and a chord bearing and distance of N. 79°30'41" W. 220.75 feet, thence S. 78°54'03" W. 50.54 feet, thence S. 69°24'12" W. 120.25 feet, thence along a curve turning to the left with an arc length of 248.76 feet, a radius of 482.69 feet and a chord bearing and distance of S. 49°00'07" W. 246.01 feet, thence S. 33°02'36" W. 17.08 feet to the terminus of said centerline.
The above described parcel of land contains 23,296.20 square feet in area or 0.535 of an acre more or less.

ACCESS EASEMENT 3 LAND DESCRIPTION



CIS
PROFESSIONAL LAND SURVEYING
Mona, UT (435)660-0816
cispls1@gmail.com

DESIGNED FOR:

verizon✓
12877 W MCMILLAN RD.
BOISE, ID 83713

DESIGNED BY:

J5 INFRASTRUCTURE
P A R T N E R S
AZ - CA - CO - ID - NM - NV - TX - UT

SHEET TITLE:

ACCESS EASEMENT

J5 SITE I.D.:	WY3 SK COASTER
SHEET INFO.:	Sheet 3 of 3
SU3	

PREPARED FOR:



1A CERTIFICATION LETTER

FOR
VERIZON WIRELESS
FACILITY KNOWN AS:WY3 SK COASTER 2, Y&Z Sectors
TETON COUNTY, WYOMING

ELEVATION REPORT:

NAVD88 - GROUND ELEVATION: 6310 sft
[ELEVATION METERS]: 1923.292 m

LEGAL DESCRIPTION:

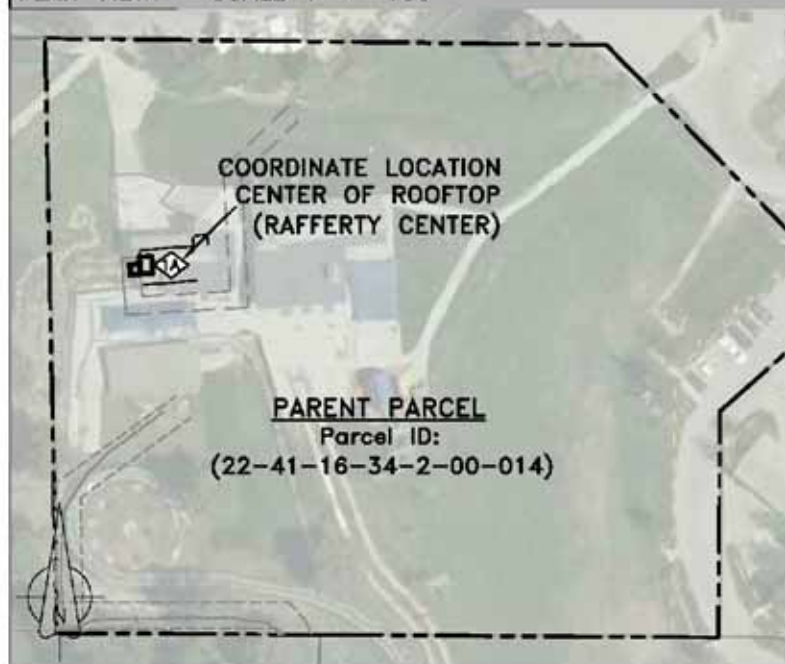
218 FEET N 00°22'55" E ALONG
THE ¼ SECTION LINE AND 1020
FEET WEST OF THE CENTER ¼
CORNER OF SECTION 34, T.41N.
R.116W. 6TH PRINCIPAL MERIDIAN,
TETON COUNTY WY.

SITE LOCATION:

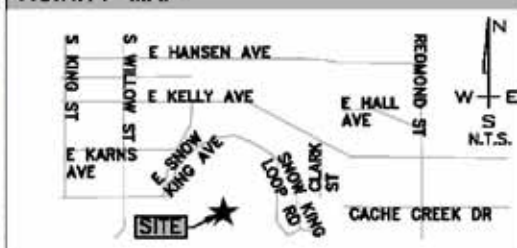
SITE IS LOCATED AT:

402 E SNOW KING AVENUE
JACKSON CITY,
TETON COUNTY, WYOMING.

PLAN VIEW: SCALE 1" = 100'



VICINITY MAP



PROFILE VIEW LOOKING SOUTHEAST

BASIS OF GEODETIC COORDINATES:

(1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") AND CARRIED TO THE 10,000TH OF A SECOND, AND ALSO EXPRESSED IN DEGREES AND DECIMAL DEGREES.

(2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EXPRESSED IN U.S. SURVEY FEET AND METERS (METER EQUIVALENT TO 39.37 INCHES).

(3) NAD83 GEODETIC DATA SHOWN HEREON WAS DERIVED FROM AND IS TIED TO THE NATIONAL GEODETIC SURVEY, NATIONAL C.O.R.S. VIA THE O.P.U.S. UTILITY AND OR TRIMBLE GEOMATICS SOFTWARE.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE GEO-
DETIC COORDINATES REPORTED
HEREON ARE ACCURATE AND
MEET FAA/FCC REPORTING RE-
QUIREMENTS OF 1A: FIFTEEN
FEET (15') HORIZONTALLY AND
THREE FEET (3') VERTICALLY.

DATE OF SURV.:

8/2/17

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SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS AND PRODUCED FOR
THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE
INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT
THE WRITTEN CONSENT BY J5 INFRASTRUCTURE PARTNERS.

PREPARED BY:

PROFESSIONAL LAND SURVEYING
JAMES D. PITKIN WY P.L.S. #10111 09/22/2017295 N 200 E
MONA, UT 84645
(435)660-0818
cory@cipls.com

DESIGNED FOR:

verizon3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018THESE DRAWINGS AND SURVEYS ARE COPYRIGHT
PROTECTED AND THE SOLE PROPERTY OF J5
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P A R T N E R S
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
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PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

1A CERTIFICATION LETTER

SAVE DATE:

5/8/2018 4:38 PM

SHEET NUMBER:

SU4

SITE NOTES:

1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.

2. INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

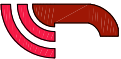
SETBACK TABLE:	
	LEASE AREA BOUNDARY TO PARENT PROPERTY LINE
NORTH	~128'
SOUTH	~205'
EAST	~332'
WEST	~46'

DESIGNED FOR:


3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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DESIGNED BY:

**J5 INFRASTRUCTURE**
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

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PRELIMINARY
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SHEET TITLE:

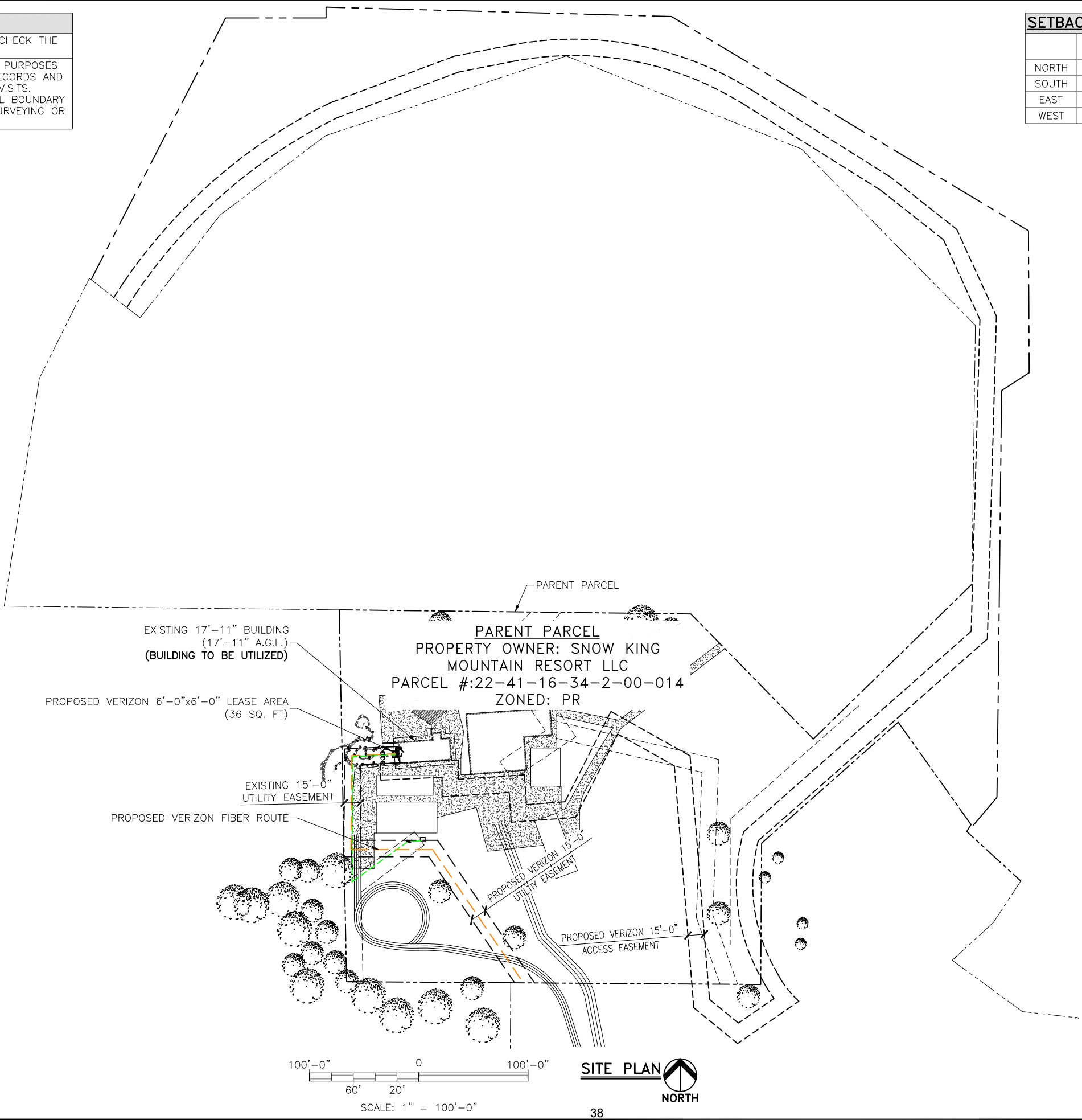
SITE PLAN

SAVE DATE:

5/8/2018 4:38 PM

SHEET NUMBER:

Z1



SITE NOTES:

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2. INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

SETBACK TABLE:

	LEASE AREA BOUNDARY TO PARENT PROPERTY LINE
NORTH	~128'
SOUTH	~205'
EAST	~332'
WEST	~46'

DESIGNED FOR:

verizon3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE
P A R T N E R S
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D	REVISED PER COMMENTS	11/1/17	MDA	-
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F	REVISED PER UPDATED SURVEY AND P COORD	3/21/18	MDA	-
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

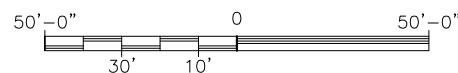
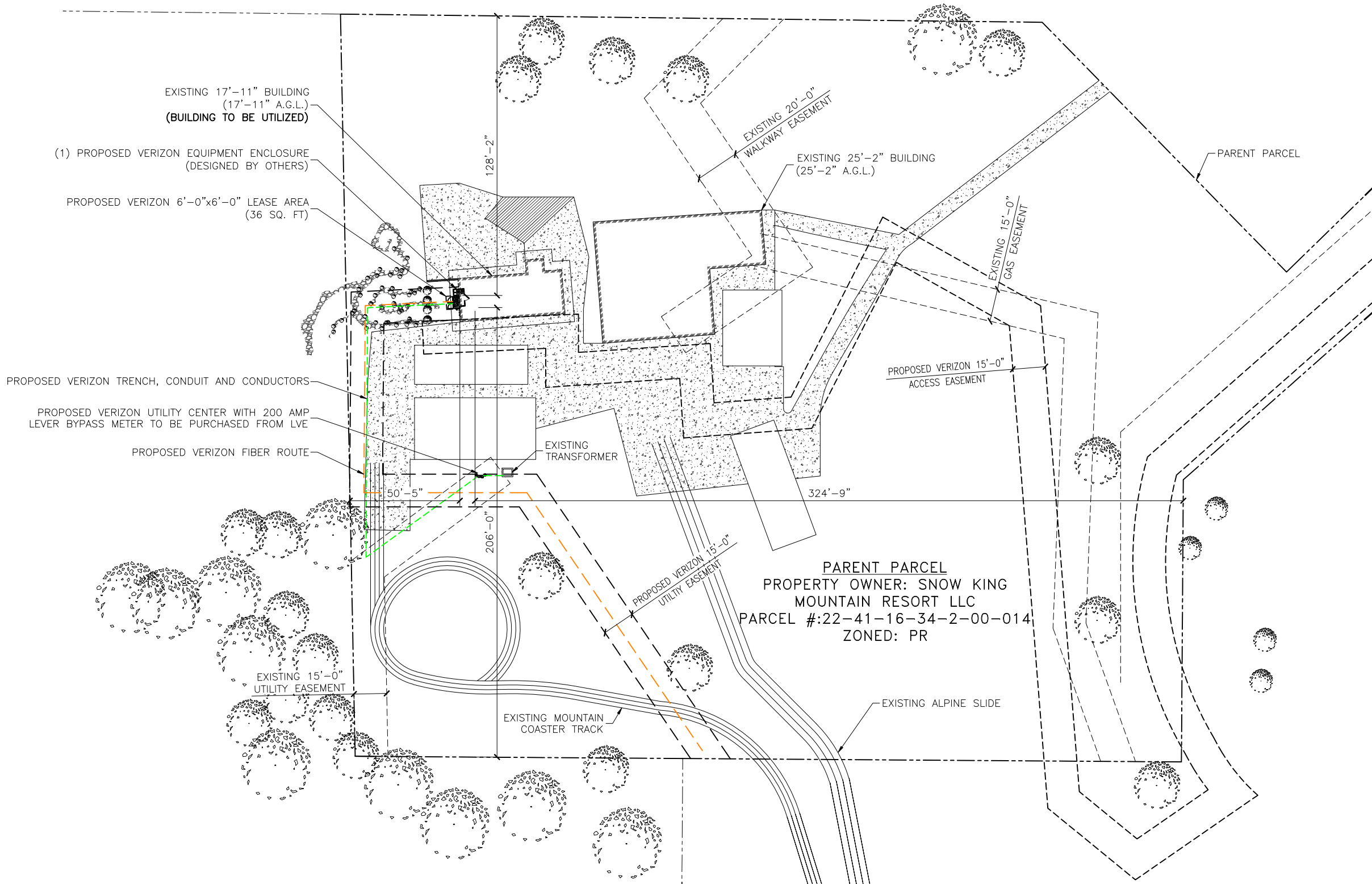
SHEET TITLE:

SITE PLAN

SAVE DATE:

5/8/2018 4:38 PM

SHEET NUMBER:

Z2

SCALE: 1" = 50'-0"

SITE PLAN

NORTH

PENETRATIONS

RRH/BBU

ANTENNAS

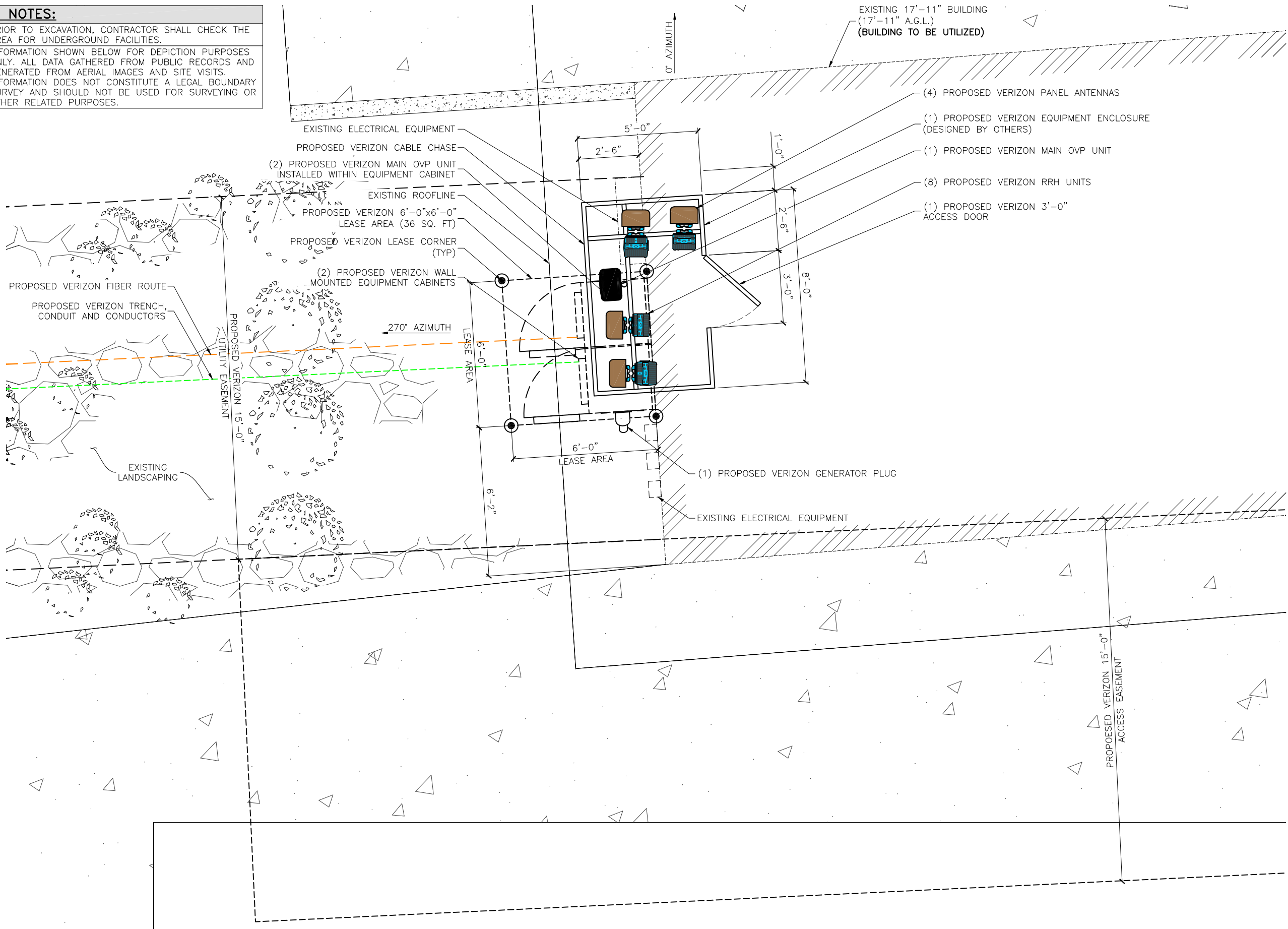
FIBER

POWER/GROUNDING

HYBRID/COAX

SITE NOTES:

1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
2. INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.



SITE PLAN

SCALE: 1/4" = 1'-0" NORTH

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF J5 INFRASTRUCTURE PARTNERS, LLC.

J5 INFRASTRUCTURE PARTNERS		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	CHK
C	REVISED PER COMMENTS	9/25/17	MDA
D	REVISED PER COMMENTS	11/1/17	MDA
E	REVISED PER RF COMMENTS	1/23/18	MDA
F	REVISED PER UPDATED SURVEY AND P COORD	3/21/18	MDA
G	REVISED PER UPDATED SURVEY	5/8/18	MDA

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

**ENLARGED
SITE PLAN**

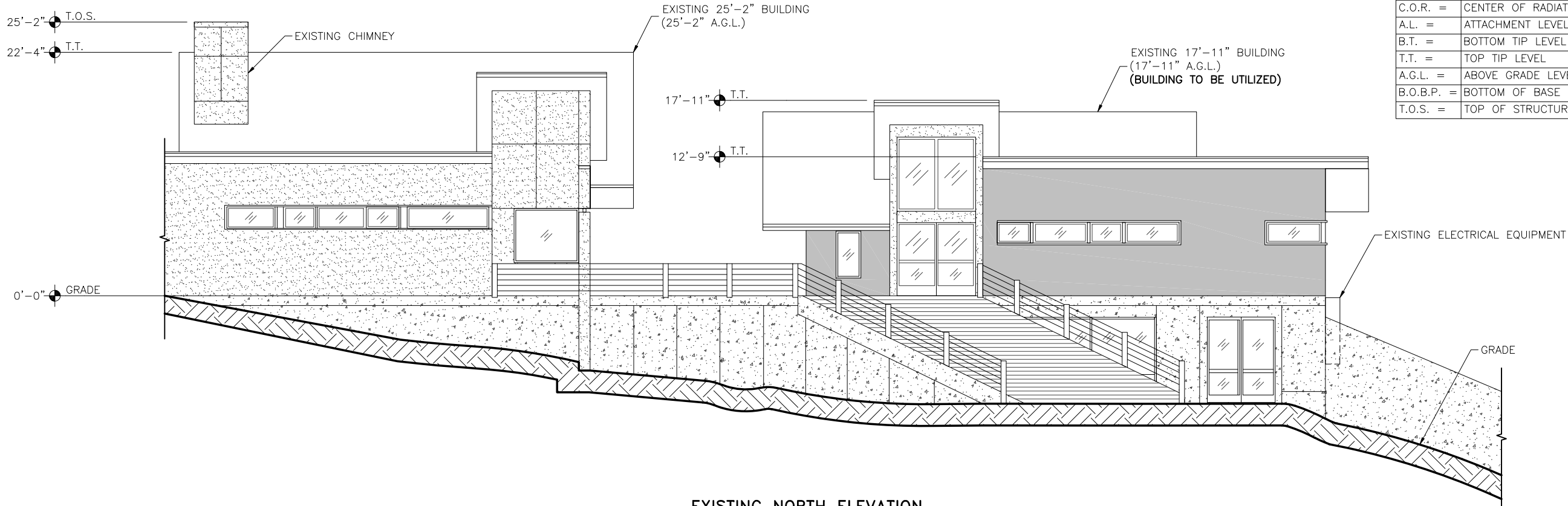
SAVE DATE:

5/8/2018 4:38 PM

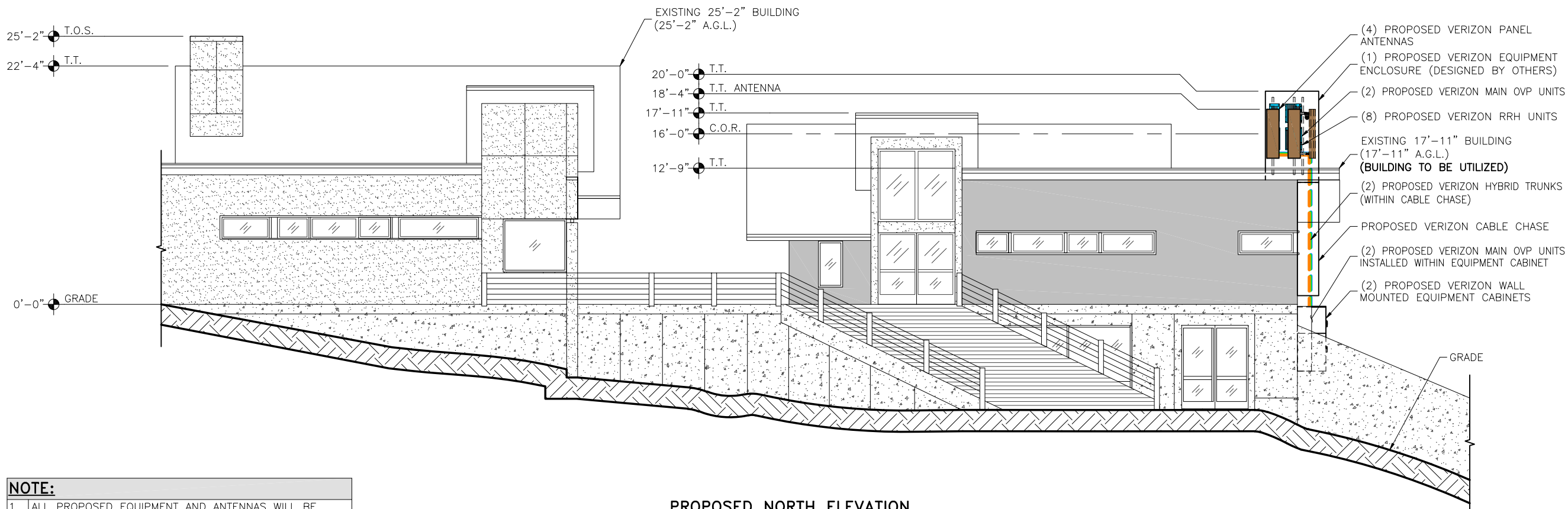
SHEET NUMBER:

Z3

PENETRATIONS
RRH/BBU
ANTENNAS
FIBER
POWER/GROUNDING
HYBRID/COAX



EXISTING NORTH ELEVATION
SCALE: N.T.S.



NOTE:
1. ALL PROPOSED EQUIPMENT AND ANTENNAS WILL BE INSIDE OF THE EQUIPMENT ENCLOSURE AND WILL NOT BE SEEN.

PROPOSED NORTH ELEVATION
SCALE: N.T.S.

KEY:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE
T.O.S. =	TOP OF STRUCTURE

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE PARTNERS		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	CHK
C	REVISED PER COMMENTS	9/25/17	MDA
D	REVISED PER COMMENTS	11/1/17	MDA
E	REVISED PER RF COMMENTS	1/23/18	MDA
F	REVISED PER UPDATED SURVEY AND P COORD	3/21/18	MDA
G	REVISED PER UPDATED SURVEY	5/8/18	MDA

PRELIMINARY FOR LEASING/ZONING

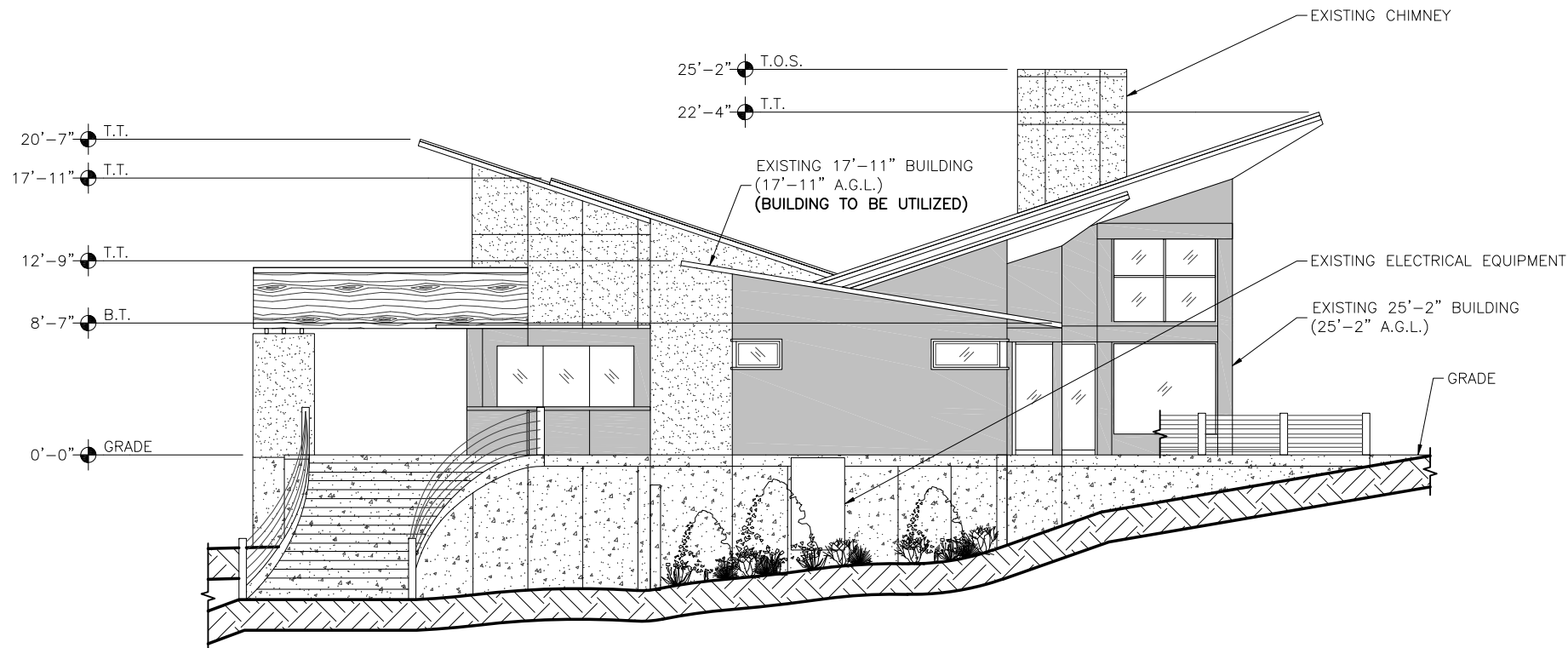
PROJECT NAME:
**WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND**

PROJECT ADDRESS:
**402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY**

SHEET TITLE:
ELEVATIONS

SAVE DATE:
5/8/2018 4:38 PM

SHEET NUMBER:
Z4



EXISTING WEST ELEVATION
SCALE: N.T.S.

KEY:

C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE
T.O.S. =	TOP OF STRUCTURE

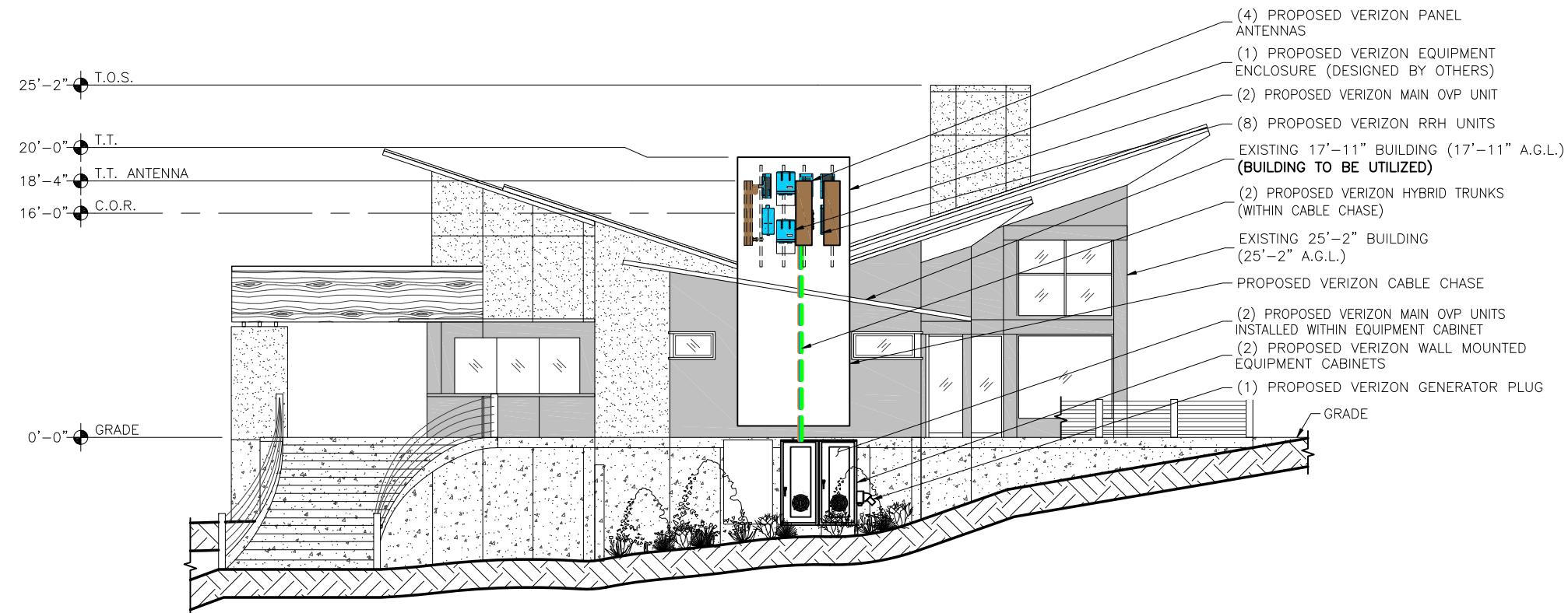
DESIGNED FOR:

verizon3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
C	REVISED PER COMMENTS	9/25/17	MDA	-
D	REVISED PER COMMENTS	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
F	REVISED PER UPDATED SURVEY AND P COORD	3/21/18	MDA	-
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-



PROPOSED WEST ELEVATION
SCALE: N.T.S.

NOTE:

1. ALL PROPOSED EQUIPMENT AND ANTENNAS WILL BE INSIDE OF THE EQUIPMENT ENCLOSURE AND WILL NOT BE SEEN.

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:




ELEVATIONS

SAVE DATE:

5/8/2018 4:38 PM

SHEET NUMBER:

Z5

REV	DESCRIPTION	DATE	BY	DESIGNED FOR:
A	PRELIMINARY – FOR LEASING & ZONING	8/15/17	MDA	 <p>3131 SOUTH VAUGHN WAY, SUITE 550 AURORA, COLORADO 80018</p> <p>THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF J5 INFRASTRUCTURE PARTNERS, LLC.</p>
B	REMOVED GAMMA SECTOR AND ASSOCIATED EQUIPMENT	9/8/17	MDA	
C	UPDATED EQUIPMENT ENCLOSURE DIMENSIONS AND ADDED WEST ELEVATIONS PER P&Z COMMENTS	9/20/17	MDA	
D	REVISED PER UPDATED SURVEY TO INCLUDE ACCESS EASEMENT	10/25/17	MDA	
D	REVISED PER COMMENTS	11/1/17	MDA	
E	REVISED PER RF COMMENTS	11/15/17	MDA	
E	ADDED GENERATOR PLUG	1/23/18	MDA	
F	REVISED PER UPDATED SURVEY AND POWER COORD	3/16/18	MDA	
F	REVISED PER COMMENTS	3/21/18	MDA	
G	REVISED EASEMENTS PER SURVEY	4/30/18	MDA	
G	REVISED PER COMMENTS	5/8/18	MDA	 <p>AZ - CA - CO - ID - NM - NV - TX - UT</p>
				
				PROJECT NAME: WY3 SK COASTER 2 PROPOSEED 17'-11" BUILDING (OVERALL HEIGHT: 20'-0" A.G.L.) RAWLAND
				PROJECT ADDRESS: 402 E. SNOW KING AVENUE JACKSON, WY 83001 TETON COUNTY
				SHEET TITLE: PROJECT HISTORY SHEET
				SAVE DATE: 5/8/2018 4:38 PM
				SHEET NUMBER: PHS

PENETRATIONS

RRH/BBU

ANTENNAS

FIBER

POWER/GROUNDING

HYBRID/COAX



Verizon Wireless
9656 South Prosperity Road
West Jordan, Utah 84088

TO: Bob Nevins, Senior Planner

RE: Compliance with Applicable Codes
Verizon Wireless WY3 SK Coaster 1 and 2

DATE: April 21, 2017

This letter is submitted in accordance with Sec. 6.1.10.D.3.d.vii of the Town of Jackson Land Development Regulations. Verizon Wireless affirms that the proposed Base Stations known as "WY3 SK Coaster 1 and 2," to be located at the base of the Snow King Resort, will be constructed and maintained in compliance with all applicable non-discretionary structural, electrical, energy, building and safety codes.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jennifer Sedillo".

Jennifer Sedillo
Real Estate Manager



TO: Bob Nevins, Senior Planner

RE: Compliance with ANSI Standards
Verizon Wireless WY3 SK Coaster 1 and 2

DATE: April 22, 2017

This letter is submitted in accordance with Sec. 6.1.10.D.3.d.v of the Town of Jackson Land Development Regulations. Verizon Wireless affirms that the proposed base stations known as WY3 SK Coaster 1 and 2, to be located at the base of Snow King Resort at 402 E. Snow King Avenue, will be constructed and maintained in compliance with all applicable standards of the American National Standards Institute (ANSI) for electromagnetic radiation. Verizon Wireless further affirms that the facility will meet or exceed current ANSI standards as adopted by the Federal Communications Commission (FCC).

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Griffin", with a stylized flourish at the end.

Travis Griffin
Senior Manager RF System Design
Verizon Wireless
3131 South Vaughn Way, Suite 550
Aurora, CO 80014



TO: Bob Nevins, Senior Planner

RE: Verizon Wireless SK Coaster 1 and 2

DATE: April 22, 2017

To Whom It May Concern:

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-referenced proposed sites and based on the results of those evaluations the sites will be compliant with FCC Guidelines.

The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as the Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at : <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>.

Please refer to the FCC Office of Engineering and Technology Bulletin 65 for information on RF exposure guidelines.

Policy questions should be directed to VZWRFCCompliance@verizonwireless.com. Please contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Travis Griffin	Travis.Griffin2@vzw.com	303-489-9198

Sincerely,

Travis Griffin
Senior Manager RF System Design
Verizon Wireless
3131 South Vaughn Way, Suite 550
Aurora, CO 80014

Kappa Consulting Limited Liability Company

Irene C. Cooke
1599 County Road 5221
P O Box 423
Tabernash, CO 80478

Mobile: 970-531-0831
Office: 970-726-4574
Fax: 970-726-6953
Email: irene@ireneco.com

June 7, 2018

Sent via email to Brendan Conboy; BConboy@jacksonwy.gov

Brendan Conboy
Town of Jackson
150 E. Pearl Avenue
Jackson, WY 83001

RE: Verizon Wireless CUP Applications
402 E. Snow King Avenue
Project Numbers P18-163 and P18-164

Dear Brendan:

Please accept this letter as an addendum to the above referenced applications for wireless communications sites. Based on the Snow King Master Plan in the PR-SK zone, no employee housing mitigation plan will be required. Please see Snow King Master Plan, Page 51: Snow King Resort Land Use Schedule; Institutional Uses: Allowed: C (Conditional Use).

DIVISION 49500 of the 1994 LDRs provides certain exemptions from Employee Housing Standards:

SECTION 49520 EXEMPTIONS

49520.G. Institutional Uses: This section provides that development of an institutional use, as listed in Section 2220.C., Institutional uses, is exempt from the standards of this Division.

SECTION 2220 DEFINITIONS FOR USE SCHEDULE

2200.C.1 Institutional Uses: This section includes wireless communications services and/or facilities are included in the definition of an Institutional Use, and wireless communications facilities, such as the ones proposed in the above referenced applications, are thus exempt from the Employee Housing Standards as provided under Section 49520.G.

Thank you in advance for your consideration of this addendum.

Sincerely,



Irene Cooke

**VERIZON WIRELESS WY3 SK COASTER 2
LEGAL DESCRIPTION**

A Tract of Land located in the NW¼ of Section 34, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, being more particularly described as:

Tract A as shown on Map T-71-A as recorded in the Office of the Teton County Clerk


EXCEPTING THEREFROM: that portion of Said Tract A shown and described on Map T-71-E as recorded in Said Office as "parcel to be transferred from Snow King Resort, Inc., to SK Land LLC" and

FURTHER EXCEPTING THEREFROM: that portion of Lot 37 of Grand View Lodges Addition to the Town of Jackson, Plat No. 1156 as recorded in Said Office lying within Said Tract A.

FURTHER EXCEPTING THEREFROM: That portion of Lot 20 of Love Ridge Lodge Homes Fourth Addition to the Town of Jackson, Plat No. 1103 as recorded in Said Office lying within Said Tract A.



PUBLIC RECORD PARCEL NO. 22-41-16-34-2-00-014

A diagonal oval stamp with the text "PRELIMINARY FOR LEASING/ZONING" inside.

PROJECT INDEX:
APPLICANT: VERIZON WIRELESS 2730 BOZEMAN AVENUE HELENA, MT 59601
CONTACT: KENT MCDERMOTT PHONE: 406-461-1359
ENGINEERS/DESIGNERS: J5 INFRASTRUCTURE PARTNERS 767 NORTH STAR RD. STAR, ID 83669
CONTACT: JOSH MALBERG PHONE: 208-286-0266 EXT. 170
SURVEYOR: CIS PROFESSIONAL LAND SURVEYING
CONTACT: CORY SQUIRE PHONE: 435-660-0816 CORY@CISPLS.COM
ZONING/SITE AQ: KAPPA CONSULTING LLC 800 PEARL STREET #907 DENVER, CO 80203
CONTACT: IRENE C. COOKE PHONE: 970-531-0831 EMAIL: irene@ireneco.com

PROJECT INFORMATION:	
OWNER:	SNOW KING MOUNTAIN RESORT
	CONTACT: RYAN STANLEY PHONE: 307-734-3351
JURISDICTION:	TOWN OF JACKSON
	CONTACT: PAUL ANTHONY PHONE: 307-733-0440 X13
PUBLIC RECORD PARCEL NO:	22-41-16-34-2-00-014

FCC COMPLIANCE:

EMISSION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

ADA COMPLIANCE:

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

ABBREVIATED LEGAL DESCRIPTION:

A TRACT OF LAND LOCATED IN THE NW¼ OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 116 WEST, 6TH P.M., TOWN OF JACKSON, TETON COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS: TRACT A AS SHOWN ON MAP T-71-A AS RECORDED IN THE OFFICE OF THE TETON COUNTY CLERK EXCEPTING THEREFROM: THAT PORTION OF SAID TRACT A SHOWN AND DESCRIBED ON MAP T-71-E AS RECORDED IN SAID OFFICE AS "PARCEL TO BE TRANSFERRED FROM SNOW KING RESORT, INC., TO SK LAND LLC" AND FURTHER EXCEPTING THEREFROM: THAT PORTION OF LOT 37 OF GRAND VIEW LODGES ADDITION TO THE TOWN OF JACKSON, PLAT NO. 1156 AS RECORDED IN SAID OFFICE LYING WITHIN SAID TRACT A. FURTHER EXCEPTING THEREFROM: THAT PORTION OF LOT 20 OF LOVE RIDGE LODGE HOMES FOURTH ADDITION TO THE TOWN OF JACKSON, PLAT NO. 1103 AS RECORDED IN SAID OFFICE LYING WITHIN SAID TRACT A.

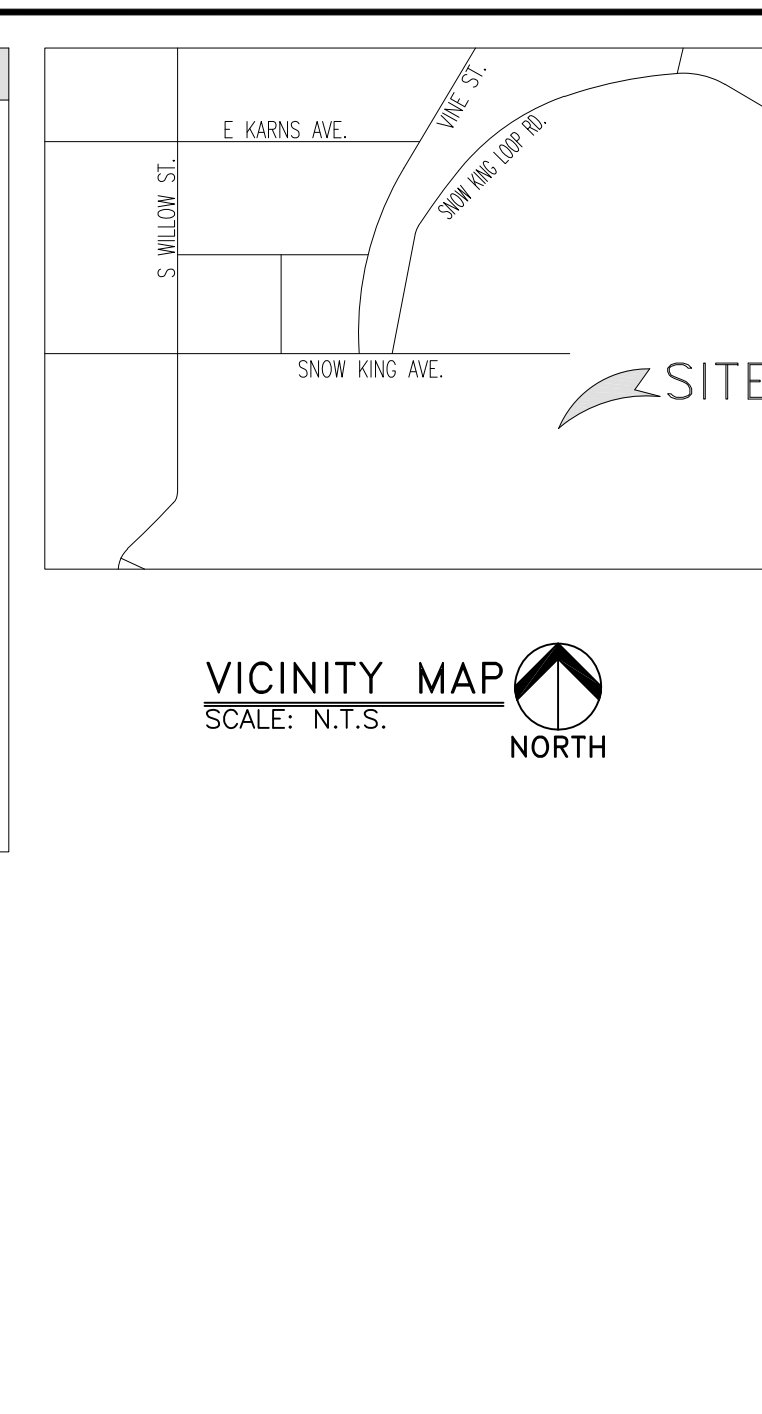
PROJECT DESCRIPTION:



THIS PROJECT CONSISTS OF THE FOLLOWING:
INSTALLATION

- TWO (2) PROPOSED EQUIPMENT ENCLOSURES (DESIGNED BY OTHERS)
- FOUR (4) PROPOSED PANEL ANTENNAS
- FOUR (4) PROPOSED MAIN OVP UNITS
- TWO (2) PROPOSED 700 RRH UNITS
- TWO (2) PROPOSED PCS RRH UNITS
- TWO (2) PROPOSED AWS RRH UNITS
- TWO (2) PROPOSED 850 RRH UNITS
- TWO (2) PROPOSED HYBRID TRUNKS
- TWO (2) PROPOSED EQUIPMENT RACKS
- ONE (1) PROPOSED GENERATOR PLUG
- ONE (1) PROPOSED WALL MOUNTED TRANSFORMER
- ONE (1) PROPOSED ILC
- ONE (1) PROPOSED 100A FUSED DC

DRIVING DIRECTIONS:

FROM THE VERIZON OFFICE LOCATED AT 3131 S VAUGHN WAY TURN RIGHT ONTO S VAUGHN WAY (0.2 MILES), TURN LEFT TO MERGE ONTO CO-83 N TOWARD INTERSTATE 225 (0.2 MILES), MERGE ONTO CO-83 N (0.1 MILES), TAKE THE INTERSTATE 225 N EXIT AND MERGE ONTO I-225 N (8 MILES), TAKE EXIT 12A ON THE LEFT TO MERGE ONTO I-70 W TOWARD DENVER (3.2 MILES), KEEP RIGHT AT THE FORK TO CONTINUE ON I-270 W, FOLLOW SIGNS FOR FORT COLLINS (64.3 MILES), TAKE EXIT 281 FOR OWL CANYON RD (0.3 MILES), TURN LEFT ONTO E CO RD 70 (6.5 MILES), AT THE TRAFFIC CIRCLE, TAKE THE 1ST EXIT (1.4 MILES), CONTINUE ONTO W COLORADO RD 72 (3.5 MILES), TURN RIGHT ONTO US-287 N (46.3 MILES), TURN RIGHT TO MERGE ONTO I-80 W TOWARD RAWLINS AND MERGE ONTO I-80 W (208.5 MILES), TAKE EXIT 104 FOR US 191 N (0.3 MILES), TURN RIGHT ONTO US-191 N (0.5 MILES), TURN RIGHT ONTO US-191 N (162 MILES), AT THE TRAFFIC CIRCLE TAKE 1ST EXIT ONTO US-189 N (11.6 MILES), TURN RIGHT ONTO MAPLE WAY (0.5 MILES), TURN LEFT ONTO SCOTT LN (233 FT), TURN RIGHT ONTO N SNOW KING AVE, (1.4 MILES) AND THE SITE AT LATITUDE 43°28'22.62690"N, LONGITUDE 110°45'22.31"W WILL BE LOCATED ON THE RIGHT.



DESIGNED FOR:			
		3131 SOUTH VAUGHN WAY, SUITE 550 AURORA, COLORADO 80014	
DESIGNED BY:		 <div style="display: inline-block; vertical-align: middle;"> INFRASTRUCTURE PARTNERS AZ - CA - CO - ID - NM - NV - TX - UT </div>	
PROJECT NAME:		WY3 SK COASTER 2 EXISTING 17'-11" BUILDING (OVERALL HEIGHT: 20'-0" A.G.L.) RAWLAND	
PROJECT ADDRESS:		402 E. SNOW KING AVENUE JACKSON, WY 83001 TETON COUNTY	
SHEET TITLE:		TITLE SHEET	
REV	DESCRIPTION	DATE	BY CHK
D	REVISED TO 24"x36" TEMPLATE	11/11/17	MDA —
E	REVISED PER RF COMMENTS	1/23/18	MDA —
F	REVISED PER UPDATED SURVEY AND POWER COORD	3/21/18	MDA —
G	REVISED PER UPDATED SURVEY	5/8/18	MDA —
H	REVISED PER COMMENTS	8/24/18	MDA —
SAVE DATE:		SHEET NUMBER:	
8/24/2018 4:09 PM		T1	

LEGEND OF SYMBOLS:

REFERENCE LETTER OR NUMBER

SECTION OR DETAIL

SCALE:

SHEET WHERE DRAWN

SHEET WHERE TAKEN

SECTION LETTER

SHEET WHERE DRAWN

SHEET WHERE TAKEN

DETAIL NUMBER

SHEET WHERE DRAWN

SHEET WHERE TAKEN

CENTERLINE

PENNY

EQUIPMENT OR FIXTURE NUMBER

KEYED NOTE

T.C. 1631.33
F.L. 1631.00

SPOT ELEVATION

TOP OF WALL
1639.00

CONTROL OR DATUM POINT

PROPERTY LINE

1631

EXISTING CONTOUR

1631

NEW CONTOUR

Ø

ROUND/DIAMETER

~

APPROXIMATELY



VIEW OF PROPOSED LEASE AREA
(LOOKING EAST)



VIEW OF EXISTING BUILDING
(LOOKING WEST)

PRELIMINARY
FOR LEASING/ZONING

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DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

JS

INFRASTRUCTURE

PARTNERS

AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME:

WY3 SK COASTER 2

EXISTING 17'-11" BUILDING

(OVERALL HEIGHT: 20'-0" A.G.L.)

RAWLAND

PROJECT ADDRESS:

402 E. SNOW KING AVENUE

JACKSON, WY 83001

TETON COUNTY

SHEET TITLE:

PHOTO SHEET

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24"x36" TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
F	REVISED PER UPDATED SURVEY AND POWER COORD	3/21/18	MDA	-
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
H	REVISED PER COMMENTS	8/24/18	MDA	-

SAVE DATE:

8/24/2018 4:09 PM

SHEET NUMBER:

PS1

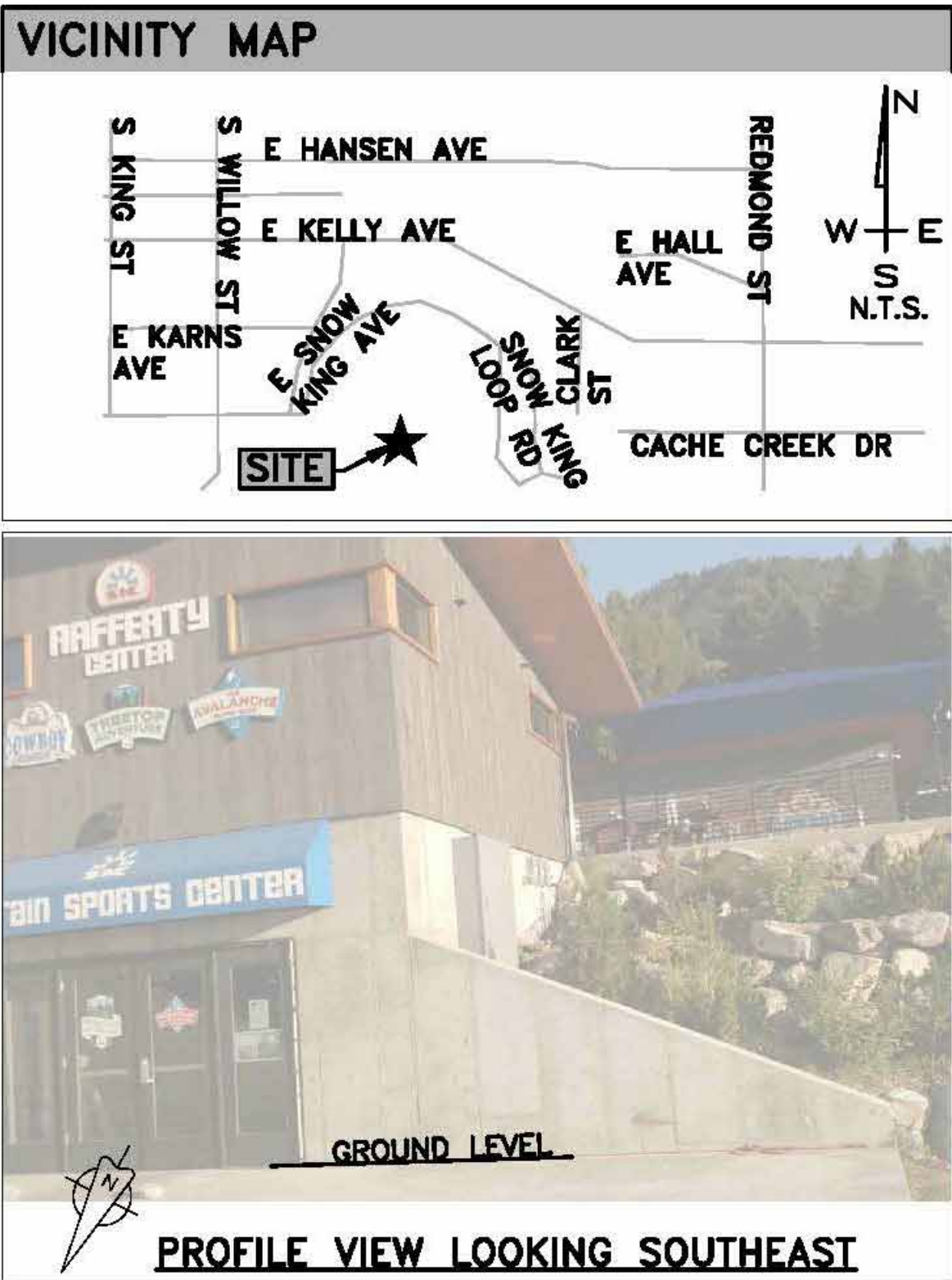
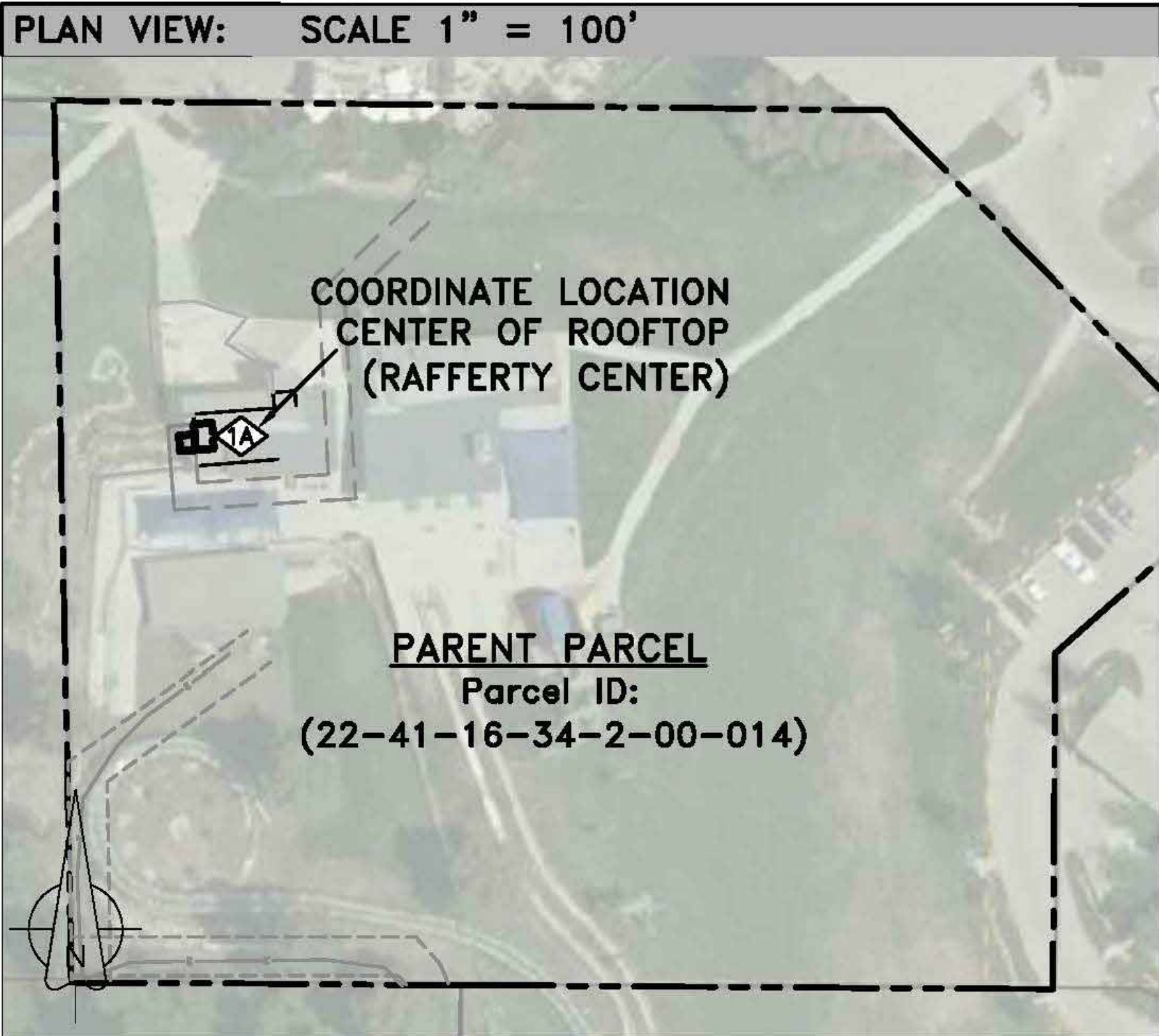
PENETRATIONS
RRH/BBU
ANTENNAS
FIBER
POWERS/GROUNDING
HYBRID/COAX

PREPARED FOR:



1A CERTIFICATION LETTER
FOR
VERIZON WIRELESS
FACILITY KNOWN AS:
WY3 SK COASTER 2, Y&Z Sectors
TETON COUNTY, WYOMING

ELEVATION REPORT:	LEGAL DESCRIPTION:	SITE LOCATION:
NAVD88 - GROUND ELEVATION: 6310 sft [ELEVATION METERS]: 1923.292 m	218 FEET N 00°22'55" E ALONG THE ¼ SECTION LINE AND 1020 FEET WEST OF THE CENTER ¼ CORNER OF SECTION 34, T.41N. R.116W. 6TH PRINCIPAL MERIDIAN, TETON COUNTY WY.	SITE IS LOCATED AT: 402 E SNOW KING AVENUE JACKSON CITY, TETON COUNTY, WYOMING.



BASIS OF GEODETIC COORDINATES:
(1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") AND CARRIED TO THE 10,000TH OF A SECOND, AND ALSO EXPRESSED IN DEGREES AND DECIMAL DEGREES.
(2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EXPRESSED IN U.S. SURVEY FEET AND METERS (METER EQUIVALENT TO 39.37 INCHES).
(3) NAD83 GEODETIC DATA SHOWN HEREON WAS DERIVED FROM AND IS TIED TO THE NATIONAL GEODETIC SURVEY, NATIONAL C.O.R.S. VIA THE O.P.U.S. UTILITY AND OR TRIMBLE GEOMATICS SOFTWARE.

SURVEYOR'S CERTIFICATION:	DATE OF SURV.:
I HEREBY CERTIFY THAT THE GEO- DETIC COORDINATES REPORTED HEREON ARE ACCURATE AND MEET FAA/FCC REPORTING RE- QUIREMENTS OF 1A: FIFTEEN FEET (15') HORIZONTALLY AND THREE FEET (3') VERTICALLY.	8/2/17

GEODETIC COORDINATES:
NAD 83: 43°28'22.63"N 110°45'22.31"W
DECIMAL DEGREES: 43.472953°N 110.756197°W

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PREPARED BY:



295 N 200 E
MONA, UT 84645

(435)660-0816
cory@cispls.com



JAMES D. PITKIN WY P.L.S. #10111 09/22/2017

PRELIMINARY
FOR LEASING/ZONING

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DESIGNED FOR:

verizon
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME:

WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

1A CERTIFICATION LETTER

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24"x36" TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
F	REVISED PER UPDATED SURVEY AND POWER COORD	3/21/18	MDA	-
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
H	REVISED PER COMMENTS	8/24/18	MDA	-

SAVE DATE: 8/24/2018 4:09 PM SHEET NUMBER: SU4

PENETRATIONS
RRH/BBU
ANTENNAS
FIBER
POWER/GROUNDING
HYBRID/COAX

SITE NOTES:

1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.

2. INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

SETBACK TABLE:	
	LEASE AREA BOUNDARY TO PARENT PROPERTY LINE
NORTH	~123'
SOUTH	~201'
EAST	~331'
WEST	~44'



SITE PLAN



50'-0" 0 50'-0"
30' 10'
SCALE: 1" = 50'-0"

PRELIMINARY
FOR LEASING/ZONING

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DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

JS INFRASTRUCTURE
P A R T N E R S
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME: WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:
402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE: SITE PLAN				
REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24"x36" TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
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G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
H	REVISED PER COMMENTS	8/24/18	MDA	-
SAVE DATE:		SHEET NUMBER:		Z1
8/24/2018 4:09 PM				

SITE NOTES:

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SETBACK TABLE:	
	LEASE AREA BOUNDARY TO PARENT PROPERTY LINE
NORTH	~123'
SOUTH	~201'
EAST	~331'
WEST	~44'

PENETRATIONS

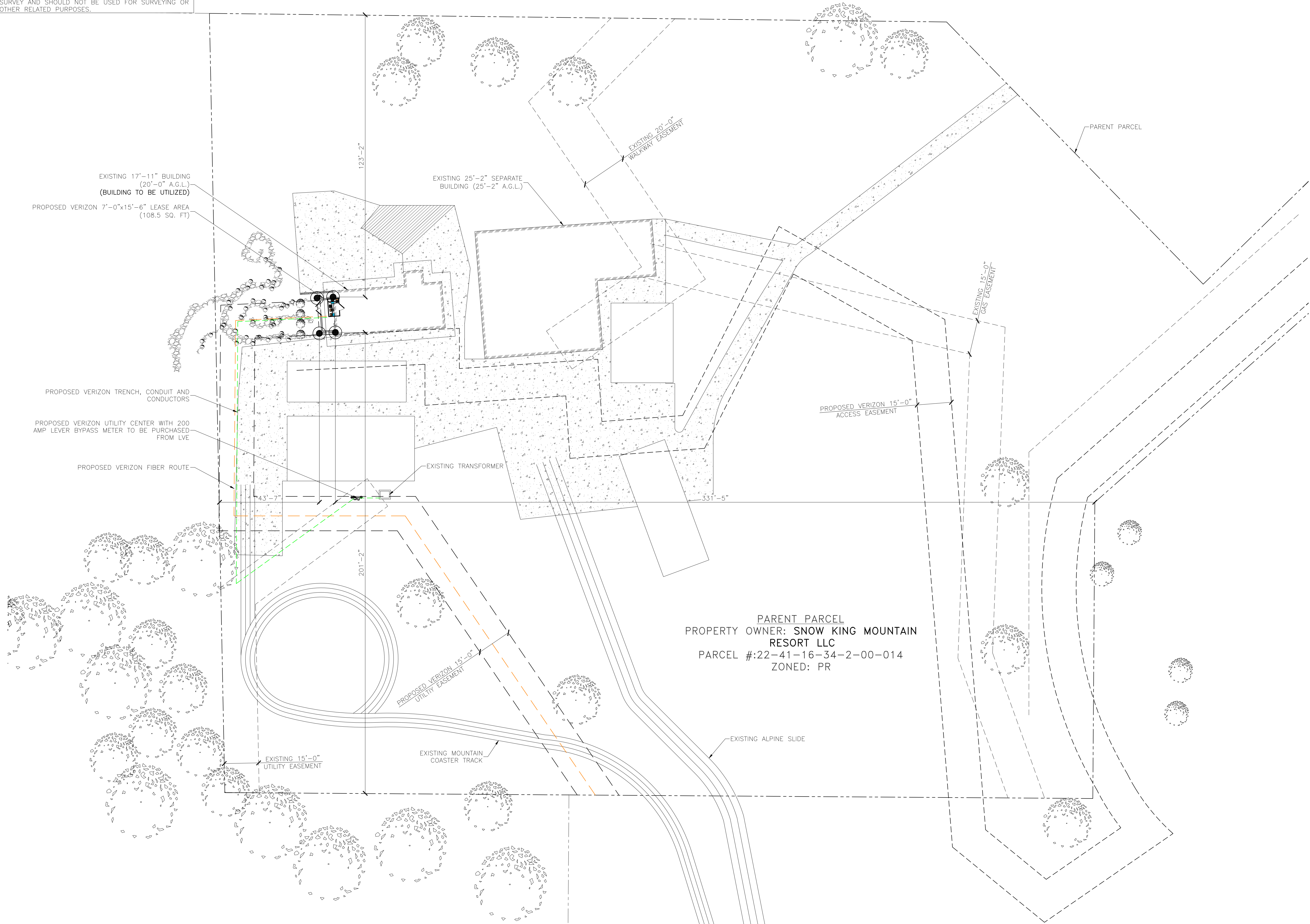
RRH/BBU

ANTENNAS

FIBER

POWER/GROUNDING

HYBRID/COAX



PARENT PARCEL
PROPERTY OWNER: SNOW KING MOUNTAIN
RESORT LLC
PARCEL #22-41-16-34-2-00-014
ZONED: PR

PRELIMINARY
FOR LEASING/ZONING

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DESIGNED BY:
verizon
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:
INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME: WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:
402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:
SITE PLAN

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24"x36" TEMPLATE	11/1/17	MDA	-
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G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
H	REVISED PER COMMENTS	8/24/18	MDA	-

SAVE DATE: 8/24/2018 4:09 PM
SHEET NUMBER: Z2

SITE PLAN
NORTH

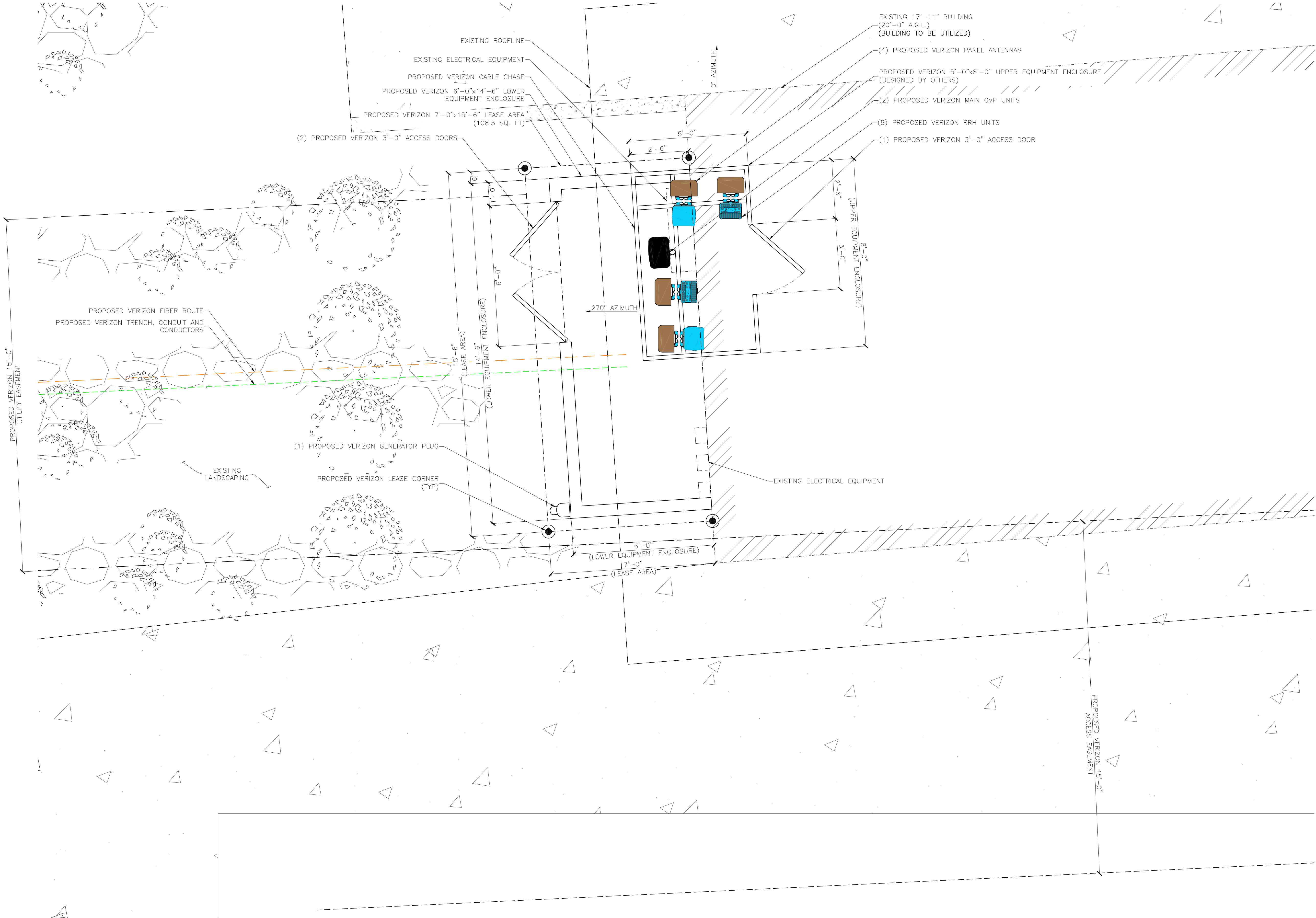
20'-0" 0 20'-0"
1" = 20'-0"

PENETRATIONS
RRH/BBU
ANTENNAS
FIBER
POWER/GROUNDING
HYBRID/COAX

SITE NOTES:

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DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME:

WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

ENLARGED SITE PLAN

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24"x36" TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
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G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
H	REVISED PER COMMENTS	8/24/18	MDA	-

SAVE DATE:

8/24/2018 4:09 PM

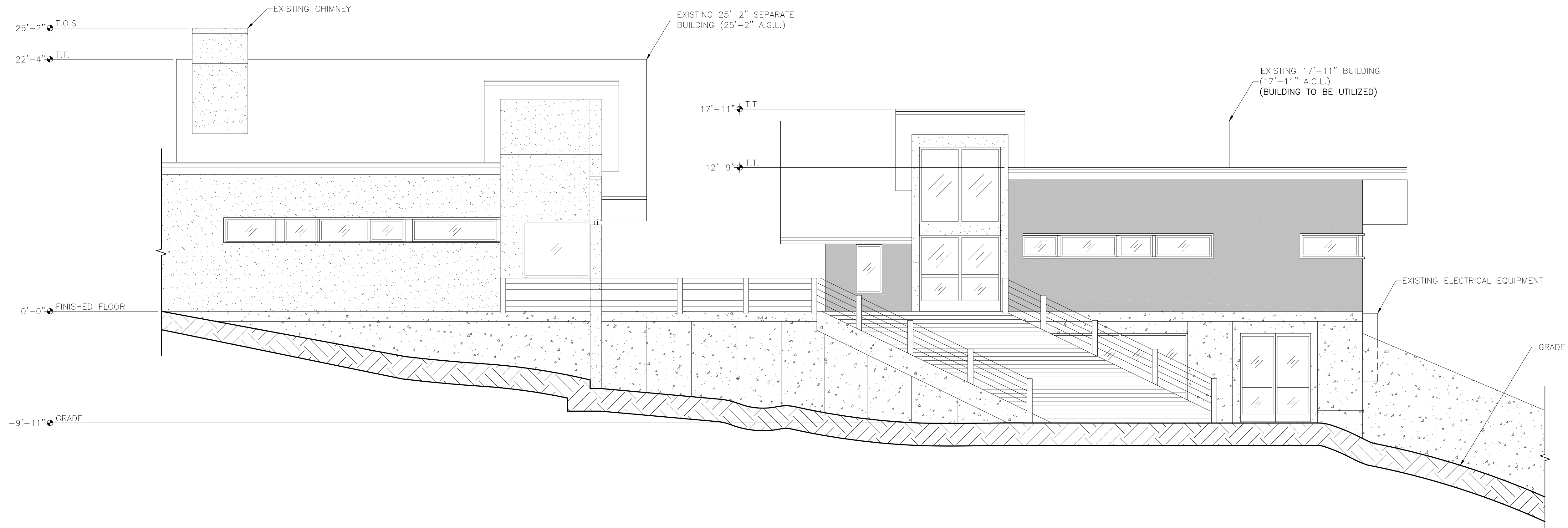
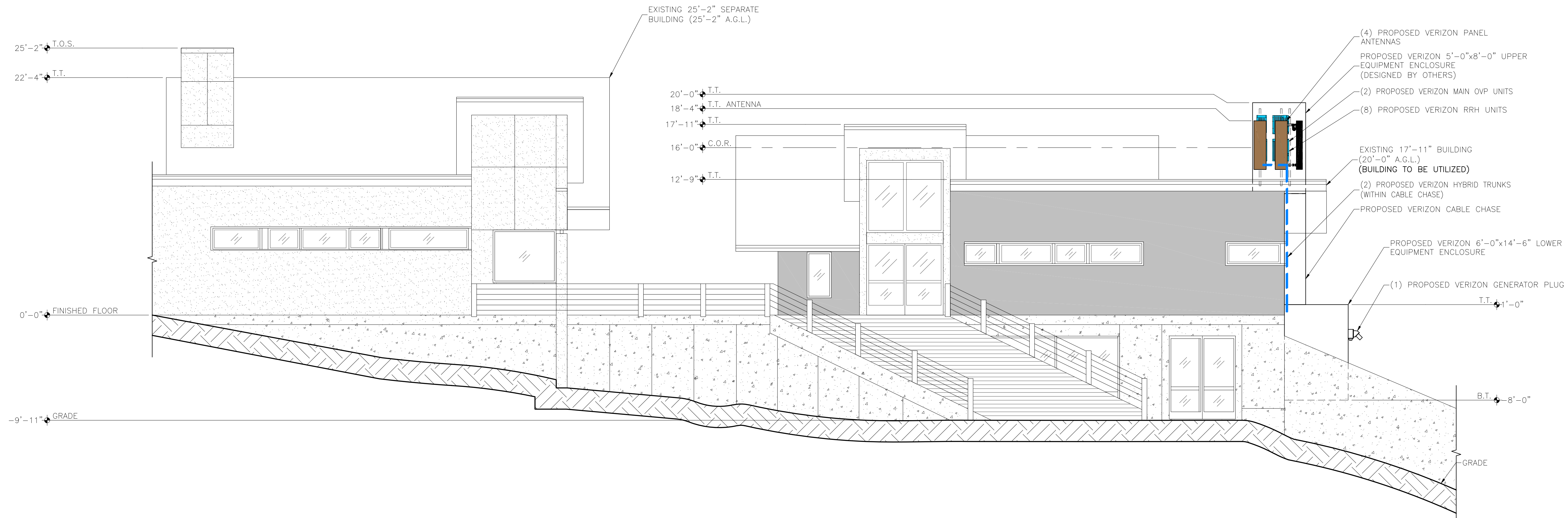
SHEET NUMBER:

23

SITE PLAN
SCALE: 1/2"=1'-0"
NORTH

KEY:

C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

EXISTING NORTH ELEVATION
SCALE: 3/32" = 1'-0"PROPOSED NORTH ELEVATION
SCALE: 3/32" = 1'-0"

NOTE:

1. ALL PROPOSED EQUIPMENT AND ANTENNAS WILL BE INSIDE OF THE EQUIPMENT ENCLOSURE AND WILL NOT BE SEEN.

PRELIMINARY
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DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME:

WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

ELEVATIONS

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24"x36" TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
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H	REVISED PER COMMENTS	8/24/18	MDA	-

SAVE DATE:

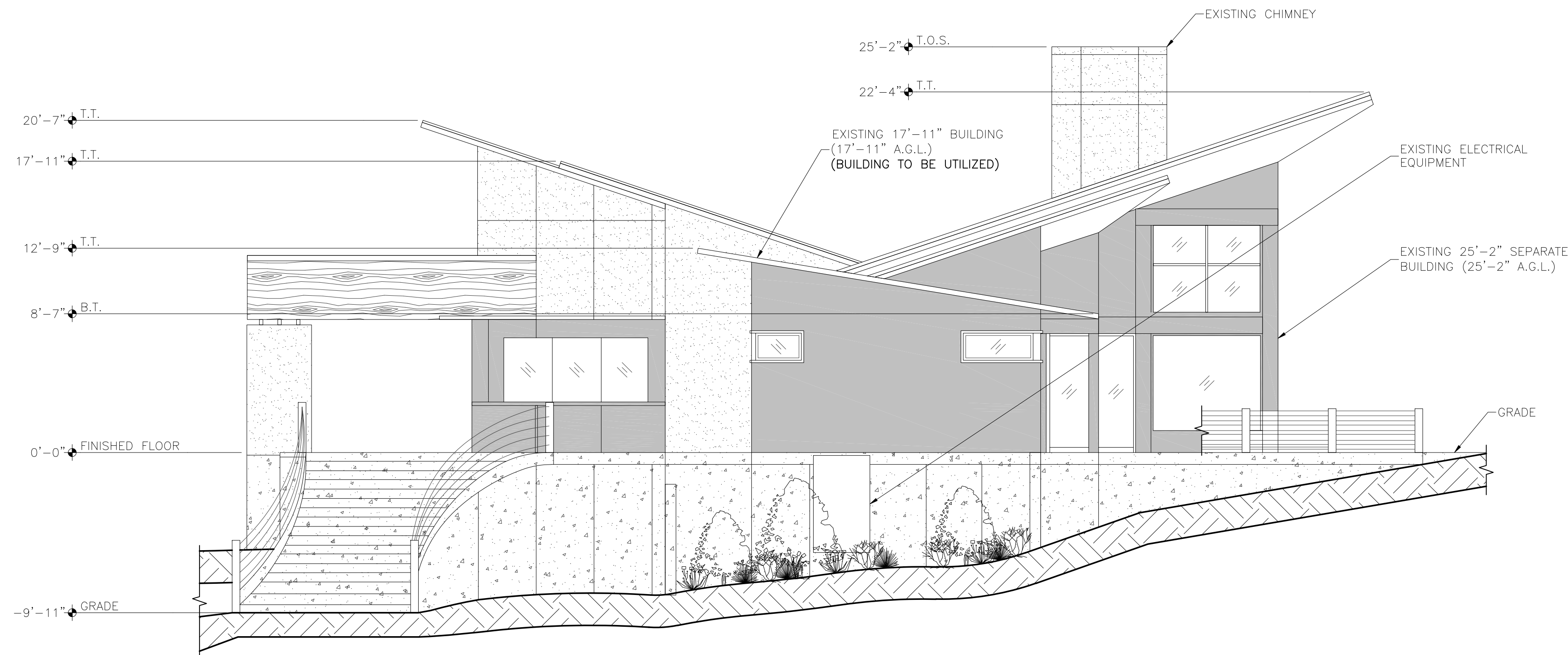
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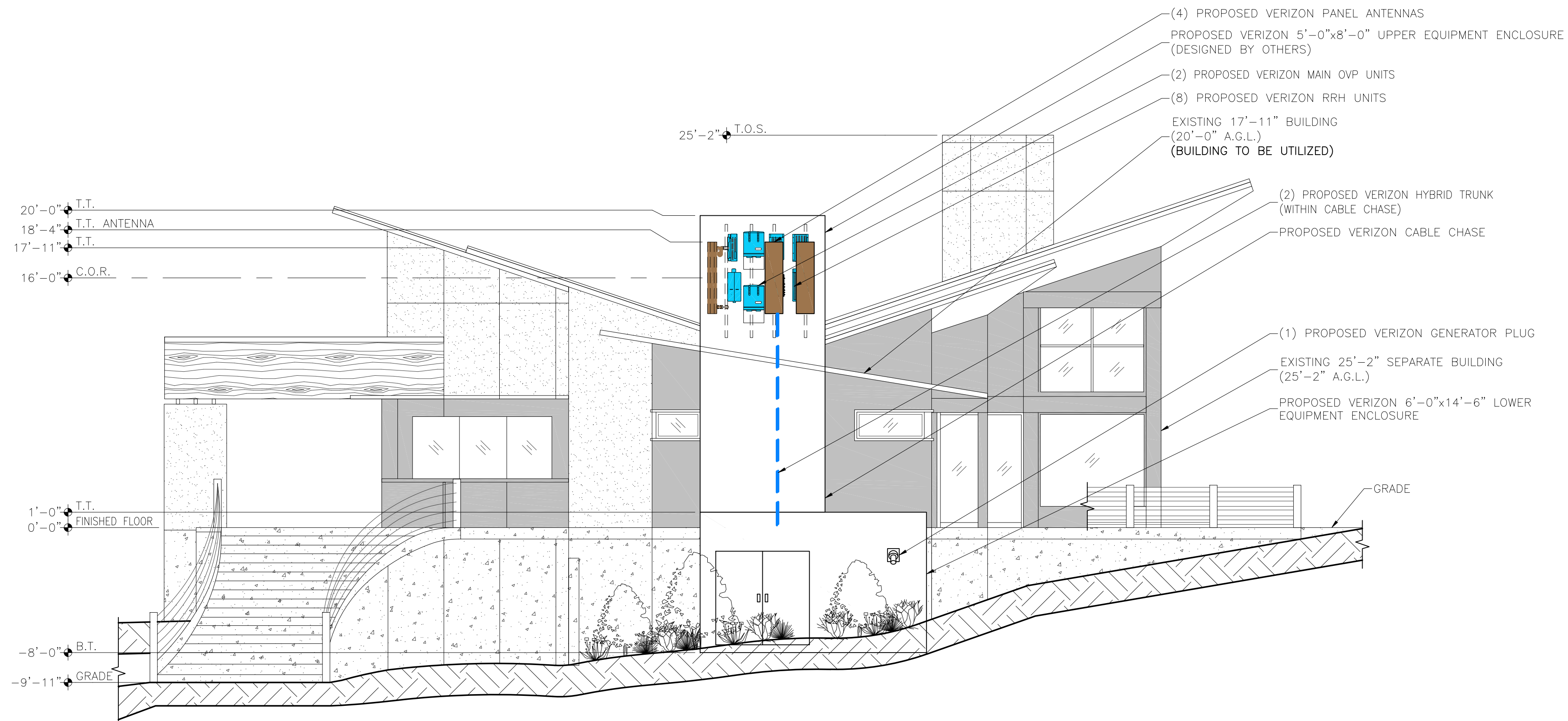
Z4

KEY:

C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE



EXISTING WEST ELEVATION
SCALE: 3/32"=1'-0"



PROPOSED WEST ELEVATION
SCALE: 3/32"=1'-0"

NOTE:

1. ALL PROPOSED EQUIPMENT AND ANTENNAS WILL BE INSIDE OF THE EQUIPMENT ENCLOSURE AND WILL NOT BE SEEN.

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DESIGNED BY:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

J5 INFRASTRUCTURE
P A R T N E R S

AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME:

WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

ELEVATIONS

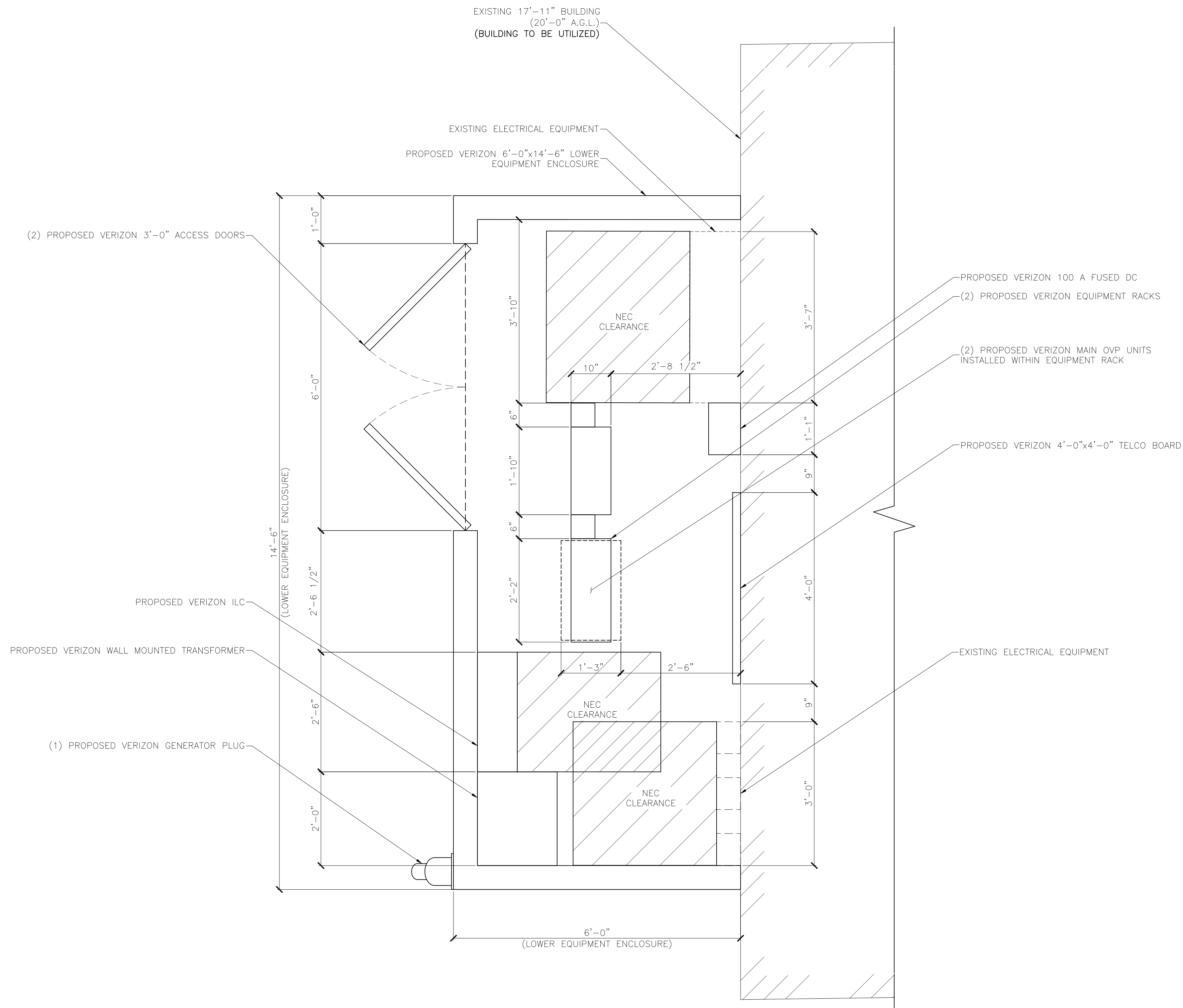
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D	REVISED TO 24"x36" TEMPLATE	11/1/17	MDA	-
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G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
H	REVISED PER COMMENTS	8/24/18	MDA	-

SAVE DATE:

8/24/2018 4:09 PM

SHEET NUMBER:

Z5



EQUIPMENT ROOM FLOOR PLAN
SCALE: 3/4"=1'-0"



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DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

J5 INFRASTRUCTURE
P A R T N E R S
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME:

WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

EQUIPMENT ROOM FLOOR PLAN

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24"x36" TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
F	REVISED PER UPDATED SURVEY AND POWER COORD	3/21/18	MDA	-
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
H	REVISED PER COMMENTS	8/24/18	MDA	-

SAVE DATE:

8/24/2018 4:09 PM

SHEET NUMBER:

Z6

[illegible]

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DESIGNED FOR:

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME

ECT NAME: WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

PROJECT HISTORY SHEET

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24"x36" TEMPLATE	11/1/17	MDA	—
E	REVISED PER RF COMMENTS	1/23/18	MDA	—
F	REVISED PER UPDATED SURVEY AND POWER COORD	3/21/18	MDA	—
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	—
H	REVISED PER COMMENTS	8/24/18	MDA	—

SAVE DATE: 8/24/2018 4:09 PM

SHEET NUMBER:

PHS

PENETRATIONS

RRH/BBU

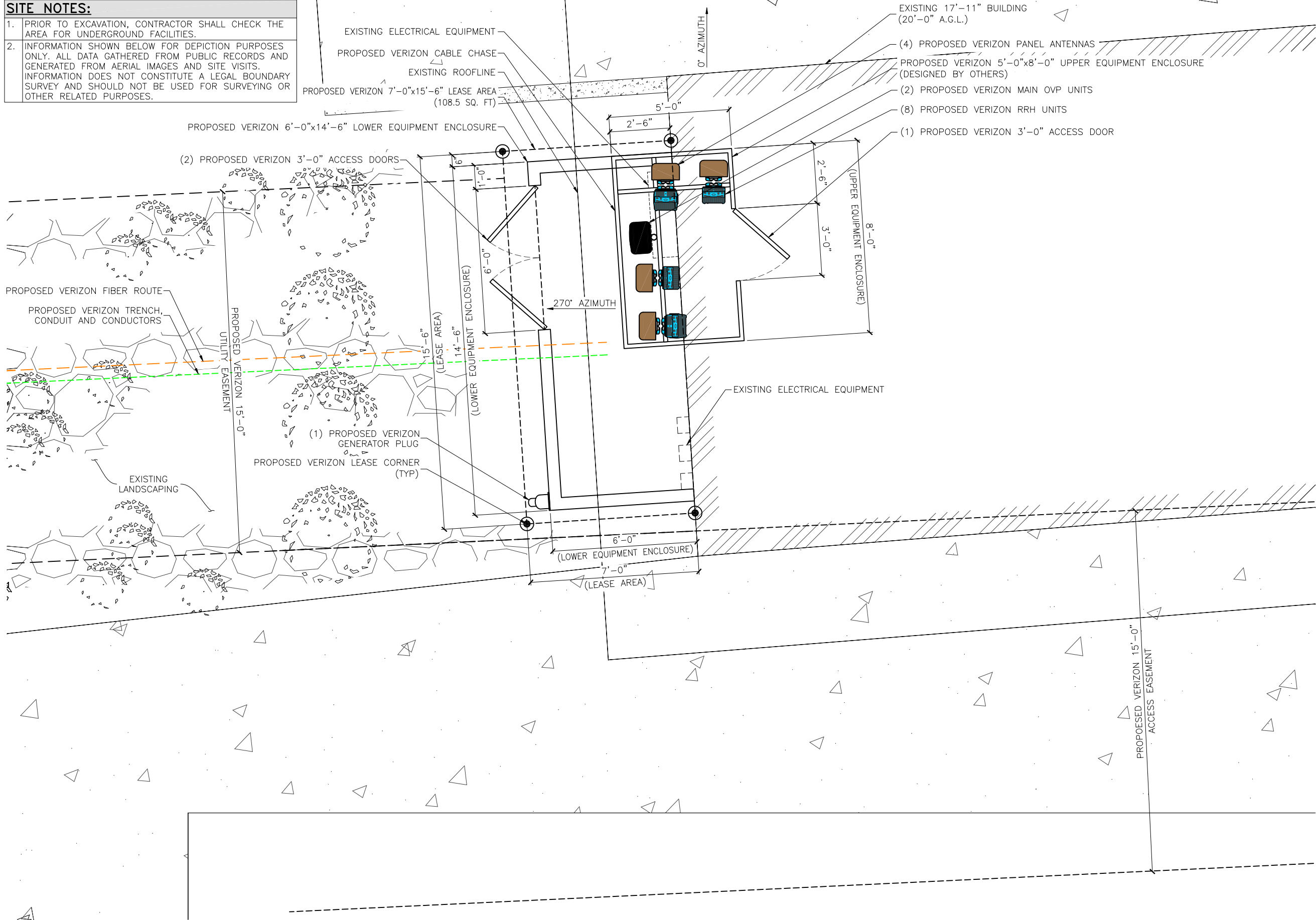
ANTENNAS

FIBER

POWER/GROUNDING

HYBRID/COAX

- SITE NOTES:**
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SITE PLAN
SCALE: 1/4" = 1'-0" NORTH
59

DESIGNED FOR:
verizon
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE PARTNERS, LLC		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	CHK
A	FOR INFORMATION ONLY	7/27/18	MDA
B	REVISED PER COMMENTS	8/24/18	MDA

FOR INFORMATION ONLY

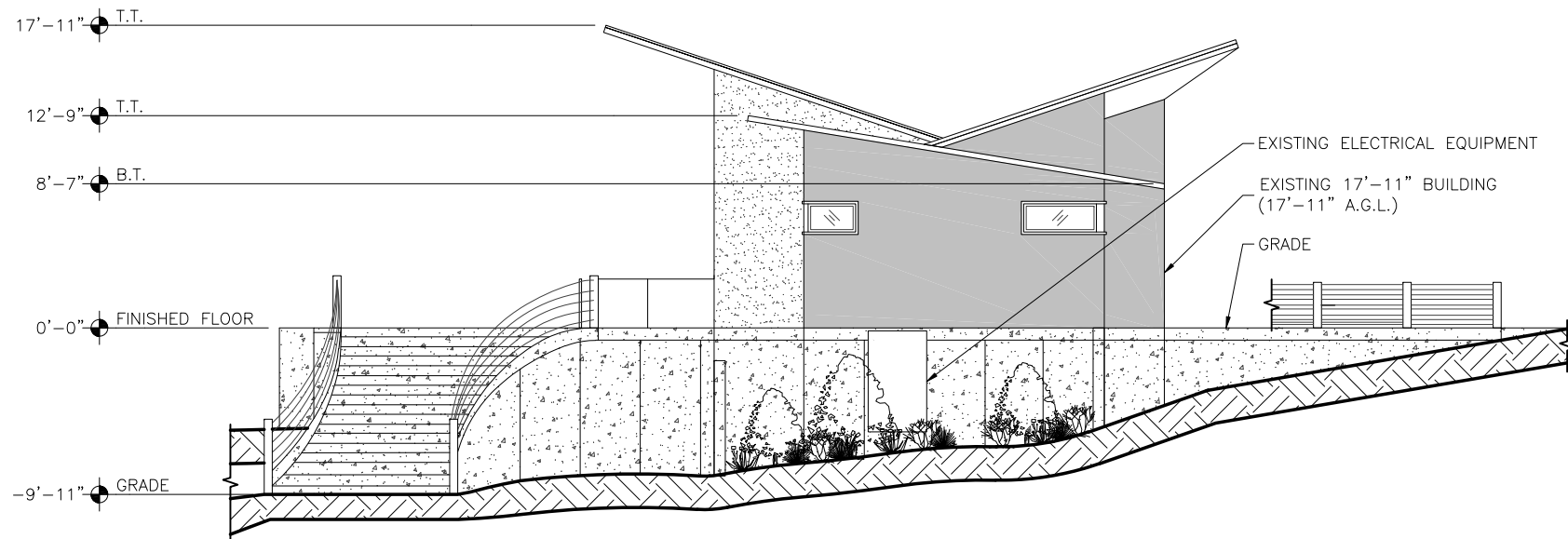
PROJECT NAME:
WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:
402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

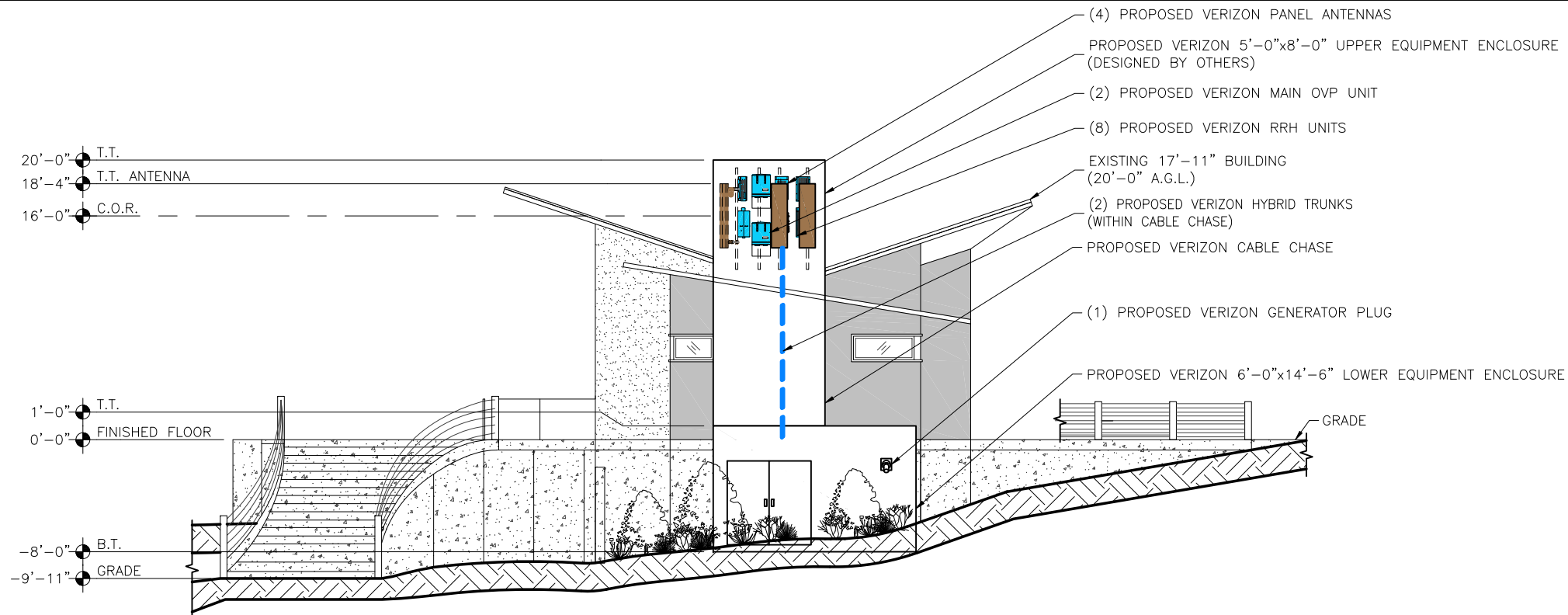
SHEET TITLE:
ENLARGED SITE PLAN

SAVE DATE:
8/24/2018 4:33 PM

SHEET NUMBER:
SK1



EXISTING WEST ELEVATION
SCALE: 3/32"=1'-0"



PROPOSED WEST ELEVATION
SCALE: 3/32"=1'-0"

NOTE:

1. ALL PROPOSED EQUIPMENT AND ANTENNAS WILL BE INSIDE OF THE EQUIPMENT ENCLOSURE AND WILL NOT BE SEEN.

KEY:

C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE
T.O.S. =	TOP OF STRUCTURE

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
A	FOR INFORMATION ONLY	7/27/18	MDA	-
B	REVISED PER COMMENTS	8/24/18	MDA	-

DESIGNED BY:

FOR
INFORMATION
ONLY

PROJECT NAME:

WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

ELEVATIONS

SAVE DATE:

8/24/2018 4:33 PM

SHEET NUMBER:

SK2

KAPPA CONSULTING

REPRESENTING

Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless

APPLICATION FOR CONDITIONAL USE PERMIT

ADDENDUM: RESPONSE TO REVIEW COMMENTS

Project Number P18-164

August 10, 2018

In response to Project Plan Review Comments received on August 8, 2018, Applicant offers the following:

LEGAL:

First comment from Legal requests clarification of the statement that no landscaping will be done. When the application was submitted, Applicant proposed equipment cabinets at the base of the proposed chimney. The Rafferty Center has existing landscaping in this area and it appeared that no additional landscaping was necessary. In light of the design change required by the Design Review Committee, there will not be sufficient space for additional landscaping in this area. To accommodate sufficient working space inside the required equipment enclosure, that enclosure will extend 8 ft. from the existing building foundation wall.

Second comment from Legal requests clarification of the statement that disturbance in the fiber route will be minimal. Applicant proposes to install the fiber optic line by boring, not trenching. Installation by boring minimizes ground disturbance, as surface penetration is required only in small areas between boring runs. Applicant will apply for any necessary grading permits associated with this installation and comply with all requirements of any such permits.

Third comment from Legal asks for clarification of the dimensions of the equipment cabinets. Again, given the design change required by the Design Review Committee, the equipment cabinets will not be visible; the proposed equipment cabinets and the existing electric panel and other electric connections on the foundation level will be entirely enclosed in a new structure at the base of the chimney. Dimensions of this new equipment enclosure will be shown in detail on the revised site plans which will be submitted as soon as possible.

Finally, the General Comment from Legal notes that collocation at the site is not addressed with respect to 6.1.10.D.3.f.ii.1.3. Applicant would note that the proposed stealth chimney is not a tower and therefore not subject to the requirements of this section. However, even if the stealth chimney is for some reason considered to be a tower, the requirement provides that that new towers be

constructed to accommodate as many antenna arrays as feasible without causing interference, subject to height limits, stealth facility requirements and concealment elements. Applicant submits that no additional antenna arrays would be feasible given the design of the proposed concealment element.

PUBLIC WORKS:

Under Conditions of Approval, Public Works notes that if the installation of fiber is accomplished by trenching, a grading permit pre-application meeting and grading permit will be required. At this time, it is anticipated that the fiber will be installed by boring so that no grading permit will be required.

Under Additional Comments, Public Works notes that sections of the proposed fiber route appear to go under the existing alpine slide and coaster that may require a change in alignment. Applicant has reviewed the proposed fiber route in detail with Snow King Resort management and has proposed the fiber route that is most acceptable to operations at the Resort.

PLEASE NOTE:

Based on Design Review Committee approval of the revised site plan on August 8, 2018, Applicant will submit the revised drawings showing the proposed equipment enclosure detail as soon as possible.

PLANNING

Project Number	P18-164	Applied	5/21/2018	STOL
Project Name	CUP - SK Rafferty antenna	Approved		
Type	CUP	Closed		
Subtype	WIRELESS COMS FACILITY	Expired		
Status	STAFF REVIEW	Status		
Applicant	Irene Cook	Owner	SNOW KING MOUNTIAN RESORT, LLC	
Site Address		City	State	Zip
402 E SNOW KING AVENUE		JACKSON	WY	83001
Subdivision		Parcel No	General Plan	
		22411634200014		

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
Building		5/21/2018	6/11/2018		
Jim Green					
<hr/>					
Fire	NO COMMENT	5/21/2018	6/11/2018	5/22/2018	
Kathy Clay					
<hr/>					
Legal	APPROVED W/CONDITI	5/21/2018	6/11/2018	7/23/2018	
Lea Colasuonno					
(7/23/2018 12:11 PM LC)					
Disturbance/Landscaping: Z1 & Z2 & Z5; pgs. 10 & 12 (narrative)					
<ul style="list-style-type: none"> The drawings for this facility show an extensive fiber route (Z1 & Z2), as well as the construction of cabinets at the base of the faux chimney (narrative 13), however the narrative (pgs. 10 & 12) states that no landscaping will be done "due to the character of the Activity Center uses and the surrounding ski slopes." This should be clarified, as the ski slope is quite some distance away (and has vegetation on it) and the Activity Center is currently landscaped. Disturbance is stated as minimal, however given the length of the fiber route, some clarity is sought on the term "minimal." Z3 is unclear regarding the dimensions (height, width, length) of the equipment cabinets. It appears to be drawn as 6 x 6, but there is also a box listed as 6'2" (that is unnamed) next to the initial box mentioned, and no height is listed. Please clarify. 					
General Comment:					
<ul style="list-style-type: none"> Collocation at this site is not addressed (6.1.10.D.3.f.ii.1.3) 					
<hr/>					
Parks and Rec	NO COMMENT	5/21/2018	6/11/2018	5/22/2018	
Steve Ashworth					
(5/22/2018 1:24 PM STOL)					
No concerns from P and R regarding Trans Mem P18-164.					
Andy Erskine					
<hr/>					
Pathways	NO COMMENT	5/21/2018	6/11/2018	5/30/2018	
Brian Schilling					
(5/30/2018 8:22 AM STOL)					
No comments from pathways					
<hr/>					

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Planning Brendan Conboy		5/21/2018	6/11/2018		See Staff Report
<hr/>					
Police Todd Smith (5/22/2018 1:21 PM STOL) No concerns from the police department.	NO COMMENT	5/21/2018	6/11/2018	5/22/2018	
thanks, Todd					
<hr/>					
Public Works Brian Lenz Conditional Use Permit – APPROVED P18-164 Irene Cook for Snow King Mountain Resort 402 E Snow King Ave. 7/26/2018 Brian Lenz, 307 733-3079	APPROVED W/CONDITIONS	5/21/2018	6/11/2018	7/26/2018	
 NOTES FOR APPROVAL					
CONDITIONS OF APPROVAL:					
If trenched, the installation of the fiber to the antenna site will require a grading permit pre-application meeting and a grading permit.					
ADDITIONAL COMMENTS					
For consideration, sections of the proposed fiber appear to go under the existing alpine slide and coaster that may require a change in alignment.					
START Darren Brugmann		5/21/2018	6/11/2018		
<hr/>					
TC Housing Authority Stacy Stoker	INSUFFICIENT	5/21/2018	6/11/2018	5/23/2018	No Housing Mitigation Plan

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
Snow King Master Plan					

Page 51: Snow King Resort Land Use Schedule

Institutional Uses: Allowed: C (Conditional Use)

1994 LDRs:

DIVISION 49500 EMPLOYEE HOUSING STANDARDS

SECTION 49520 EXEMPTIONS

49520.G. Institutional uses. Development of an institutional use, as listed in Section 2220.C.,

Institutional uses, is exempt from the standards of this Division.

SECTION 2220 DEFINITIONS FOR USE SCHEDULE

2200.C.1 - Institutional Uses

b. Utility. Utility includes utility substations, transmission and distribution facilities or pipelines, including telephone, cable, and natural gas; sewage treatment plants, water supply facilities, pump stations, booster pumps, and any other appurtenance that requires a structure; radio or TV broadcasting towers, telecommunications towers, personal wireless telecommunication services and/or facilities including commercial wireless telecommunication services, unlicensed wireless services, and common carrier wireless exchange access services; antenna and antenna arrays. Specifically excluded are residential satellite dishes, antennas used for the reception of television broadcast signals, transformers, junction boxes, pedestals, and other appurtenances that do not require a structure. (Ord 607 1, 1998)

-Addendum added to file by BC 6/7/18

July 23, 2018

Planning and Building Department
Town of Jackson, Wyoming
Attention: Brendan Conboy

Regarding item P18-164 Conditional Use Permit for an Antenna on Rafferty Building
402 E. Snow King Avenue

Dear Mr. Conboy,

The owners of property within 200 feet of the subject property received a letter dated June 21, 2018 from you notifying us of the request for approval of the above-mentioned conditional use permit for cell tower. In response to that notification and request for comment, owners listed below offer these attached documents from experts all over the world outlining our health concerns about the location.

We understand the need for more antennas for safety as well as convenience. That is not the issue. Our concern is for the proposed location and the danger of its placement in an area of dense resident, worker, and visitor concentration. We already reside within the close proximity of the AT&T antenna on top of the Snow King Hotel. The additional antenna at the proposed location would further concentrate the exposure to long term, non-thermal radiation.

The proposed location is at the center of a high use recreational area, hotel, and high density condominium development. While cell phones, tablets, and computers can be turned off, cell towers cannot. This creates 24-hour exposure to those who live, work, and visit the immediate area. The current FCC standards/guidelines do not protect. They were based on preventing thermal effects. These guidelines do not account for the cumulative effects of constant exposure. FCC guidelines are set for 30 minutes of exposure. They are outdated and do not consider current research.

We are asking that an area of less concentrated exposure be chosen and that that area also has a 200-foot "safety" area around it to minimize exposure. One possibility might be in close proximity to the cemetery, as the possibility of constant exposure to humans is improbable.

We ask that the town take a strong stand against location of cell towers in areas that expose children and other family members to this constant radiation exposure. Most of the cell tower leases are long term. What the town does now affects generations that follow. There is already at least one cell tower atop a school here in Jackson.

We understand the financial benefits of tower rentals. Please understand the health risks associated with their placements.

I am Judith Campbell, MD. I am an owner within the 200 foot area of the proposed tower on the Rafferty building. Please find included research documents supporting these requests. The Hippocratic Oath that I took when I became a physician applies here. "First Do No Harm".

Judith Campbell, MD
537 Snow King Loop #3770

~~John Hittsola~~
537 Snow King Loop, UNIT 3770

Jennifer M Chopp
537 Snow King Loop #3750

Wendy Chopp
537 Snow King Loop #3750

~~536 SNOW KING #3610~~

Brenda Hisey
536 Snow King Loop #3610

3. Health Effects of RF Radiation

The proliferation of cellular antennas and other RF generating devices has led to concerns about the potential health effects from exposure to RF radiation. The short-term thermal effects of RF radiation on humans are well documented, but less is known about the long-term health effects.

The existing research has focused on the health risks associated with cell phone use and the public's exposure at ground level from RF radiation emitted from antennas located on rooftops, sides of structures, or towers. According to the American Cancer Society, "very few human studies have focused specifically on cellular phone towers and cancer risk." At this time, no available research has focused on occupational exposures to RF radiation among construction workers.

There are, however, several organizations that address the potential health effects of RF radiation, including:

- Occupational Safety and Health Administration (OSHA)
- Federal Communications Commission (FCC)
- World Health Organization – International Agency for Research on Cancer (WHO/IARC)
- Centers for Disease Control and Prevention (CDC)

While these organizations note that non-thermal health effects have not been fully explored, they have (individually or collectively) identified potential thermal and non-thermal effects, including:

- Thermal effects:
 - Blindness
 - Sterility
 - Heating of tissues – eyes and testes are particularly vulnerable
 - Burns
 - Electrical shocks
- Non-thermal effects including: alteration of body's circadian rhythms, immune system, and nature of the electrical and chemical signals communicated through the cell membrane
- Possibly carcinogenic to humans (Group 2B)
- Potential for other disorders
- Interference with medical devices such as pacemakers

3.1 Health Effects According to OSHA

According to OSHA: “At sufficiently high power densities, [RF radiation] can cause thermal effects that can cause blindness and sterility...[And] Non-thermal effects, such as alteration of the human body’s circadian rhythms, immune system and the nature of the electrical and chemical signals communicated through the cell membrane have been demonstrated.”⁶

In its 2015 Request for Information on Communication Tower Safety, OSHA stated that: “General health effects reviews have found that high levels of exposure to radio frequencies may result in burns...[and] the link between exposure to radio frequencies and cancer, reproductive diseases, and neurological effects has not been thoroughly explored.”

3.2 Health Effects According to the Federal Communications Commission (FCC)

The FCC, which has regulatory authority over the telecommunications industry, relies on other agencies and organizations for guidance on health and safety. However, it acknowledges in its guidelines the potentially harmful thermal effects of RF radiation, noting that:

“[E]xposure to very high levels of RF radiation can be harmful due to the ability of RF energy to heat biological tissue rapidly [and]...two areas of the body, the eyes and the testes, are particularly vulnerable to RF heating.”

“When cellular and PCS antennas are mounted on rooftops, RF emissions could exceed higher than desirable guideline levels on the rooftop itself, even though rooftop antennas usually operate at lower power levels than free-standing power antennas. Such levels might become an issue for maintenance or other personnel working on the rooftop.”

The FCC also notes that pacemakers and other medical devices “could be susceptible to electromagnetic signals that could cause them to malfunction.” As such, individuals with pacemakers are encouraged to check with their doctor before performing work in areas where there is the potential to be exposed to RF radiation.

Sources:

- FCC Policy on Human Exposure to Radiofrequency Electromagnetic Fields, accessed April 28, 2016. <https://www.fcc.gov/general/radio-frequency-safety-0>
- RF Safety FAQ, accessed April 28, 2016. <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>
- PPE and other Controls to Prevent RF Burns and Shock Hazards during Construction near an AM Radio Broadcast Antenna, accessed April 28, 2016. <https://www.aiha.org/aihae07/handouts/rt214lamson.pdf>

⁶ The Safety and Health Topics section of OSHA’s website on radiofrequency and microwave radiation, accessed April 28, 2016. https://www.osha.gov/dts/hib/hib_data/hib19900905.html

3.3 Health Effects According to the World Health Organization (WHO) – International Agency for Research on Cancer (IARC)

The World Health Organization's International Agency for the Research on Cancer (IARC) has also been studying the potential health effects of exposure to RF radiation. The possible IARC classifications are listed in Figure 3-A. In 2011, IARC classified radiofrequency electromagnetic fields as Group 2B "possibly carcinogenic to humans based on an increased risk for glioma, a malignant type of brain cancer associated with wireless phone use."

Figure 3-A

Group 1	Carcinogenic to humans
Group 2A	Probably carcinogenic to humans
Group 2B	Possibly carcinogenic to humans
Group 3	Not classifiable
Group 4	Probably not carcinogenic to humans

The Chairman of the IARC Working Group noted that while they are still accumulating evidence, the existing evidence "is strong enough to support" the 2B classification and the conclusion:

"...that there could be some risk, and therefore we need to keep a close watch for a link between cell phones and cancer risk... Given the potential consequences for public health of this classification and findings... it is important that additional research be conducted into the long-term, heavy use of mobile phones... Pending the availability of such information, it is important to take pragmatic steps..."

The IARC 2B decision, though largely based on studies of cell phone users, reportedly applies to all RF exposures regardless of the source.

A more recent study released in 2014, "Occupational Exposure to Extremely Low-Frequency Magnetic Fields and Brain Tumor Risks in the INTEROCC Study," focused on ELF, which is another form of non-ionizing radiation. This study found a "positive association between ELF in the recent past and glioma." As noted earlier, according to the CDC, "RF radiation is much higher frequency than ELF radiation and therefore potentially more harmful."

As more research and studies are done, the IARC classification of a substance can change. For more information, visit: <http://monographs.iarc.fr/ENG/Classification/>.

Source: Electromagnetic Fields (EMFs), Extremely Low-Frequency (ELF) and Radiofrequency (RF): What are the Health Impacts?, accessed April 28, 2016.
<http://www.globalresearch.ca/electromagnetic-fields-emf-extremely-low-frequencies-elf-and-radio-frequencies-rf-what-are-the-health-impacts/5335801>

3.4 Symptoms of Overexposure

While there is uncertainty about the long-term health effects of exposure to RF, there is consensus around the thermal effects. Thermal effects occur when the body cannot deal with the heat buildup caused by the RF radiation quickly enough. This buildup is dependent on the frequency and intensity of the RF radiation fields as well as the length of time the worker is exposed and how close he or she is working from the source. Symptoms of overexposures include, but are not limited to:

- Labored breathing
- Perspiring – immediate sensation of intense heating of the parts of the body exposed
- Pain
- Headache
- Numbness
- Paresthesia – a tingling or numbness, skin crawling, or itching
- Malaise or an overall sense of feeling mentally or physically unwell
- Diarrhea
- Skin erythema – a reddening of the skin due to inflammation

In addition to these symptoms, workers who come in direct contact with an antenna may suffer severe burns since active RF antennas are energized (or hot). The resulting burns can be deep and may be worse than they appear. Any construction worker experiencing these symptoms should move to a new location immediately, and if the symptoms persist, see a doctor.

Sources:

- City of Philadelphia, Safety Program Templates - Radio Frequency– September 2008, accessed May 3, 2016. <http://www.phila.gov/finance/units-riskmanagementtemplates.html> [available online as a document].
- Erythema Frequently Asked Questions, accessed April 28, 2016. https://rpop.iaea.org/FPoP/FPoP/Content/InformationFor/HealthProfessionals/5_InterventionalCardiology/erythema.htm



**To: His Excellency Antonio Guterres, Secretary-General of the United Nations;
Honorable Dr. Tedros Adhanom, Director-General of the World Health Organization;
Honorable Erik Solheim, Executive Director of the U.N. Environment Programme;
U.N. Member Nations**

International Appeal: Scientists call for Protection from Non-ionizing Electromagnetic Field Exposure

We are scientists engaged in the study of biological and health effects of non-ionizing electromagnetic fields (EMF). Based upon peer-reviewed, published research, we have serious concerns regarding the ubiquitous and increasing exposure to EMF generated by electric and wireless devices. These include—but are not limited to—radiofrequency radiation (RFR) emitting devices, such as cellular and cordless phones and their base stations, Wi-Fi, broadcast antennas, smart meters, and baby monitors as well as electric devices and infra-structures used in the delivery of electricity that generate extremely-low frequency electromagnetic field (ELF EMF).

Scientific basis for our common concerns

Numerous recent scientific publications have shown that EMF affects living organisms at levels well below most international and national guidelines. Effects include increased cancer risk, cellular stress, increase in harmful free radicals, genetic damages, structural and functional changes of the reproductive system, learning and memory deficits, neurological disorders, and negative impacts on general well-being in humans. Damage goes well beyond the human race, as there is growing evidence of harmful effects to both plant and animal life.

These findings justify our appeal to the United Nations (UN) and, all member States in the world, to encourage the World Health Organization (WHO) to exert strong leadership in fostering the development of more protective EMF guidelines, encouraging precautionary measures, and educating the public about health risks, particularly risk to children and fetal development. By not taking action, the WHO is failing to fulfill its role as the preeminent international public health agency.

Inadequate non-ionizing EMF international guidelines

The various agencies setting safety standards have failed to impose sufficient guidelines to protect the general public, particularly children who are more vulnerable to the effects of EMF. The International

Commission on Non-Ionizing Radiation Protection (ICNIRP) established in 1998 the "Guidelines For Limiting Exposure To Time-Varying Electric, Magnetic, and Electromagnetic Fields (up to 300 GHz)"¹. These guidelines are accepted by the WHO and numerous countries around the world. The WHO is calling for all nations to adopt the ICNIRP guidelines to encourage international harmonization of standards. In 2009, the ICNIRP released a statement saying that it was reaffirming its 1998 guidelines, as in their opinion, the scientific literature published since that time "has provided no evidence of any adverse effects below the basic restrictions and does not necessitate an immediate revision of its guidance on limiting exposure to high frequency electromagnetic fields"². ICNIRP continues to the present day to make these assertions, in spite of growing scientific evidence to the contrary. It is our opinion that, because the ICNIRP guidelines do not cover long-term exposure and low-intensity effects, they are insufficient to protect public health.

The WHO adopted the International Agency for Research on Cancer (IARC) classification of extremely low frequency electromagnetic field (ELF EMF) in 2002³ and radiofrequency radiation (RFR) in 2011⁴. This classification states that EMF is a *possible human carcinogen (Group 2B)*. Despite both IARC findings, the WHO continues to maintain that there is insufficient evidence to justify lowering these quantitative exposure limits.

Since there is controversy about a rationale for setting standards to avoid adverse health effects, we recommend that the United Nations Environmental Programme (UNEP) convene and fund an independent multidisciplinary committee to explore the pros and cons of alternatives to current practices that could substantially lower human exposures to RF and ELF fields. The deliberations of this group should be conducted in a transparent and impartial way. Although it is essential that industry be involved and cooperate in this process, industry should not be allowed to bias its processes or conclusions. This group should provide their analysis to the UN and the WHO to guide precautionary action.

Collectively we also request that:

1. children and pregnant women be protected;
2. guidelines and regulatory standards be strengthened;
3. manufacturers be encouraged to develop safer technology;
4. utilities responsible for the generation, transmission, distribution, and monitoring of electricity maintain adequate power quality and ensure proper electrical wiring to minimize harmful ground current;
5. the public be fully informed about the potential health risks from electromagnetic energy and taught harm reduction strategies;
6. medical professionals be educated about the biological effects of electromagnetic energy and be provided training on treatment of patients with electromagnetic sensitivity;
7. governments fund training and research on electromagnetic fields and health that is independent of industry and mandate industry cooperation with researchers;
8. media disclose experts' financial relationships with industry when citing their opinions regarding health and safety aspects of EMF-emitting technologies; and
9. white-zones (radiation-free areas) be established.

¹ <http://www.icnirp.org/cms/upload/publications/ICNIRPemfgdl.pdf>

² <http://www.icnirp.org/cms/upload/publications/ICNIRPStatementEMF.pdf>

³ <http://monographs.iarc.fr/ENG/Monographs/vol80>

⁴ <http://monographs.iarc.fr/ENG/Monographs/vol102/>

Initial release date: May 11, 2015

Date of this version: July 3, 2018

Inquiries, including those from qualified scientists who request that their name be added to the Appeal, may be made by contacting Elizabeth Kelley, M.A., Director, EMFscientist.org, at info@EMFscientist.org.

Note: the signatories to this appeal have signed as individuals, giving their professional affiliations, but this does not necessarily mean that this represents the views of their employers or the professional organizations they are affiliated with.

Signatories

Armenia

Prof. Snerik Ayrapetyan, Ph.D., UNESCO Chair - Life Sciences International Postgraduate Educational Center, Armenia

Australia

Dr. Priyanka Bandara, Ph.D., Independent Env. Health Educator/Researcher, Advisor, Environmental Health Trust; Doctors for Safer Schools, Australia

Dr. Peter French BSc, MSc, MBA, PhD, FRSM, Conjoint Senior Lecturer, University of New South Wales, Australia

Dr. Bruce Hocking, MD, MBBS, FAOEM (RACP), FRACGP, FAFPS, specialist in occupational medicine; Victoria, Australia

Dr. Gautam (Vini) Khurana, Ph.D., F.R.A.C.S., Director, G.N.S Neurosurgery, Australia

Dr. Don Maisch, Ph.D., Australia

Dr. Elena Frolova, Ph.D., Biomed Eng., B. Eng (Hon) Chem. Eng., Engineering & Health College; RMIT University, Australia

Dr. Mary Redmayne, Ph.D., Department of Epidemiology & Preventive Medicine, Monash University, Australia

Dr. Charles Teo, BM, BS, MBBS, Member of the Order of Australia, Director, Centre for Minimally Invasive Neurosurgery at Prince of Wales Hospital, NSW, Australia

Austria

Dr. Michael Kundi, MD, University of Vienna, Austria

Dr. Gerd Oberfeld, MD, Public Health Department, Salzburg Government, Austria

Dr. Bernhard Pollner, MD, Pollner Research, Austria

Prof. Dr. Hugo W. Rüdiger, MD, Austria

Bahrain

Dr. Amer Kamal, MD, Physiology Department, College of Medicine, Arabian Gulf University, Bahrain

Belgium

Prof. Marie-Claire Cammaerts, Ph.D., Free University of Brussels, Faculty of Science, Brussels, Belgium

Dr. Andre Vander Vorst, PhD, professor emeritus, University Louvain-la-Neuve, Belgium

Brazil

Vânia Araújo Condessa, MSc, Electrical Engineer, Belo Horizonte, Brazil

Prof. Dr. João Eduardo de Araujo, MD, University of Sao Paulo, Brazil

Dr. Francisco de Assis Ferreira Tejo, D. Sc., Universidade Federal de Campina Grande, Campina Grande, State of Paraíba, Brazil

Prof. Alvaro deSalles, Ph.D., Federal University of Rio Grande Del Sol, Brazil

Prof. Adilza Dode, Ph.D., MSc. Engineering Sciences, Minas Methodist University, Brazil

Dr. Daiana Condessa Dode, MD, Federal University of Medicine, Brazil

Michael Condessa Dode, Systems Analyst, MFE Engenharia Ltda, Belo Horizonte, Brazil

Prof. Orlando Furtado Vieira Filho, PhD, Cellular&Molecular Biology, Federal University of Rio Grande do Sul, Brazil

Canada

Dr. Magda Havas, Ph.D., Environmental and Resource Studies, Centre for Health Studies, Trent University, Canada

Dr. Paul Héroux, Ph.D., Director, Occupational Health Program, McGill University; InViroPlus Labs, Royal Victoria Hospital, McGill University, Canada

Dr. Tom Hutchinson, Ph.D., Professor Emeritus, Environmental and Resource Studies, Trent University, Canada

Prof. Ying Li, Ph.D., InViroPlus Labs, Dept. of Surgery, Royal Victoria Hospital, McGill University, Canada

James McKay M.Sc, Ecologist, City of London; Planning Services, Environmental and Parks Planning, London, Canada

Prof. Anthony B. Miller, MD, FRCP, University of Toronto, Canada

Prof. Klaus-Peter Ossenkopp, Ph.D., Department of Psychology (Neuroscience), University of Western Ontario, Canada

Dr. Malcolm Paterson, PhD. Molecular Oncologist (ret.), British Columbia, Canada

Prof. Michael A. Persinger, Ph.D., Behavioural Neuroscience and Biomolecular Sciences, Laurentian University, Canada

China

Prof. Huai Chiang, Bioelectromagnetics Key Laboratory, Zhejiang University School of Medicine, China
Prof. Yuqing Duan, Ph.D., Food & Bioengineering, Jiangsu University, China
Dr. Kaijun Liu, Ph.D., Third Military Medical University, Chongqing, China
Prof. Xiaodong Liu, Director, Key Lab of Radiation Biology, Ministry of Health of China; Associate Dean, School of Public Health, Jilin University, China
Prof. Wenjun Sun, Ph.D., Bioelectromagnetics Key Lab, Zhejiang University School of Medicine, China
Prof. Minglian Wang, Ph.D., College of Life Science & Bioengineering, Beijing University of Technology, China
Prof. Qun Wang, Ph.D., College of Materials Science & Engineering, Beijing University of Technology, China
Prof. Haihui Zhang, Ph.D., School of Food & BioEngineering, Jiangsu University, China
Prof. Jianbao Zhang, Associate Dean, Life Science and Technology School, Xi'an Jiaotong University, China
Prof. Hui-yan Zhao, Director of STSOFW, College of Plant Protection, Northwest A & F University, Yangling Shaanxi, China
Prof. J. Zhao, Department of Chest Surgery, Cancer Center of Guangzhou Medical University, Guangzhou, China

Croatia

Ivanka Trosic, Ph.D., Institute for Medical Research and Occupational Health, Croatia

Egypt

Prof. Dr. Abu Bakr Abdel Fattih El-Bediwi, Ph.D., Physics Dept., Faculty of Science, Mansoura University, Egypt
Prof. Dr. Emad Fawzy Eskander, Ph.D., Medical Division, Hormones Department, National Research Center, Egypt
Prof. Dr. Heba Salah El Din Aboul Ezz, Ph.D., Physiology, Zoology Department, Faculty of Science, Cairo University, Egypt
Prof. Dr. Nasr Radwan, Ph.D., Neurophysiology, Faculty of Science, Cairo University, Egypt

Estonia

Dr. Hile Hinrikus, Ph.D., D.Sc, Tallinn University of Technology, Estonia
Mr. Tarmo Koppel, Tallinn University of Technology, Estonia

Finland

Dr. Mikko Ahonen, Ph.D, University of Tampere, Finland
Dr. Marjukka Hagström, LL.M., M.Sc.Sc, Principal Researcher, Radio and EMC Laboratory, Finland
Prof. Dr. Osmo Hänninen, Ph.D., Dept. of Physiology, Faculty of Medicine, University of Eastern Finland, Finland;
Editor-In-Chief, Pathophysiology, Finland
Dr. Dariusz Leszczynski, Ph.D., Adjunct Professor of Biochemistry, University of Helsinki, Finland;
Member of the IARC Working Group that classified cell phone radiation as possible carcinogen.
Dr. Georgiy Ostroumov, Ph.D. (in the field of RF/EMF), independent researcher, Finland

France

Prof. Dr. Dominique Belpomme, MD, MPH, Professor in Oncology, Paris V Descartes University, ECEPI Executive Director
Dr. Pierre Le Ruz, Ph.D., Crlirem, Le Mans, France
Dr Annie JSasoo, MD, MPH, MS, DrPH, Fmr. Research Dir., French NIH (INSERM); Fmr. Chief, Unit of Epidemiology for Cancer Prevention at International Agency for Research on Cancer; Fmr. Acting Head, Programme for Cancer Control, World Health Organization; France.

Georgia

Prof. Besarion Partsvania, Ph.D., Head of Bio-cybernetics Department of Georgian Technical University, Georgia

Germany

Prof. Dr. Franz Adlkofer, MD, Chairman, Pandora Foundation, Germany
Prof. Dr. Hynek Burda, Ph.D., University of Duisburg-Essen, Germany
Dr. Horst Eger, MD, Electromagnetic Fields in Medicine, Association of Statutory Health Insurance Physicians, Bavaria, Germany
Prof. Dr. Karl Hecht, MD, former Director, Institute of Pathophysiology, Charité, Humboldt University, Berlin, Germany
Dr.Sc. Florian M. König, Ph.D., Florian König Enterprises (FKE) GmbH, Munich, Germany
Dr. rer. nat. Lebrecht von Kitzing, Ph.D., Dr. rer. nat. Lebrecht von Kitzing, Ph.D., Head, Institute of Environ.Physics; Ex-Head, Dept. Clinical Research, Medical University, Lubeck, Germany
Dr. Cornelia Waldmann-Selsam, MD, Member, Competence Initiative for the Protection of Humanity, Environment and Democracy e.V, Bamberg, Germany
Dr. Ulrich Warnke, Ph.D., Bionik-Institut, University of Saarlandes, Germany

Greece

Dr. Adamantia F. Fragopoulou, M.Sc., Ph.D., Department of Cell Biology & Biophysics, Biology Faculty, University of Athens, Greece
Dr. Christos Georgiou, Ph.D., Biology Department, University of Patras, Greece
Prof. Emeritus Lukas H. Margaritis, Ph.D., Depts. Cell Biology, Radiobiology & Biophysics, Biology Faculty, Univ. of Athens, Greece
Dr. Aikaterini Skouroliaou, M.Sc., Ph.D., Department of Energy Technology Engineering, Technological Educational Institute of Athens, Greece
Dr. Stellos A Zinelis, MD, Hellenic Cancer Society-Kefalonia, Greece

Iceland

Dr. Oon Ramon, Ph.D., Affiliate Professor, University of Washington, USA; Professor, Reykjavik University, Iceland

India

Prof. Dr. B. D. Banerjee, Ph.D., Fmr. Head, Environmental Biochemistry & Molecular Biology Laboratory, Department of Biochemistry, University College of Medical Sciences, University of Delhi, India
Prof. Jitendra Behari, Ph.D., Ex-Dean, Jawaharlal Nehru University; presently, Emeritus Professor, Amity University, India
Prof. Dr. Madhukar Shivajirao Dama, Institute of Wildlife Veterinary Research, India
Associate Prof. Dr. Amarjot Dhami, Ph.D., Lovely Professional University, Phagwara, Punjab, India
Dr. Kavindra K. Kesari, MBA, Ph.D., Resident Environmental Scientist, University of Eastern Finland, Finland; Assistant Professor, Jaipur National University, India
Prof. Girish Kumar, Ph.D., Electrical Engineering Department, Indian Institute of Technology, Bombay, India
Dr. Pabrita Mandal Ph.D., Department of Physics, Indian Institute of Technology, Kanpur, India
Prof. Rashmi Mathur, Ph.D., Head, Department of Physiology, All India Institute of Medical Sciences, New Delhi, India
Dr. Kameshwar Prasad MD, Head, Dept of Neurology, Director, Clinical Epidemiology, All India Institute of Medical Sciences, India
Dr. Svani Saravanamuttu, Ph.D., Dept. Advanced Zoology and Biotechnology, Loyola College, Chennai, India
Dr. N.N. Shareesh, Ph.D., Melaka Manipal Medical College, India
Dr. R.S. Sharma, MD, Sr. Deputy Director General, Scientist - G & Chief Coordinator - EMF Project, Indian Council of Medical Research, Dept. of Health Research, Ministry/Health and Family Welfare, Government of India, New Delhi, India
Prof. Dr. Dorairaj Sudarsanam, M.Sc., M.Ed., Ph.D., Fellow - National Academy of Biological Sciences, Prof. of Zoology, Biotechnology and Bioinformatics, Dept. Advanced Zoology & Biotechnology, Loyola College, Chennai, South India

Iran (Islamic Republic of)

Prof. Dr. Soheila Abdi, Ph.D., Physics, Islamic Azad University of Safadasht, Tehran, Iran
Prof. G.A. Jelodar, D.V.M., Ph.D., Physiology, School of Veterinary Medicine, Shiraz University, Iran
Prof. Hamid Mobasheri, Ph.D., Head BFC, Head, Membrane Biophysics & Macromolecules Lab; Inst. Biochemistry & Biophysics, University, Tehran, Iran
Prof. Seyed Mohammad Mahdavi, Ph.D., Dept of Biology, Science and Research, Islamic Azad University, Tehran, Iran
Prof. SM.J. Mortazavi, Ph.D., Head, Medical Physics & Engineering; Chair, NIER Protection Research Center, Shiraz University of Medical Sciences, Iran
Prof. Amirnader Emami Pazavi, Ph.D., Clinical Biochem., National Tumor Bank, Cancer Institute, Tehran Univ. Medical Sciences, Iran
Dr. Masood Sapehrimanesh, Ph.D., Gastroenterohepatology Research Center, Shiraz University of Medical Sciences, Iran
Prof. Dr. Mohammad Shabani, Ph.D., Neurophysiology, Kerman Neuroscience Research Center, Iran

Israel

Michael Peleg, M.Sc., radio communications engineer and researcher, Technion - Israel Institute of Technology, Israel
Prof. Eihu D. Richter, MD, MPH, Occupational & Environmental Medicine, Hebrew University-Hadassah School of Public Health & Community Medicine, Israel
Dr. Yael Stein, MD, Hebrew University of Jerusalem, Hadassah Medical Center, Israel
Dr. Danny Wolf, MD, Pediatrician and General Practitioner, Sherutey Briut Qalit, Shron Shomron district, Israel
Dr. Ronni Wolf, MD, Assoc. Clinical Professor, Head of Dermatology Unit, Kaplan Medical Center, Rehovot, Israel

Italy

Prof. Sergio Adamo, Ph.D., La Sapienza University, Rome, Italy
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Dr. Pasquale Avino, Ph.D., INAIL Research Section, Rome, Italy
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 Dr. Idowu Ayisat Obe, Department of Zoology, Faculty of Science, University of Lagos, Akoka, Lagos, Nigeria
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Serbia

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Dr. Sadjana Spasic, Ph.D., Institute for Multidisciplinary Research, University of Belgrade, Serbia

Slovak Republic

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Ukraine

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 Prof. Victor Martynyuk, PhD., ECS "Institute of Biology", Head of Biophysics Dept, Taras Shevchenko National University of Kyiv, Ukraine
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United Kingdom

Michael Bevington, M.A., M.Ed., Chair of Trustees, ElectroSensitivity UK (ES-UK), UK
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 Dr. Donald Hillman, Ph.D., Professor Emeritus, Michigan State University, USA
 Elizabeth Kelley, MA, Fmr. Managing Secretariat, ICEMS Italy; Director, EMFScientist.org, USA
 Dr. Ronald N. Kostoff, Ph.D., Gainesville, VA, USA
 Neha Kumar, Founder, Nonionizing Electromagnetic Radiation Shielding Alternatives, Pvt. Ltd; B.Tech - Industrial Biotech., USA

Dr. Henry Lai, Ph.D., University of Washington, USA
 B. Blake Levitt, medical/science journalist, former New York Times contributor, EMF researcher and author, USA
 Prof. Trevor G. Marshall, PhD, Autoimmunity Research Foundation, USA
 Dr. Albert M. Marville, II, Ph.D. and C.W.B., Adj. Professor, Johns Hopkins University Krieger Graduate School of Arts & Sciences; Migratory Bird Management, U.S. Fish & Wildlife Service, USA
 Dr. Andrew Marino, J.D., Ph.D., Retired Professor, LSU Health Sciences Center, USA
 Dr. Marko Markov, Ph.D., President, Research International, Buffalo, New York, USA
 Dr. Jeffrey L. Marrongelle, DC, CCN, President/Managing Partner of BioEnergiMed LLC, USA
 Dr. Ronald Melnick, PhD, Senior Toxicologist, (Retired, leader of the NTP's health effects studies of cell phone radio frequency radiation) US National Toxicology Program, National Institute of Environmental Health Sciences, USA
 Dr. Samuel Milham, MD, MPH, USA
 L. Lloyd Morgan, Environmental Health Trust, USA
 Dr. Joel M. Moskowitz, Ph.D., School of Public Health, University of California, Berkeley, USA
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 Michelle Casciani, MA, Environmental Science, President/Chief Executive Officer, Salvator Mundi International Hospital, Rome, Italy
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Electromagnetic Radiation Safety

Scientific and policy developments regarding the health effects of electromagnetic radiation exposure from cell phones, cell towers, Wi-Fi, Smart Meters, and other wireless technology

Monday, March 24, 2014

Cell Tower Radiation Affects Wildlife: Dept. of Interior Attacks FCC

The Department of Interior charges that the FCC standards for cell phone radiation are outdated and no longer applicable as they do not adequately protect wildlife.

The Director of the Office of Environmental Policy and Compliance of the United States Department of the Interior sent a letter to the National Telecommunications and Information Administration in the Department of Commerce which addresses the Interior Department's concern that cell tower radiation has had negative impacts on the health of migratory birds and other wildlife.

The Interior Department accused the Federal government of employing outdated radiation standards set by the Federal Communications Commission (FCC), a federal agency with no expertise in health. The standards are no longer applicable because they control only for overheating and do not protect organisms from the adverse effects of exposure to the low-intensity radiation produced by cell phones and cell towers:

"the electromagnetic radiation standards used by the Federal Communications Commission (FCC) continue to be based on thermal heating, a criterion now nearly 30 years out of date and inapplicable today."

The Department criticized the Federal government's proposed procedures for placement and operation of communication towers, and called for "independent, third-party peer-reviewed studies" in the U.S. to examine the effects of cell tower radiation on "migratory birds and other trust species."

Following are excerpts from the letter, dated Feb 7, 2014:

"The Department believes that some of the proposed procedures are not consistent with Executive Order 13186 Responsibilities of Federal Agencies to Protect Migratory Birds, which specifically requires federal agencies to develop and use principles, standards, and practices that will lessen the amount of unintentional take reasonably attributed to agency actions. The Department, through the Fish and Wildlife Service (FWS), finds that the proposals lack provisions necessary to conserve migratory bird resources, including eagles. The proposals also do not reflect current information regarding the effects of communication towers to birds. Our comments are intended to further clarify specific issues and address provisions in the proposals.

The Department recommends revisions to the proposed procedures to better reflect the impacts to resources under our jurisdiction from communication towers. The placement and operation of communication towers, including un-guyed, unit, monopole or lattice-designed structures, impact protected migratory birds in two significant ways. The first is by injury, crippling loss, and death from collisions with towers and their supporting guy-wire infrastructure, where present. The second significant issue associated with communication towers involves impacts from non-ionizing electromagnetic radiation emitted by them (See Attachment)."

Enclosure A

"The second significant issue associated with communication towers involves impacts from nonionizing electromagnetic radiation emitted by these structures. Radiation studies at cellular communication towers were begun circa 2000 in Europe and continue today on wild nesting birds. Study results have documented nest and site abandonment, plumage deterioration, locomotion problems, reduced survivorship, and death (e.g., Balmori 2005, Balmori and Hallberg 2007, and Everaert and Bauwens 2007). Nesting migratory birds and their offspring have apparently been affected by the radiation from cellular phone towers in the 900 and 1800 MHz frequency ranges- 915 MHz is the standard cellular phone frequency used in the United States. However, the electromagnetic radiation standards used by the Federal Communications Commission (FCC) continue to be based on thermal heating, a criterion now nearly 30 years out of date and inapplicable today. This is primarily due to the lower levels of radiation output from microwave-powered communication devices such as cellular telephones and other sources of point-to-point communications; levels typically lower than from microwave ovens. The problem, however, appears to focus on very low levels of non-ionizing electromagnetic radiation. For example, in laboratory studies, T. Litovitz (personal communication) and DiCarlo et al. (2002) raised concerns about impacts of low-level, non-thermal electromagnetic radiation from the standard 915 MHz cell phone frequency on domestic chicken embryos- with some lethal results (Manville 2009, 2013a). Radiation at extremely low levels (0.0001 the level emitted by the average digital cellular telephone) caused heart attacks and the deaths of some chicken embryos subjected to hypoxic conditions in the laboratory while controls subjected to hypoxia were unaffected (DiCarlo et al. 2002). To date, no independent, third-party field studies have been conducted in North America on impacts of tower electromagnetic radiation on migratory birds. With the European field and U.S. laboratory evidence already available, independent, third-party peer-reviewed studies need to be conducted in the U.S. to begin examining the effects from radiation on migratory birds and other trust species."

Radiation Impacts and Categorical Exclusions

"There is a growing level of anecdotal evidence linking effects of non-thermal, non-ionizing electromagnetic radiation from communication towers on nesting and roosting wild birds and other wildlife in the U.S. Independent, third-party studies have yet to be conducted in the U.S. or Canada, although a peer-reviewed research protocol developed for the U.S. Forest Service by the Service's Division of Migratory Bird Management is available to study both collision and radiation impacts (Manville 2002). As previously mentioned, Balmori (2005) found strong negative correlations between levels of lower-emitted microwave radiation and bird



Jeff M. Moskowitz, Ph.D.
Director
Center for Family and Community Health
School of Public Health
University of California, Berkeley

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breeding, nesting, and roosting in the vicinity of electromagnetic fields in Spain. He documented nest and site abandonment, plumage deterioration, locomotion problems, reduced survivorship, and death in House Sparrows, White Storks, Rock Doves, Magpies, Collared Doves, and other species. Though these species had historically been documented to roost and nest in these areas, Balmori (2005) did not observe these symptoms prior to construction and operation of the cellular phone towers. Balmori and Halberg (2007) and Everaert and Bauwens (2007) found similar strong negative correlations among male House Sparrows. Under laboratory conditions, DiCarlo et al. (2002) raised troubling concerns about impacts of low-level, non-thermal electromagnetic radiation from the standard 915 MHz cell phone frequency on domestic chicken embryos- with some lethal results (Marville 2009). Given the findings of the studies mentioned above, field studies should be conducted in North America to validate potential impacts of communication tower radiation both direct and indirect - to migratory birds and other trust wildlife species."

The full text of the letter, the addendum and citations are available at: <http://1.usa.gov/1jn3CZg>

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American Academy of Environmental Medicine

6505 E Central • Ste 296 • Wichita, KS 67206

Tel: (316) 684-5500 • Fax: (316) 684-5709

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Wireless Radiofrequency Radiation in Schools

Founded in 1965 as a non-profit medical association, the American Academy of Environmental Medicine (AAEM) is an international organization of physicians and scientists interested in the complex relationships between the environment and health. For forty years the Academy has trained Physicians to treat the most difficult, complex patients who are often left behind by our medical system, because their illness, rather than stemming from traditionally understood factors, is related to underlying environmental causes, including (bio)chemical or radiation exposures. AAEM physicians, and physicians world-wide, are treating patients who report adverse, debilitating health effects associated with exposure to radiofrequency energy (RF).

The AAEM strongly supports the use of wired Internet connections, and encourages avoidance of radiofrequency such as from WiFi, cellular and mobile phones and towers, and "smart meters."

The peer reviewed, scientific literature demonstrates the correlation between RF exposure and neurological, cardiac, and pulmonary disease as well as reproductive and developmental disorders, immune dysfunction, cancer and other health conditions. The evidence is irrefutable. Despite this research, claims have been made that studies correlating emissions from WiFi, phones, smart meters, etc. with adverse health effects do not exist.

In May 2011 the World Health Organization elevated exposure to wireless radiation, including WiFi, into the Class 2b list of Carcinogens; recent research strengthens the level of evidence regarding carcinogenicity.

There is consistent, emerging science that shows people, especially children who are more vulnerable due to developing brains and thinner skulls, are being affected by the increasing exposure to wireless radiation. In September 2010, the Journal of the American Society for Reproductive Medicine-Fertility and Sterility, reported that only four hours of exposure to a standard laptop using WiFi caused DNA damage to human sperm.

In December 2012 the American Academy of Pediatrics, representing 60,000 pediatricians, wrote to Congress requesting that it update the safety levels of microwave radiation exposure especially for children and pregnant women.

With WiFi in public facilities as well as schools, children would be exposed to WiFi for unprecedented periods of time, for their entire childhood. Some of these signals will be much more powerful than would be received at home, due to the need for the signals to go through thick walls and to serve many computers

simultaneously. Signals in institutions are dozens of times more powerful than café and restaurant systems.

To install WiFi in schools plus public spaces risks a widespread public health hazard that the medical system is not yet prepared to address. Statistics show that you can expect to see an immediate reaction in 3% and delayed effects in 30% of citizens of all ages.

It is better to exercise caution and substitute with a safe alternate such as a wired connection. While more research is being conducted, children must be protected. Wired technology is not only safer, it also stronger and more secure.

While the debate ensues about the dangers of RF, it is the doctors who must deal with the after effects. Until we can determine why some get sick and others do not, and some are debilitated for indeterminate amounts of time, we implore you to not take the risk, particularly with the health of so many children with whose safety you have been entrusted. Avoidance will always be the best policy. It should be reflected by minimizing RF exposures in public spaces.

Respectfully,

The Board of Directors of the American Academy of Environmental Medicine

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FULL-TEXT ARTICLEBiomed Pharmacother. 2008 Feb;62(2):104-9. doi: 10.1016/j.biopha.2007.12.004. Epub 2007 Dec 31.

Biological effects from electromagnetic field exposure and public exposure standards.

Hardell L¹, Sage C.

Author information

Abstract

During recent years there has been increasing public concern on potential health risks from power-frequency fields (extremely low frequency electromagnetic fields; ELF) and from radiofrequency/microwave radiation emissions (RF) from wireless communications. Non-thermal (low-intensity) biological effects have not been considered for regulation of microwave exposure, although numerous scientific reports indicate such effects. The BioInitiative Report is based on an international research and public policy initiative to give an overview of what is known of biological effects that occur at low-intensity electromagnetic fields (EMFs) exposure. Health endpoints reported to be associated with ELF and/or RF include childhood leukaemia, brain tumours, genotoxic effects, neurological effects and neurodegenerative diseases, immune system deregulation, allergic and inflammatory responses, breast cancer, miscarriage and some cardiovascular effects. The BioInitiative Report concluded that a reasonable suspicion of risk exists based on clear evidence of bioeffects at environmentally relevant levels, which, with prolonged exposures may reasonably be presumed to result in health impacts. Regarding ELF a new lower public safety limit for habitable space adjacent to all new or upgraded power lines and for all other new constructions should be applied. A new lower limit should also be used for existing habitable space for children and/or women who are pregnant. A precautionary limit should be adopted for outdoor, cumulative RF exposure and for cumulative indoor RF fields with considerably lower limits than existing guidelines, see the BioInitiative Report. The current guidelines for the US and European microwave exposure from mobile phones, for the brain are 1.6 W/Kg and 2 W/Kg, respectively. Since use of mobile phones is associated with an increased risk for brain tumour after 10 years, a new biologically based guideline is warranted. Other health impacts associated with exposure to electromagnetic fields not summarized here may be found in the BioInitiative Report at www.bioinitiative.org.

PubMed

**Format:** AbstractRev Environ Health. 2010 Oct-Dec;25(4):325-33.

Health risk assessment of electromagnetic fields: a conflict between the precautionary principle and environmental medicine methodology.

Dåmvik M¹, Johansson O.

Author information

Abstract

The purpose of the precautionary principle is that legal requirements are to be made to safeguard against the possible health risks that have not yet been scientifically established. That a risk is not established cannot, therefore, be used as an excuse for not applying the principle. Yet, that rationale is exactly what is happening in the case of the possible health risks from exposure to electromagnetic fields (EMF). The scientists, representing both the World Health Organization and the European Commission, do not have at all the precautionary principle in mind when they report on health risks. Their starting point is instead to determine whether new research findings have been scientifically established and thus cannot be the basis for an amendment to the existing exposure limits. Uncertain indications of risk are ignored or played down. This approach is in conflict with European Union (EU) law, which requires that the degree of scientific uncertainty should be presented correctly. A thorough examination of the state of research shows many serious indications of possible health risks from exposure very far below existing limits for EMF. Case law, for other types of exposure, also shows that the precautionary principle can be applied on the basis of weaker evidence than that. Our investigation shows that the precautionary principle is not being used for its intended purpose in relation to exposure to EMF. The reason for this position is that decision-makers are being misled by inaccurate risk assessments.

PMID: 21268445

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The Seletun Scientific Statement

Lower EMF Standards for World Health Are
Urgently Needed,
International Scientists Say

Oslo, Norway, February 3, 2011.

The International Electromagnetic Fields Alliance (IEMFA) today announces a new published report and scientific Consensus Statement concerning health hazards of electromagnetic fields (EMFs). Led by Olle Johansson, PhD of the Karolinska Institute, the report published by a consortium of international scientists urges global governments to adopt significantly lower human exposure standards for electromagnetic fields. The recommendations are based on the latest body of evidence in biological sciences, and the public-health implications of the unprecedented global exposures to electromagnetic fields from telecommunications and electric power technologies. The scientists recommend specific exposure limits for different frequency fields, including microwaves, used in wireless communications, and ELF electric fields and magnetic fields.

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Electromagnetic Biology and Medicine >

Volume 34, 2015 - Issue 4

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Original Article

A cross-sectional case control study on genetic damage in individuals residing in the vicinity of a mobile phone base station

Gursatej Gandhi , Gurpreet Kaur & Uzma Nisar

Pages 344-354 | Received 17 Jan 2014, Accepted 27 Apr 2014, Published online: 09 Jul 2014

 Download citation  <https://doi.org/10.3109/15368378.2014.933349>

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Abstract

emitting radiations from these stations have raised health concerns. Hence in this study, genetic damage using the single cell gel electrophoresis (comet) assay was assessed in peripheral blood leukocytes of individuals residing in the vicinity of a mobile phone base station and comparing it to that in healthy controls. The power density in the area within 300 m from the base station exceeded the permissive limits and was significantly ($p=0.000$) higher compared to the area from where control samples were collected. The study participants comprised 63 persons with residences near a mobile phone tower, and 28 healthy controls matched for gender, age, alcohol drinking and occupational sub-groups. Genetic damage parameters of DNA migration length, damage frequency (DF) and damage index were significantly ($p=0.000$) elevated in the sample group compared to respective values in healthy controls. The female residents ($n=25$) of the sample group had significantly ($p=0.004$) elevated DF than the male residents ($n=38$). The linear regression analysis further revealed daily mobile phone usage, location of residence and power density as significant predictors of genetic damage. The genetic damage evident in the participants of this study needs to be addressed against future disease-risk, which in addition to neurodegenerative disorders, may lead to cancer.

Keywords:DNA damage, radiofrequency radiations, peripheral blood leukocytes



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International Journal of Radiation Biology

Volume 81, 2005 - Issue 3

Published online: 3 Jul 2009



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Michael Carlberg & Mikko Ahonen

Pages 263-267 | Published online: 19 Jul 2013

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Abstract

Human populations are increasingly exposed to microwave/radiofrequency (RF) emissions from wireless communication technology, including mobile phones

epidemiological studies that assessed for putative health effects of mobile phone base stations. Seven of these studies explored the association between base station proximity and neurobehavioral effects and three investigated cancer. We found that eight of the 10 studies reported increased prevalence of adverse neurobehavioral symptoms or cancer in populations living at distances < 500 meters from base stations. None of the studies reported exposure above accepted international guidelines, suggesting that current guidelines may be inadequate in protecting the health of human populations. We believe that comprehensive epidemiological studies of longterm mobile phone base station exposure are urgently required to more definitively understand its health impact.

Keywords: BASE STATIONS, ELECTROMAGNETIC FIELD (EMF), EPIDEMIOLOGY, HEALTH EFFECTS, MOBILE PHONE, RADIOFREQUENCY (RF), ELECTROMAGNETIC RADIATION



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Adam Burgess

Health, Risk & Society
Volume 4, 2002 - Issue 2

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Om P. Gandhi et al.

Electromagnetic Biology and Medicine
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Published online: 14 Feb 2012



Article

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John R. Goldsmith

International Journal of Occupational and Environmental Health
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Published online: 19 Jul 2013

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Daryoush Shahbazi-Gahrouei et al.

Electromagnetic Biology and Medicine
Volume 33, 2014 - Issue 3

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Article

Mobile phones, mobile phone base stations and cancer: a review >

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Volume 81, 2005 - Issue 3

Published online: 3 Jul 2009

Article

A cross-sectional case control study on genetic damage in individuals residing in the vicinity of a mobile phone base station >

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TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: SEPTEMBER 13, 2018 **SUBMITTING DEPARTMENT:** PLANNING
MEETING DATE: SEPTEMBER 17, 2018 **DEPARTMENT DIRECTOR:** TYLER SINCLAIR
PRESENTER: BRENDAN CONBOY

SUBJECT: ITEM P18-248: ENCROACHMENT AGREEMENT WITH OVERDYKE REVOCABLE TRUST FOR THE PROPERTY LOCATED AT 2128 HIDDEN RANCH LANE.

APPLICANT: OVERDYKE REVOCABLE TRUST

STATEMENT/PURPOSE

The purpose of this item is to present to the Town Council consideration of an Encroachment Agreement with property owner Overdyke Revocable Trust to allow an existing driveway to be regraded and to encroach 25' and a retaining wall to encroach 6' into a Town right-of-way at 2128 Hidden Ranch Lane.

LOCATION

Overdyke Revocable Trust is the owner of property described as 2128 Hidden Ranch Lane, legally described as LOT 6, HIDDEN RANCH ADDITION.



BACKGROUND

Background

Hidden Ranch Lane ends in a T-turnaround and splits into driveways serving Lots 4, 5, and 6. In 2001, the Town approved an Encroachment Agreement for then owners of Lot 6, 2128 Hidden Ranch Lane for the existing driveway improvements which include a retaining wall between the driveway of neighboring Lot 5 extending six feet into the right-of-way and a private driveway that extends eight feet beyond the northerly property line and into the public right-of-way. The existing driveway has an upwards slope of 25-30% and varies in width from 11-14' as it climbs towards the residence. The applicant states that the existing steep grade and width changes create a driveway that is difficult to drive and maintain, especially in winter. Additionally, the applicant maintains that the steep grade causes storm water to accumulate at the base of the driveway.

Request

The applicant is requesting a new Encroachment Agreement for a driveway that extends 25' into the right-of-way on Hidden Ranch Lane as well as a retaining wall that extends 6' into the right-of-way on Hidden Ranch Lane. The applicant is also requesting to install a snow melt system similar to the existing driveway.

The applicant is proposing to regrade the driveway over a 40' stretch south of the property line and onto the right-of-way at street level. Existing grades are proposed to be reduced from 25-30% to 20% and the drive aisle width expanded to a consistent 13'. This will result in the driveway extending an additional 15' further than the existing driveway into Hidden Ranch Lane, resulting in a total 25' driveway encroachment into the right-of-way. The applicant will also replace the existing concrete retaining wall more or less in the same location and dimensions as it currently exists. The applicant's Project Engineer states that due to the presence of collapsible soils in the hillside and the desire to prevent additional infiltration, the low point of the gutter existing at the northeast corner of the driveway will remain.

The Town Engineer has reviewed this request and is supportive of the agreement. Typically, snow melt systems are not allowed within the right of way. However, given the steepness of the driveway the Town Engineer supports the snow melt encroachment on the condition that the applicant is solely responsible for the cost of replacing, repairing, or maintaining the system throughout the course of the Town's municipal business. The Town Engineering staff and Streets Manager met on site to see the proposed encroachment as surveyed onsite. During this visit a FedEx delivery van and garbage truck turned around without any issues from the proposed encroachment.

ATTACHMENTS

Applicant Submittal
Department Reviews

FISCAL IMPACT

None.

STAFF IMPACT

The Town Attorney would finalize an Encroachment Agreement upon direction by Town Council.

LEGAL REVIEW

Complete.

RECOMMENDATION

The Planning Director provides no recommendation on this request.

SUGGESTED MOTION

I move to authorize staff to prepare an Encroachment Agreement between the Town of Jackson and property owner Overdyke Revocable Trust to allow a driveway with snow melt system which encroaches 25' and a retaining wall which encroaches 6' into a Town right-of-way subject to final review and approval by the Town Attorney and the following condition:

1. The applicant is solely responsible for the cost of replacing, repairing, or maintaining the snow melt system throughout the course of the Town's municipal business.



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- ☒ Public Works/Engineering
- ☒ Building
- ☐ Title Company
- ☒ Town Attorney
- ☐ Police

Joint Town/County

- ☐ Parks and Recreation
- ☐ Pathways
- ☐ Housing Department

Teton County

- ☐ Planning Division

- ☐ Engineer
- ☐ Surveyor- *Nelson*
- ☐ Assessor
- ☐ Clerk and Recorder
- ☐ Road and Levee

State of Wyoming

- ☐ Teton Conservation
- ☐ WYDOT
- ☐ TC School District #1
- ☐ Game and Fish
- ☐ DEQ

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

Special Districts

- ☐ START
- ☐ Jackson Hole Fire/EMS
- ☐ Irrigation Company

<p>Date: August 17, 2018</p> <hr/> <p>Item #: P18-248</p> <hr/> <p>Planner: Brendan Conboy</p> <p>Phone: 733-0440 ext. 1302</p> <p>Fax: 734-3563</p> <p>Email: bconboy@jacksonwy.gov</p> <hr/> <p>Owner/Applicant: Overdyke Revocable Trust PO Box 12953 Jackson, WY 83002</p>	<p style="text-align: center;">REQUESTS:</p> <p>The applicant is submitting a request for an Encroachment Agreement for the property located 2128 Hidden Ranch Lane legally known as, Lot 6, Hidden Ranch Addition.</p> <p>For questions, please call Brendan Conboy at 733-0440, x1302 or email to the address shown below. Thank you.</p>
<p>Please respond by:</p> <p style="text-align: center;">September 7, 2018 (with Comments)</p>	

RESPONSE: For Departments not using Trak-it, please send responses via email to: tstolte@jacksonwy.gov



ENCROACHMENT AGREEMENT 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

OWNER OF PROPERTY:

Name: Overdyke Revocable Trust Phone: 307.214.1275

Mailing Address: P.O. Box 12953 Jackson, WY ZIP: 83002

E-mail: jcoverdyke@hollandandhart.com

APPLICANT/AGENT:

Name: N/A Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT:

Owner X Applicant/Agent _____

PROPERTY:

Physical Address of Property: 2128 Hidden Ranch Lane

Lot, Subdivision: Lot 6, Hidden Ranch Addition

PIDN: 22-40-16-05-2-04-006

Description of Public Right-of Way: Hidden Ranch Lane (Public Street)

SUBMITTAL REQUIREMENTS. Three (3) hard copies and one (1) digital copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant.

Have you attached the following?

N/A **Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.

10/29/15

N/A **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.

 Narrative Description of the Request. Provide a detailed narrative description explaining the use of the noted public right-of-way.

 Exhibit. Provide an exhibit (picture, drawings, maps, plans) of the use of the noted public right-of-way including dimensions of requested encroachment.

FORMAT:

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions.

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

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


Signature of Owner or Authorized Applicant/Agent

7.25.18
Date

Jose C. Overdyke, III
Name Printed

owner
Title

10/29/15

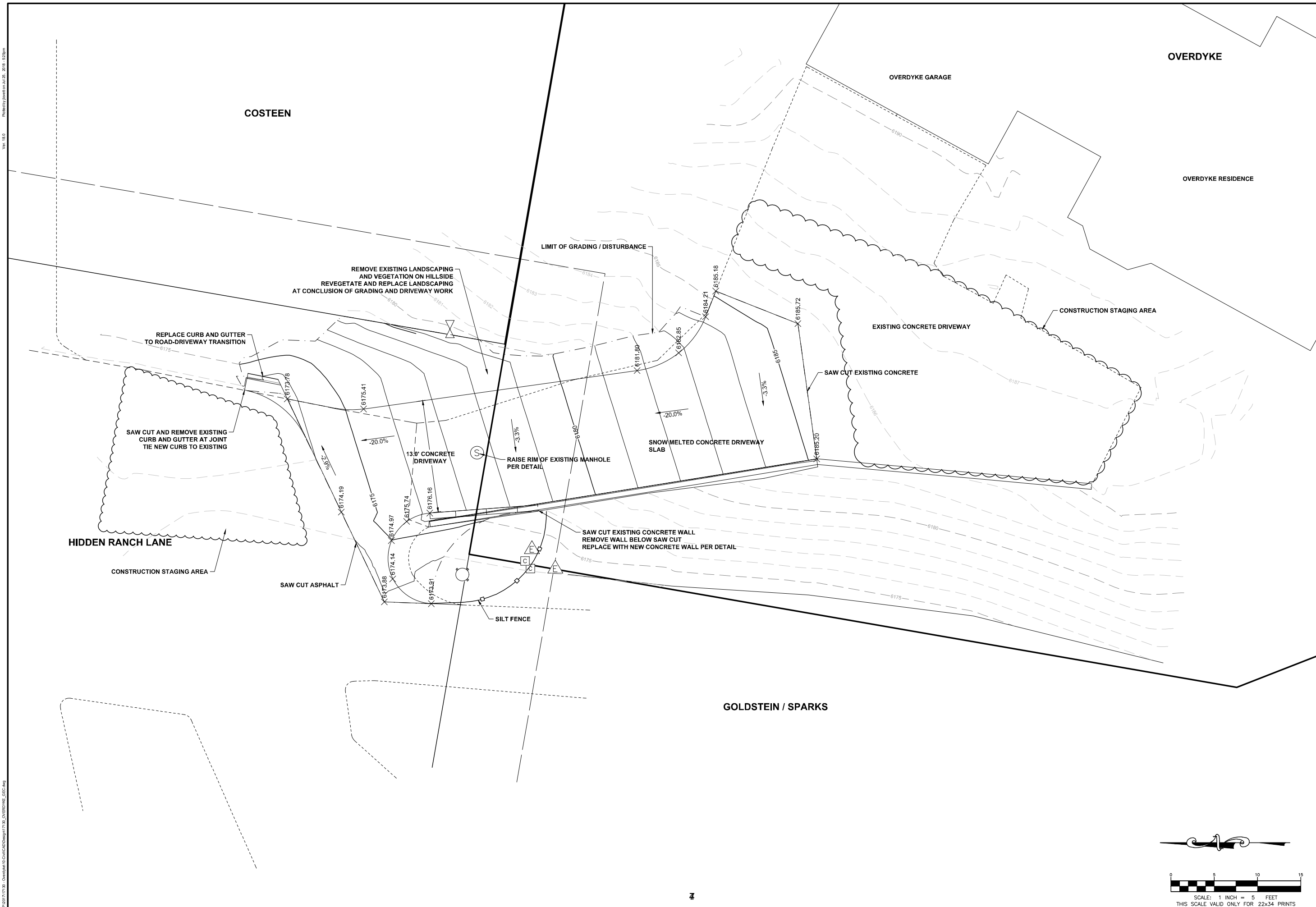


SHEET TITLE:
PROPOSED CONDITIONS

DRAFTED BY:	JL
REVIEWED BY:	TK
PLAN VERSION	DATE
GEC PERMIT	7.26.2018

PROJECT NUMBER	17130.00
----------------	----------

SHEET
C2.1





LETTER OF TRANSMITTAL

TO:

DATE 2018.7.26	PROJECT NO. 17130
ATTENTION: Town of Jackson Planning: Tyler Sinclair	
RE: Overdyke, 2128 Hidden Ranch Lane Encroachment Agreement Application	

ORIGINALS	COPIES	DATE	NO.	DESCRIPTION
	3	2018.7.26		Encroachment Agreement Application
	3	2018.7.26		Encroachment Agreement Narrative
	3	2001.10.29		Existing Encroachment Agreement
	3	2018.7.26		Proposed Conditions Exhibit

THESE ARE TRANSMITTED as checked below:

- | | | |
|--|---|---|
| <input type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> For review and comment |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Other |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> For archiving |
| <input type="checkbox"/> FOR BIDS DUE _____ | <input type="checkbox"/> PRINTS RETURNED AFTER LOAN TO US | |

REMARKS

Dear Mr. Sinclair,

Attached please find an Encroachment Agreement Application and supporting material for the above referenced project. The encroachment is intended to support proposed grading changes to the Overdyke Driveway located at the end of Hidden Ranch Lane (in the road lot owned by the Town).

Sincerely,
JORGENSEN ASSOCIATES, PC

Joseph Lovett, P.E.
Project Engineer

If enclosures are not as noted, kindly notify us at once

COPY TO _____

SIGNED: Joseph M. Lovett

ENCROACHMENT AGREEMENT

THIS AGREEMENT dated this 29th day of October, 2001, by and between Hollinshead T. Knight of 2128 Hidden Ranch Lane Jackson, WY, hereinafter collectively referred to as "Encroaching Party" and the TOWN OF JACKSON, a municipal corporation of the State of Wyoming, hereinafter referred to as "the Town", provided as follows:

WHEREAS, Encroaching Party is the owner in fee simple of that certain real property in Teton County, Wyoming, described as follows:

Lot 6, Hidden Ranch Addition 22-40-16-05-2-04-006

WHEREAS, the Town is the owner of that certain public right-of-way known as Hidden Ranch Lane, which public right-of-way adjoins Encroaching Party's property.

WHEREAS, there is constructed, improvements within the above-referenced public right-of-way described as follows:

A private driveway which extends approximate eight (8) feet beyond the northerly property line and into the public way as it abuts the southerly right-of-way boundary of Hidden Ranch Lane.

WHEREAS, Encroaching party recognizes that it cannot acquire any right, title, or interest in and to the said public right-of-way by adverse possession or otherwise due to the encroachment and has agreed to accept all responsibility associated with the maintenance and liabilities of the trees located within the encroaching area.

NOW, THEREFORE, IT IS HEREBY AGREED that for and in consideration of the aforesaid premises and the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, paid by each of the said parties to the other, encroaching Party and the Town do mutually covenant and agree as follows:

1. CONVEYANCE AND QUITCLAIM:

Encroaching Party conveys and quitclaims to the Town all right, title, and interest now owned or hereinafter acquired in and to the afore-referenced public right-of-way.

2. AGREEMENT TO ALLOW ENCROACHMENT:

The town agrees that Encroaching Party shall have the right to have the improvements overlap and extend beyond the boundary line of the Town right-of-way and to encroach and rest on the Town right-of-way to the same extent and in the same manner as the improvements now overlap and encroach on such property.

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

Grantor: KNIGHT, HOLLINSHEAD T ET AL

Grantee: KNIGHT, HOLLINSHEAD T ET AL

Doc 0555002 bk 438 pg 859-861 Filed at 3:41 on 10/31/01

Sherry L Dalgie, Teton County Clerk fees: 10.00

By JULIE A HODGES Deputy

3. RIGHT TO MAINTAIN:

Encroaching Party shall have the right from time to time to go upon the adjoining Town right-of-way for the purpose of maintaining the improvements above, provided that any damage occurring to the property of the Town as a result of such maintenance shall be corrected or repaired at the sole expense of Encroaching Party or its successors and assigns.

4. INDEMNIFICATION:

Encroaching Party hereby agrees to indemnify and hold harmless the Town of Jackson from any and all damage, claim, cause, or right of action which may arise from normal Town use, maintenance, construction, repair, or replacement activities associated with the Town right-of-way in its present configuration and alignment and any of the present utilities within the Town right-of-way which may arise due to the proximity of the encroaching improvements to the work activity being conducted.

5. BINDING COVENANT:

The provisions of this agreement shall operate as a covenant running with all parcels of land above described, and shall bind both parties hereto and their respective successors and assigns in ownership.

6. TERM OF AGREEMENT:

This instrument and all the covenants contained herein shall remain in force and effect until such time as the Town removes the encroaching improvements. Removal of encroaching improvements shall be based on legitimate municipal interest, including but not limited to, removal of existing trees due to safety concerns and the Towns need to use additional right-of-way. Notice of removal shall state the timeframe within which the improvements shall be removed, and said timeframe shall not be less than two months. Upon extension, removal, or destruction of the encroaching improvements, all rights of Encroaching Party, its successors, and assigns, hereunder to the encroachment, shall cease.

TOWN OF JACKSON

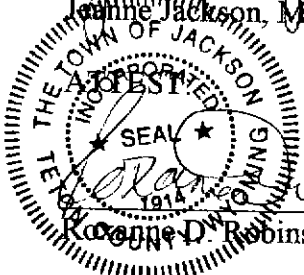
APPROVED AS TO FORM:

[Signature]
Town Attorney

Jeanne Jackson
Jeanne Jackson, Mayor

CONTENTS:

Shawn P. O'Malley
Town Engineer



[Signature]
Roxanne D. Robinson, Deputy Town Clerk

STATE OF WYOMING

) ss.

COUNTY OF TETON

The foregoing instrument was acknowledged before me by Shawn P. O'Malley, Dan Hesse,
Roxanne DeVries Robinson, as Mayor and Deputy Town Clerk, respectively, of the Town
of Jackson this 31st day of October, 2001.

Witness my hand and official seal.

[Signature]
Notary Public

My commission Expires: 6/15/2005



Property Owner

[Signature]
Hollinshead T. Knight

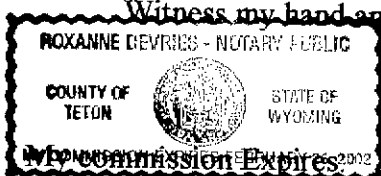
STATE OF WYOMING

) ss.

COUNTY OF TETON

The foregoing instrument was acknowledged before me by,
Hollinshead T. Knight, as its _____, this 29th day
of October, 2001.

Witness my hand and official seal.



[Signature]
Notary Public



July 27, 2018

Tyler Sinclair, Planning Director
Town of Jackson Planning & Building Department
P.O. Box 1687
Jackson, WY 83001
Via Hand Delivery

RE: Overdyke, 2128 Hidden Ranch Lane, Encroachment Agreement Application
Project No. 17130.00

Dear Mr. Sinclair,

Attached please find an Encroachment Agreement Application for the above referenced project. The encroachment is intended to support proposed grading changes to the Overdyke Driveway located at the end of Hidden Ranch Lane (in the road lot owned by the Town).

Existing Conditions:

The existing Hidden Ranch Lane ends in a tee-turnaround and splits into driveways serving Lots 4, 5 and 6 (Hidden Ranch Subdivision). The driveway to Lot 6 (2128 Hidden Ranch Lane splits off the east side of the end of the road and climbs steeply to the residence. The adjacent driveway to Lot 5 (serving 2127 Hidden Ranch Lane), splits off the west and drops slightly to the residence. The driveways are separated by a concrete wall, extending approximately 6' beyond the property boundary, into the road lot.

The existing conditions leads to two issues. First, the driveway slopes at 25-30% and widens from 11 to 14' as it climbs the hill to reach the residence. This steep grade and width change creates a driveway that is difficult to drive and maintain (especially with the presence of ice and snow). Second, the existing grades of the driveway and Hidden Ranch Lane cause storm water from the driveway and Hidden Ranch Lane to collect at the base of the driveway.

Proposed Condition:

The proposed condition (attached to this application C2.1 - Proposed Conditions dated 7.23.2018) will address steep variable width driveway condition discussed above. The driveway will be regraded approximately 40' south of the property boundary to street level. The proposed driveway grades will be reduced to 20% (from existing 30%) and the driveway will be widened to 13' consistently (from 11-14' now), creating a safer and more navigable access to Hidden Ranch Lane. The proposed driveway will extend 15' further than the existing driveway into Hidden Ranch Lane, resulting in a total of 25' encroachment into the road lot. Due to the presence of collapsible soils on the hillside and the desire prevent additional infiltration, the low point in the gutter existing at the northeast corner of the driveway will remain. The proposed improvements will neither increase nor alleviate the existing drainage problem of the town street.

The proposed improvements have been discussed Town of Jackson Engineering and Public Works Departments as well as the neighboring homeowners. Town Engineer and Streets Supervisor have indicated the proposed improvements will not interfere with the safety and functionality of the existing infrastructure and are consistent with the land development regulations requirements. It was discussed that the encroachment agreement should contain language to address the maintenance of infrastructure in the encroachment area. Lot 4 and 5 homeowners have been contacted and did not comment, as the improvements have minimal effect on access to their respective properties.

Sincerely,
JORGENSEN ASSOCIATES, PC

A handwritten signature in blue ink, reading "Joseph M. Lovett". The signature is fluid and cursive, with the first name "Joseph" and last name "Lovett" clearly legible, and "M." as a middle initial.

Joseph Lovett, P.E.
Project Engineer

PLANNING

Project Number	P18-248	Applied	8/16/2018	STOL
Project Name	Encroachment - 2128 Hidden Ranch Lane		Approved	
Type	ENCROACHMENT	Closed		
Subtype	FRONT YARD	Expired		
Status	STAFF REVIEW	Status		

Applicant	Owner	OVERDYKE REVOCABLE TRUST
------------------	--------------	--------------------------

Site Address	City	State	Zip
2128 HIDDEN RANCH LANE	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
HIDDEN RANCH ADDITION	22401605204006	

Type of Review	Status	Dates				Remarks
		Sent	Due	Received		
Contact Notes Legal A Cohen-Davis	APPROVED	8/17/2018	9/7/2018	8/28/2018		
Planning Brendan Conboy	APPROVED	8/17/2018	9/7/2018	9/6/2018		See Staff Report
Public Works Rachelle Rhodes (8/29/2018 4:03 PM RR) P18-248 Overdyke Revocable Trust 2128 Hidden Ranch Lane August 29, 2018 Rachelle, 307-733-3079	APPROVED W/CONDITI	8/17/2018	9/7/2018	8/29/2018		see notes

The proposed encroachment agreement is approved with the condition of providing a dimensioned plan drawing of the maximum and minimum encroachment distances from the property line.

(9/4/2018 9:01 AM RR)

Dimensioned plan was provided by engineer. See attachment.



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: September 12, 2018

MEETING DATE: September 17, 2018

SUBMITTING DEPARTMENT: Public Works/Engineering

DEPARTMENT DIRECTOR: Floren Poliseo

PRESENTER: Brian Lenz, Town Engineer

SUBJECT: Downtown Construction – 85 South King Street (Private Development)

STATEMENT/PURPOSE

The purpose of this item is to discuss the anticipated impacts to the public right-of-way and adjacent properties and businesses associated with partial demolition of an existing building and construction of an addition to an existing commercial building located on the property at 85 South King Street, on the northwest corner of South King Street and East Pearl Avenue.

BACKGROUND/ALTERNATIVES

The subject property and building constructed in 1915 is a historic log structure formerly known as the Coe Cabin and Sweetwater Restaurant. The building's new owner wishes to preserve the historic log structure and proposes to expand the buildings footprint from 2,150 square feet to 2,765 square feet. A Demolition Permit has been approved for removal of the roof and disassembly of the log walls of the southeast wing. The Commercial Building Permit is under review.

A construction staging a phasing plan was submitted with the building permit for the subject property by Old Growth LLC (in coordination with Dubbe-Moulder Architects and Nelson Engineering) which provided information that met the Town of Jackson Municipal Code limitations on use of the public right-of-way within the downtown core as well as the need for an approved construction staging and phasing plan as stated in Title 12, Chapter 12.08, Section 12.08.040 and 045 respectively.

In late August, subsequent to the receipt Old Growth LLC's construction plan, a meeting was held with Teton County Fire Department Staff to review and coordinate Old Growth LLC's plan in conjunction with normal use and future construction work at Fire Station No. 1. Feedback from this meeting included the extents of fire truck maneuvering, coordination of construction timelines with Dubbe-Moulder Architects and requiring the construction gate to swing into the property at 85 South King Street.

In early September Town of Jackson Public Works Engineering staff met with Old Growth LLC, Dubbe-Moulder Architects and the Owner to discuss the construction staging and phasing plan, coordination with Fire Station No. 1 use and construction. This meeting determined that construction efforts and staging are planned to be contained within the property and construction fencing can provide an adequate separation between construction and pedestrians.

Subsequent to this meeting, Old Growth LLC (in coordination with Dubbe-Moulder Architects) provided to the Town Engineering Department a revised construction staging and phasing plan showing location of construction fencing, on-site staging area, use of off-site storage for the dismantled log structure, construction narrative, and anticipated project schedule. No on-site parking was included on the construction plan which may impact on street parking in the area by the contractor. The existing curb along East Pearl Avenue is a no parking zone, and there are approximately three time-restricted parking spaces on South King Street adjacent to the project. The proposed plan minimizes the use of the on-street parking for construction purposes and allows for normal pedestrian travel.

The owner/applicant wishes to place construction fencing along the property line on South King Street and East Pearl Avenue and place a construction gate swinging inward along the southwest portion of the property line prior to the commencement of demolition/construction activities to remove a portion of the existing structure and strip materials from the site. This is anticipated to be around the first week of October pending Building and Public Right-of-Way Permit approvals. Once complete, excavation work will continue to prepare the site for the new commercial building.

Additionally, work requiring use of cranes, concrete pump trucks, etc., including construction material deliveries, that are likely to require use of the public right-of-way will be coordinated with the Town of Jackson through the submittal of a Public Right-of-Way permit containing the work description and traffic control plan. The owner/applicant anticipates use of the public right-of-way for equipment mobilization, concrete deliveries, crane for the roof and dump trucks associated with the demolition and excavation phases of the project. Public Right-of-Way applications would be required to be approved by TOJ staff for any requested or anticipated use of the roadway above and beyond construction vehicle circulation and reasonable material drop-off or loading operations.

The owner/applicant has proactively coordinated with adjacent property owners to provide information as to the project schedule, collect contact information for future notifications, and expected impacts that construction of the 85 South King Street site will have on the adjacent property and street/pedestrian frontage.

ALIGNMENT WITH COUNCIL'S STRATEGIC INTENT

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

ATTACHMENTS

Demolition/Construction Site Plan, Storage Yard Plan, and anticipated Construction Schedule.

FISCAL IMPACT

There is no cost to the Town associated with this project.

STAFF IMPACT

1 hour per week for inspections and correspondence

LEGAL REVIEW

Legal does not typically review Construction Management plans and has not been consulted on this plan.

RECOMMENDATION

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

Option 1 – Approve of the construction staging and phasing plan as presented and direct the owner/applicant to coordinate with neighboring and adjacent businesses and properties for construction related activities and to coordinate with the Town of Jackson for use and occupying of the Public Right-of-Way for all associated construction permits, fees and bonding required for such work on the fee basis as stated within the TOJ Municipal Code under 12.08.060 - Permit Fees.

Option 2 – Other conditions and recommendations as determined by Town Council.

SUGGESTED MOTION

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

Synopsis for PowerPoint (120 words max):

Purpose:

The purpose of this item is to discuss the anticipated impacts to the public right-of-way and adjacent properties and businesses associated with partial demolition of an existing building and construction of a an additiona to an existing commercial building located on the property at 85 South King Street.

Background:

The Demotion Permit has been approved for removal of the roof and disassembly of the existing southeast portion of the log building, and the Commercial Building Permit is under review.

Fiscal Impact:

There is no cost to the Town associated with this project.



Staging Plan Narrative
for
Old Growth LLC Project
85 King Street
Town of Jackson

NO WORK WILL START UNTIL THE END OF SUMMER SEASON/LABOR DAY 9/3/2018

10.1.18 - 10.8.18 - Temporary Construction and Staging prep-

- Build Temporary Fencing as specified on page 6 along Pearl and King Streets.
- To provide our main point of construction access to the site for shoring, excavation, concrete and material deliveries we will remove the boardwalk from the SW property corner to 36' plan east.
- There will be a 16' construction gate south of the new addition that swings into property- along with a stabilized construction entrance built to Town of Jackson specification ST-119.

10.4.18 - 11.1.18- Vestibule removal and relocation-

- During this period the temporary fence on King will be moved to the other side of the sidewalk where we will build a temporary walkway to allow for the removal of the existing vestibule and the excavation, concrete and back fill work necessary to relocate the King Street entrance vestibule. The fence will be immediately moved back to the property line after back fill is complete

10.4.18-7.30.19- Construction Fence in use

- Throughout the project schedule our construction fencing and access gate will be in use and effectively maintained for safety of the public
- 9/29/18 – 10/8/18- Boardwalks or sidewalks will be rebuilt and the temporary fencing will be removed.

10.24.18 – 10.9.18- Shoring

- If deemed necessary, a shoring contractor will shore the west property line as well as the adjacent foundations of the existing structure on the north and east sides

General Logistics-

- Due to the limited frontage at the site, our only point to access the building plan west of the property corner on the Pearl Street side of the road. As mentioned above we will install a construction gate from this location over to the beginning of the temporary construction sidewalk. The gate will swing into property. [green dashed box on staging plan]
- The present dining room location, which will be dismantled and stored off sight, will become a temporary spoils area as we dig the basement for the new bar area.
- Any spoils to not be reused will be exported off site.
- All import for basement preparation will be temporarily stored where the present dining room is located. [shaded pink on staging plan]
- All post concrete material will be stored to the south of the new addition at the location of the present patio on Pearl Street. [Yellow shaded on staging plan]
- Concrete will be pumped directly from access point from Pearl street and WMB will communicate directly with the Town of Jackson coordinating concrete deliveries and traffic control.

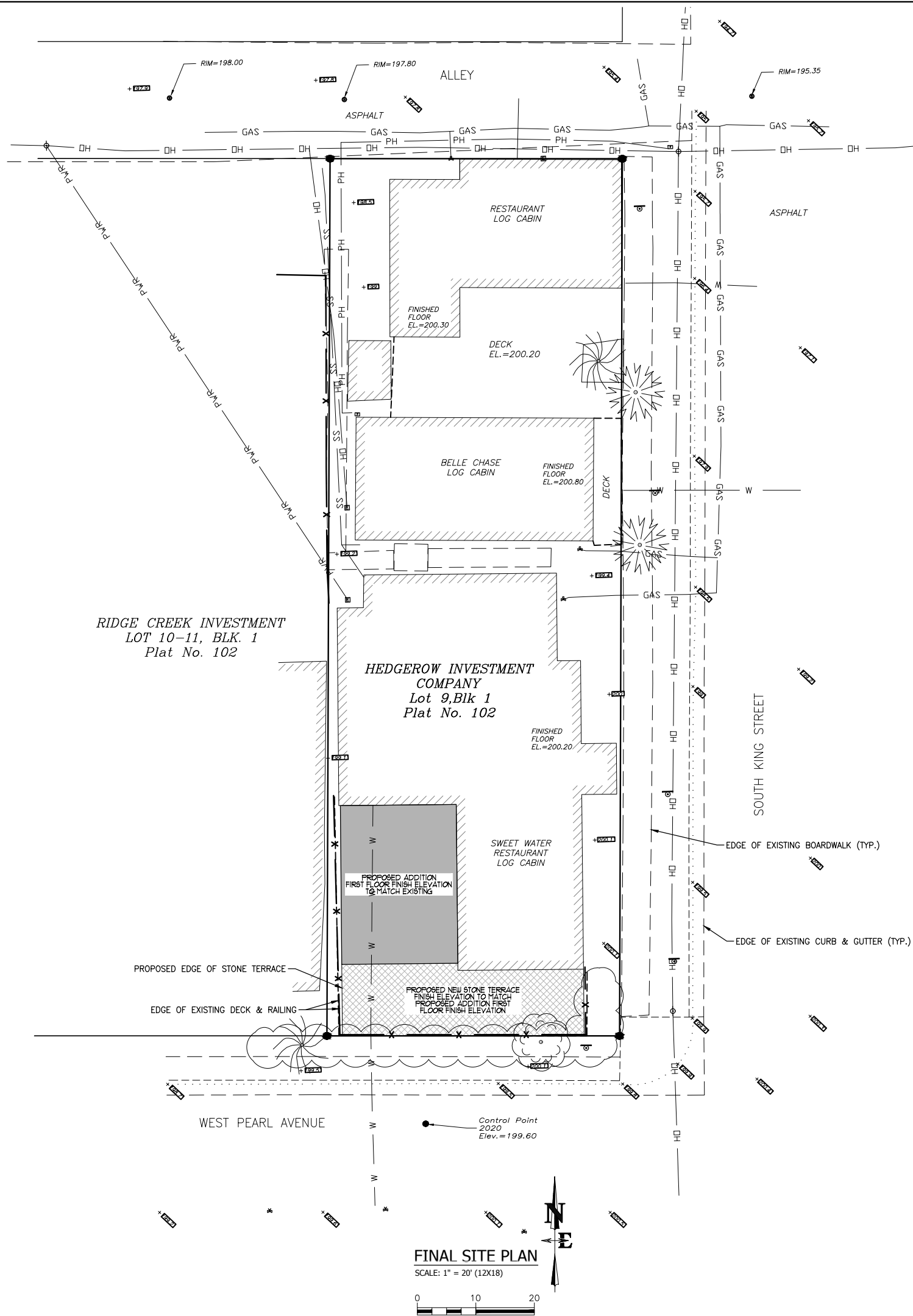
Traffic Control-

- Any necessary traffic control measures will be provided by Wilkinson-Montesano Builders or its subcontractors and will be coordinated with the Town of Jackson Streets Department.

Phases and Dates where traffic control *may* be needed:

- Equipment mobilization after 9-25
- Concrete deliveries- 11/16 – 12/11-12/16
- Crane for roof- 2/12-2/17
- Egress flagging for dump trucks accessing site (intermittent) 9/19-11/19

S:\Vrs\2018\05-03 Chatterbox Restaurant - Civil Engineering\Drawings\DWG\03 Final Site Plan.dwg C:\J Final Site Plan - Jun 21 2018 07:36:24 pm PLOTTED BY daster DWG FORMAT: 210



PREDOMINATE SOIL TYPE: NRCS SOIL MAPPING INDICATES THAT THE PREDOMINATE SOIL TYPE ON THE SITE IS A GREYBACK GRAVELLY LOAM, WHICH GRAVELLY, SANDY, LOAM SOIL.

EXISTING VEGETATIVE COVER: NO NATURAL VEGETATION EXISTS ON THIS HEAVILY DEVELOPED SITE. ALL VEGETATION IS COMPRISED OF SITE LANDSCAPING.

SITE CONSTRUCTION NOTES & SPECIFICATIONS

CAUTION: UNDERGROUND UTILITY LOCATIONS ARE NOT GUARANTEED, NOR IS THERE ANY GUARANTEE THAT ALL EXISTING UTILITIES (WHETHER FUNCTIONAL OR ABANDONED) WITHIN THE PROJECT AREA ARE SHOWN ON THESE CONSTRUCTION DRAWINGS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL UNDERGROUND UTILITIES BEFORE STARTING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM CONTRACTORS WORK.

- ALL SITE WORK SHALL BE DONE IN ACCORDANCE WITH WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS (WPWSS) 2015 EDITION AND THESE PLANS.
- CONTRACTOR REQUIRED TO MEET WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY'S STORMWATER PERMIT REQUIREMENTS.
- IT IS RECOMMENDED THAT THE CONTRACTOR EMPLOY A SURVEYOR TO PROVIDE STAKING FOR LOCATIONS OF FOUNDATIONS, UTILITIES, DRIVEWAY, AND FOR GRADING WORK.
- STRIPPED MATERIAL SHALL BE STOCKPILED AT STOCKPILE AREAS SHOWN ON PLAN, CUT MATERIAL WILL BE PLACED DIRECTLY INTO FILL AREAS OR STOCKPILED. SEE SHEET C2.0 FOR LOCATIONS.
- TOPSOIL SHALL BE STOCKPILED SEPARATELY & REUSED TO COVER FINISH SLOPES. IMPORT ADDITIONAL WEED-FREE TOPSOIL IF NECESSARY TO COVER ALL DISTURBED AREAS NOT RECEIVING SURFACING. LEAVE SUBGRADE DOWN 4-6" TO RECEIVE TOPSOIL IN LANDSCAPE AREAS.
- DUST CONTROL MUST BE ACCOMPLISHED BY WATERING STOCKPILES AND DRY SOILS.
- CONTRACTOR SHALL PREVENT TRACKING OF SOIL ONTO THE ROAD AND CLEAN ROAD OF SOILS WHEN NECESSARY.
- IN ACCORDANCE WITH C2.0, INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING WITH LAND DISTURBING ACTIVITIES AND MAINTAIN THE DEVICES DURING CONSTRUCTION. IF NECESSARY THE CONTRACTOR SHOULD INSTALL AND MAINTAIN ADDITIONAL EROSION CONTROL MEASURES TO ENSURE THE SITE IS STABILIZED DURING CONSTRUCTION.
- REVEGETATION SHALL BE NATIVE SEED AND SOD AND SHALL BE IRRIGATED BY OWNER WHEN NECESSARY.
- CONTRACTOR MUST HAVE A WEED CONTROL PLAN PREPARED BY TETON COUNTY WEED AND PEST OR OTHER WEED SPECIALIST AND IMPLEMENT THE PLAN THROUGHOUT CONSTRUCTION. SEE NOTES ON SHEET C1.0 FOR WEED MANAGEMENT REQUIREMENTS.
- LAND DISTURBING ACTIVITIES SHALL OCCUR FROM SUMMER 2018 THROUGH FALL 2019.
- CONTRACTOR SHOULD COORDINATE THE INSTALLATION OF WIRE UTILITY SERVICES WITH UTILITY PROVIDERS AND ARRANGE INSTALLATION AND SERVICE CONTRACTS.
- INSTALL ORANGE CONSTRUCTION FENCING ALONG LIMITS OF DISTURBANCE TO CONTAIN CONSTRUCTION ACTIVITIES PER SHEET C2.0.
- CONSTRUCTION PARKING AND STAGING WILL OCCUR ALONG THE DRIVEWAY, WITHIN THE STAGING AREA, AND AT THE LOT FRONTAGE. GRAVEL SURFACING WILL BE PLACED TO MINIMIZE MUD ISSUES DURING CONSTRUCTION.
- FOLLOW GEOTECHNICAL REPORT RECOMMENDATIONS FOR FOUNDATION SOILS PREPARATION, FOUNDATION DRAIN PLACEMENT, FOUNDATION BACKFILL, DRIVEWAY CONSTRUCTION, AND OTHER SOIL PREPARATION FOR SLABS AND UTILITIES.

TETON COUNTY WEED AND PEST MANAGEMENT STRATEGIES

PRE-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

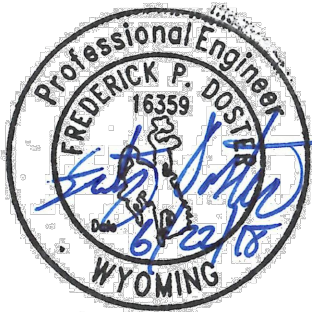
- PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT THE TETON COUNTY WEED & PEST, OR OTHER QUALIFIED PROFESSIONAL, TO CONDUCT A SITE SPECIFIC INVENTORY OF INVASIVE SPECIES AND CREATE A SPECIES SPECIFIC MANAGEMENT PLAN IN ACCORDANCE WITH TETON COUNTY LDR 5.7.2.

ACTIVE CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

- ALL CONSTRUCTION EQUIPMENT TO BE CLEANED PRIOR TO ENTERING THE SITE.
- SOIL STOCKPILES TO BE ROUTINELY CHECKED AND TREATED FOR INVASIVE SPECIES.
- DISTURBANCE OUTSIDE OF THE CONSTRUCTION ZONE AND IN AREAS WHERE INVASIVE SPECIES ARE PRESENT SHALL BE MINIMIZED.
- ALL AREAS OUTSIDE OF THE CONSTRUCTION ZONE SHALL BE KEPT ON ACTIVE MANAGEMENT USING THE CONTROL METHODS PRESCRIBED IN THE SPECIES SPECIFIC MANAGEMENT PLAN CREATED PRIOR TO CONSTRUCTION. THIS AREA SHALL BE MONITORED AND TREATED AT LEAST TWICE EACH GROWING SEASON.

POST-CONSTRUCTION MANAGEMENT STRATEGIES TO BE PERFORMED BY CONTRACTOR:

- RE-VEGETATION TO OCCUR IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE TO PREVENT THE ESTABLISHMENT OF INVASIVE SPECIES IN DISTURBED AREAS.
- NURSERY STOCK SHALL BE IN ACCORDANCE WITH W.S. 11-9-101 - 109 (WYOMING NURSERY STOCK LAW), ACCOMPANIED BY A VALID HEALTH CERTIFICATE, AND ACQUIRED THROUGH A DEALER LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE. SEEDS SHALL BE IN ACCORDANCE WITH W.S. 11-12-101 - 125 (WYOMING SEED LAW), CERTIFIED WEED FREE, AND ACQUIRED THROUGH A DEALER LICENSED BY THE WYOMING DEPARTMENT OF AGRICULTURE.
- CERTIFIED WEED FREE STRAW, GRAVEL, AND SOIL SHALL BE UTILIZED WHERE POSSIBLE.
- TCWP TO BE CONTACTED TO CREATE A POST-CONSTRUCTION INVENTORY.



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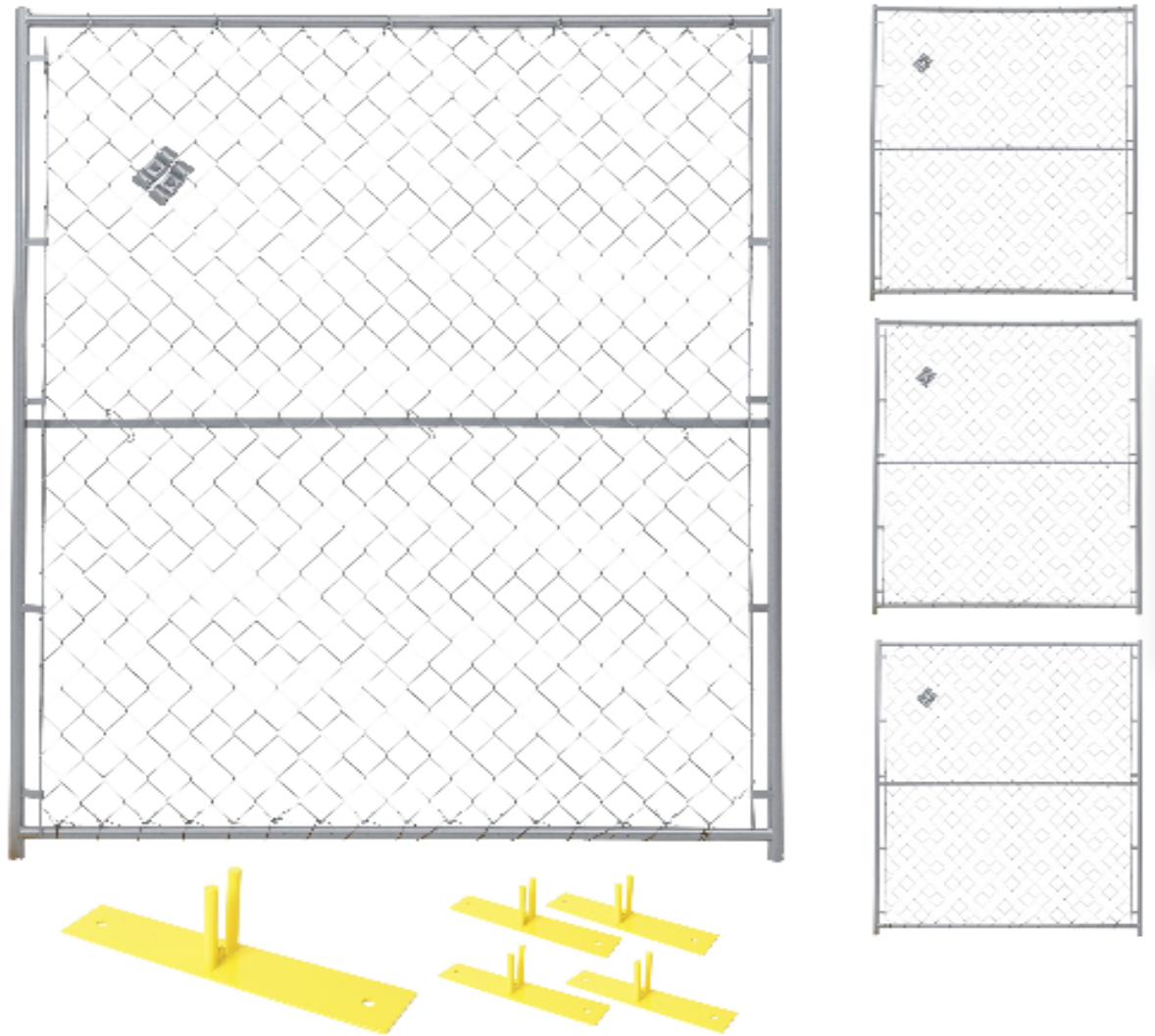
6/22/2018

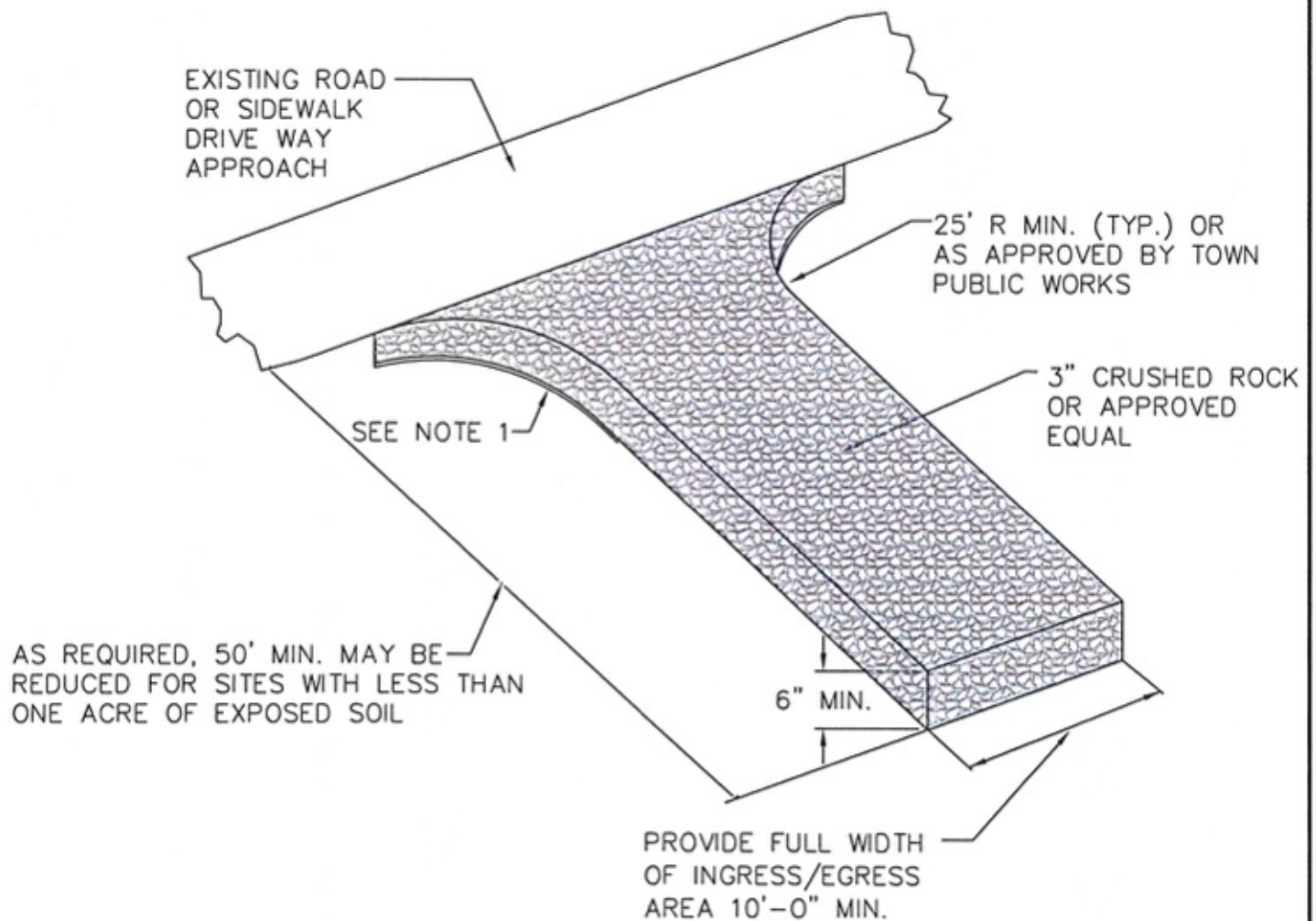
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Perimeter Patrol fencing system with no-trip flat steel safety feet
5'x6' sections





NOTES:

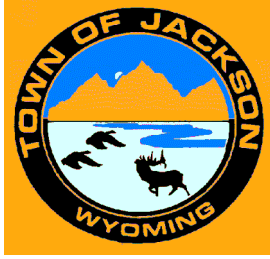
1. PLACE CONSTRUCTION GEOTEXTILE FOR SOIL STABILIZATION UNDER THE CRUSHED ROCK FROM THE EDGE OF THE EXISTING ROADWAY TO THE RADIUS RETURNS, OR AS DIRECTED BY PUBLIC WORKS.
2. ENTRANCE SHALL BE REMOVED AND RECONSTRUCTED AS REQUIRED TO PREVENT EXCESS TRACKING OF MATERIALS ONTO RIGHT-OF-WAY, OR WHEN DIRECTED BY THE TOWN PUBLIC WORKS DEPARTMENT.



STABILIZED CONSTRUCTION ENTRANCE

ST-119 DATE: 1/17/07

SCALE: NTS



TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: September 12, 2018

MEETING DATE: September 17, 2018

SUBMITTING DEPARTMENT: Public Works

DEPARTMENT DIRECTOR: Floren Poliseo

PRESENTER: Brian Lenz, Town Engineer

SUBJECT: First Amendment to Development Agreement – Hidden Hollow

STATEMENT/PURPOSE

The purpose for this item is for Town Council to approve the First Amendment to Development Agreement – Hidden Hollow pertaining to the Reimbursement for Oversized and Off-Site Improvements for the construction of the approximately 600 LF of Cache Creek Tube within the East Mercill Extension. The proposed amendment will allow the developer to hire a contractor to construct this section of storm sewer for the Town.

BACKGROUND

Following approval by the Town Council to fund construction of the Cache Creek Tube, specifically the 600 feet within East Mercill Ave. as part of the Hidden Hollow development on May 7, 2018, the Town hired Jorgensen Associates to design a new alignment for the Cache Creek Tube from the intersection of Perry Street to Broadway via Glenwood, Mercill, King St. and Willow St.

To take advantage of the extension of East Mercill as part of the development being under construction and the proposed future alignment of the North King extension, the Town has been focusing on building the proposed 600 feet this year in conjunction with the Developer.

As the project came together, it made sense to work with the Developer and their contractor to construct the section of storm sewer to minimize conflicts and utilize their knowledge of the existing conditions. Zane Powell, the representative for the developer has been working with us and their team has been extremely accommodating throughout the process. They have delayed their completion of the roadway to accommodate our project.

FISCAL IMPACT

The cost of the amendment will be the cost to construct the Cache Creek Tube, currently budgeted at \$225,000 for this section.

ALIGNMENT WITH COUNCIL'S STRATEGIC INTENT

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

STAFF IMPACT

This project requires 8-24 hours a week of coordination with the designers, developer, contractor and adjacent property owners. During construction staff will be observing construction regularly.

LEGAL ISSUES

Legal has reviewed the draft of the amendment and will review the final version prior to execution.

ATTACHMENTS

First Amendment to Development Agreement – Hidden Hollow

RECOMMENDATION

Staff recommends approval of the attached amendment to the Hidden Hollow Development Agreement

SUGGESTED MOTIONS

I move to approve the attached First Amendment to the Development Agreement – Hidden Hollow between the Town and Hansen & Hansen, LLP, with any minor revisions and authorize the Mayor to sign the amendment to the development agreement.

Synopsis for PowerPoint (120 words max):

PURPOSE OF ITEM

The purpose for this item is for Town Council to approve the First Amendment to Development Agreement – Hidden Hollow pertaining the construction of the approximately 600 LF of Cache Creek Tube within the East Mercill Extension. The proposed amendment will allow the developer to hire a contractor to construct this section of storm sewer for the Town.

BACKGROUND

The Town is planning to realign the Cache Creek Tube to within public rights-of-way and has approved funding for the 600 feet of tube within East Mercill while it is under construction.

FISCAL IMPACT

1. The cost of the amendment will be the cost to construct the Cache Creek Tube, currently budgeted at \$225,000 for this section.

**FIRST AMENDMENT to
DEVELOPMENT AGREEMENT
Hidden Hollow Planned Unit Development**

THIS FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT (the “Amendment”) dated this ____ day of _____, 2018, by and between HANSEN & HANSEN, LLP, an Idaho limited liability partnership, hereinafter referred to as “Developer,” and the TOWN OF JACKSON, a municipal corporation of the State of Wyoming, hereinafter referred to as the “Town,” provides as follows:

WHEREAS, on December 1, 2016, the Town approved Sketch Plan P16-079, including the amendments thereto dated October 11, 2016 and November 30, 2016 (the “Sketch Plan”), for the Hidden Hollow Planned Unit Development (the “HHPUD”); and,

WHEREAS, the Developer and the Town executed that certain Development Agreement recorded in the Office of the Teton County Clerk on July 6, 2017 as document 0931258 (collectively, the “DA”), which burdens all of that certain real property specifically described on the Final Plat for Hidden Hollow First Addition to the Town of Jackson recorded on June 26, 2018 as document 0953516 in the Office of the Teton County Clerk as Plat No. 1389 (the “Property”); and

WHEREAS, on May 7, 2018 the Town Council approved funding in the amount of \$225,000 for the design and construction of the Cache Creek Tube, specifically the 600 LF within the East Mercill Section, and Town Staff has obtained additional funds from the Town of Jackson budget to supplement all of the CCT costs to be incurred; and

WHEREAS, the Developer has agreed to amend the DA to include work as defined below and the Town has agreed to pay for all CCT work performed by the Developer and its agents in accordance with the terms and conditions of the DA; and

WHEREAS, the Developer has agreed to delay the completion of East Mercill Avenue to accommodate the Town’s construction of the CCT, as long as East Mercill can be completed in the 2018 construction season and without additional costs to Developer; and

WHEREAS, the Developer has obtained an estimate in the amount of \$122,540.00 (one hundred twenty-two thousand five hundred forty dollars and no/100), detailed on Exhibit A, for installation of the CCT and the parties hereto understand that any additional or unforeseen items of the CCT is not included in the estimate and will be billed separately to the Town by Developer, and its agents, on a time and materials basis; and

WHEREAS, Section 16 of the DA states that all modifications of the terms of the DA shall be invalid unless such modifications are in writing and executed with the same formality as the DA; and

WHEREAS, pursuant to the requirement of Section 16 of the DA the Developer and the Town desire to modify the DA in writing pursuant to the terms and conditions set forth herein and obtained the approval of the Town Council for such modification on September 17, 2018.

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

1. Section 7, Reimbursement for Oversized and Off-Site Improvements is hereby amended to add the following sections:
 - B. The Developer and the Town shall partner to construct approximately 600 linear feet of the Cache Creek Tube (the "CCT") generally consisting of 48-inch diameter stormwater pipe, with 42-inch and 12-inch laterals, structures, and appurtenances as designed and specified in Fall 2018 CD plans prepared by Jorgensen Associates dated 09-05-2018 and shown on Exhibit B
 - a. The Town shall purchase and have delivered to the project site the pipe, fittings, and structures.
 - b. The Developer shall contract with a contractor of their choosing, , on a Fixed Fee plus time and materials basis for additional work and unforeseen circumstances including a fee for performance and payment bonds to construct the CCT.
 - c. The Developer shall provide their contractor's current estimate, and list of equipment, labor, and material rates to be used for the construction, Exhibit C.
 - d. The Town shall provide all survey, construction observation, and testing under a separate contract with a professional engineering and surveying consultant.
 - e. The proposed schedule for work by the Developer's contractor is to begin construction on September 24, 2018 and completed by October 10, 2018 allowing the contractor to have East Mercill ready for Curb and Gutter October 10, 2018 and paving October 17, 2018.

A written request for payment is submitted to the Town Engineer by the Developer, and the Town Council, acting on the advice and recommendation of the Town Engineer, authorizes the payment. Applications for payment submitted by the Wednesday following the Town Council meeting will be paid following the next Town Council meeting with Town Engineer approval.

[Signature Page Follows]

**TOWN OF JACKSON,
a municipal corporation
of the State of Wyoming**

APPROVED AS TO FORM:

_____, Mayor

Town Attorney

CONTENTS:

_____, Town Clerk

Town Engineer

Planning Director

STATE OF WYOMING)
)ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by
_____ as Mayor of the Town of Jackson this ___day of
_____, 2018.

Witness my hand and official seal.

Notary Public

My commission Expires:

[illegible]

The foregoing instrument was acknowledged before me by _____ as Town Clerk of the Town of Jackson this _day of _____, 2018.

Witness my hand and official seal.

Notary Public

My commission Expires:

[illegible]

The foregoing instrument was acknowledged before me by Audrey Cohen-Davis as Town Attorney of the Town of Jackson this day of , 2018.

Witness my hand and official seal.

Notary Public

My commission Expires:

STATE OF WYOMING)
)ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by _____ as Town Engineer of the Town of Jackson this day of _____, 2018.

Witness my hand and official seal.

Notary Public

My commission Expires:

STATE OF WYOMING)
)ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Tyler Sinclair as Planning Director of the Town of Jackson this _day of _____, 2018.

Witness my hand and official seal.

Notary Public

My commission Expires:

Hansen & Hansen, LLP

By: _____

Name: _____

Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by
_____, as the _____ of Hansen & Hansen, LLP,
as its _____, this ____ day of _____, 2018.

Witness my hand and official seal.

Notary Public

My commission Expires:

Town of Jackson Cashe Creek Tube



EXHIBIT A

2205 E. 200. N, St. Anthony, ID 83445

497 N Capital, Suite 210; Idaho Falls, ID 83402

Contact: Jon Stoddard
Phone: 208.313.7619
Email: jons@depatco.com

Quote To: Hansen & Hansen

Job Name: Town of Jackson Cashe Creek Tube

Date of Plans: 7/22/2018

Date: 9/5/2018

Addendums: rev 5

DePatco Job#: 18-2238

Idaho PWC#: PWC-C-10937-U-1-2-3

Phone: 208.419.5886

Email: zane@cbfuels

Revised 9/5/2018

ITEM	DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
10	MOBILIZATION/TRAFFIC CONTROL/SUPER	1.00	EA	15,000.00	15,000.00
20	48" ADS PIPE INSTALLATION(10+10 TO 16+15)	605.00	LF	148.00	89,540.00
30	SDMH-3 CASHE CREEK STORM SEWER VAULT	1.00	EA	6,000.00	6,000.00
40	SDMH-4 CASHE CREEK STORM SEWER VAULT	1.00	EA	6,000.00	6,000.00
50	SDMH-5 CASHE CREEK STORM SEWER VAULT	1.00	EA	6,000.00	6,000.00
GRAND TOTAL					\$122,540.00

NOTES:

Excluded: Pipe Material, Precast Material, Roadway Profile material, Performance of Payment or Bid Bond, storm drains, storm drain pipe, crossings, pipe insulation.

Scope: Install 48" ADS Pipe from 10+10 to 16+15, Install Vault at STA 10+07, STA 12+06, and STA 15+85. Pipe will be stubbed out towards the south from STA 15+85 at a length yet to be determined by the contractor and Town of Jackson.

- 1.) All bonus/deduct to go to responsible party.
- 2.) Price is based on full production paving. Any downtime will be charged at standby rate.
- 3.) QC/QA for the mix at the plant and a mix design is included, all other QC/QA and/or testing by others.
- 4.) All grade to be approved by engineer/surveyor/owner prior to DePatco mobilizing to project.
- 5.) Any overruns due to poor grade will be paid as per ton price regardless of whether that is paid to the contractor by the owner.
- 6.) No items may be added or deleted from quote without prior consent of DePatco.
- 7.) Quantities are an estimate only. Contractor is responsible for verification of actual quantities. To be billed as per unit price * the actual quantity installed.

9.) No winter conditions included.

10.) Surveying, testing, fees, permits, traffic control and any other items not specifically mentioned in item descriptions is by others or on a time and material basis.

11.) No soft spot repair is included.

12) No rock excavation, blasting, and haul off and replacement of rock is included.

13) All electrical trenching and landscape sleeves to be done by others.

14) As per Idaho State Law, all utility services are only to within 5.0' of building.

16) Unless called out, no lean backfill is included in trenches in roadways.

17) Prices based upon DePatco having full access to work areas for full productions. Any down time, production losses, or remobilization will be billed on a time and material basis in addition to contract prices.

18) Once the SWPP is installed, DePatco will maintain and repair any damages caused by DePatco. Maintenance and repair of SWPP from damage by others or natural causes will be billed on a time and material basis in addition to contract prices.

The following terms and conditions are entered into between DePatco, Inc. ("DePatco") and the customer/owner ("Owner") referred to in the Estimate and/or Agreement and are expressly understood and agreed upon.

Standard of the Work:

All work will be performed in accordance with the most current written plans, drawings and specifications provided to DePatco by the Owner, or the Owner's agent, which become part of this agreement. The Estimate/Agreement is specifically limited to performance of work identified in the submitted Proposal from DePatco. As to specifications and procedures not stated in writing, the work will be performed in a good and workmanlike manner according to the standard practices of the industry. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written agreement signed by both parties and will be charged over and above the previously agreed price.

Pricing of the work:

Price is all inclusive unless stated otherwise. Unless an earlier limit is expressly stated, the prices herein stated shall be good for not more than thirty (30) days. Where unit prices are quoted, the total price shall be determined by multiplying the unit prices set forth herein by the quantities actually used. Unit volume will be determined according to DePatco's standard practices. If the work is terminated for any reason, DePatco shall be entitled to payment for all work done on its standard unit price. DePatco shall have no obligation to pay for any permits, testing, surveying, traffic control, fees or inspections required, unless specified in writing in the Proposal.

Timing of the Work:

Unless specified in writing on the front of this agreement, DePatco makes no promise of the specified time for the work to be commenced or completed but agrees to perform the work with due diligence in connection with its other work. No work will be scheduled by DePatco until the Estimate/Agreement has been signed and accepted by the Owner and by DePatco. Work will be scheduled in a timely manner to take advantage of DePatco's existing schedule with other jobs and projects in the same area. DePatco will not be liable for liquidated damages. DePatco shall be given full access to the Project site to perform any work required under the Proposal.

Site Conditions:

The pricing set forth in this agreement, unless expressly stated otherwise in the bid, is based on the mutual assumption that there

shall be no need to excavate lava rock or other major rock deposits by blasting or other methods not normally used in the excavation of dirt or alluvial materials and that there will be no underground water or other conditions which will require special equipment, de-watering or other efforts, including soft spots and/or winter conditions. If such conditions are present, owner agrees to pay DePatco additional fair compensation for the extra work necessary to overcome unexpected conditions.

Insurance and Damages to Work in Progress:

DePatco shall maintain worker's compensation insurance and liability insurance to cover its liability only. DePatco will not insure the owner. Should the work in progress be damaged by any accident or natural disaster such as wind, flood or earthquake, owner shall have the option to terminate the project and pay for the work done to date of destruction as provided herein or to pay DePatco the extra cost of repairing or replacing the damaged work in progress.

Payment Terms:

Unless otherwise specified, Owner shall pay contract price on the completion of the project or if the project takes more than one month, then upon invoice for work completed during the prior billing period.

Finance charges and collection costs:

Any invoice billed by DePatco not paid on time shall be subject to an eighteen percent (18%) per annum finance charge. Failure to pay on time may result in DePatco filing a lien on the subject property at its discretion. The cost of filing and releasing the lien will be borne by owner. Any and all other collection costs, including attorneys fees, incurred in DePatco's effort to collect the balance due together with interest at eighteen percent (18%) per annum will be solely borne by owner.

Additional Terms and Conditions and Statutory Notice:

DePatco will not be held responsible for any loss caused by delays in manufacturing or subsequent delays from its shippers, subcontractors, or suppliers.

Commencement of work is subject to approved credit of owner. By law, owner may require proof of our completed operations and worker's compensation insurance and the name, address and phone number of any subcontractors or material providers (aka subs). Owner may get extended coverage title insurance to protect against liens. By giving DePatco written notice and advance payment before the contract is finalized, owner may require that DePatco provide a surety bond, at the Owner's cost, in an amount up to the value of the project and/or that DePatco obtain lien waivers from any subs. By signing this contract, owner acknowledges receipt of this notice.

Customer Signature: DePatco Representative

Name (Written) Name:

DATE: Date:



EXHIBIT B



NOTE: KUDAR SERVICES DESIGNED BY NELSON ENGINEERING, RELATED HERE. CONTACT NELSON ENGINEERING PRIOR TO CONSTRUCTION

NOTES:
1. EXISTING PIPE ELEVATIONS ARE

PROJECT TITLE:
CACHE CREEK TUBE
80% PLAN SET
TOWN OF JACKSON, PUBLIC WORKS
450 W. SNOW KING AVE.
JACKSON, WY



JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

Time & Material Rates-CONFIDENTIAL

Effective 9/10/2017

Personnel	Labor Rates		
	Idaho	Wyoming	
Superintendent/Foreman	Rate	Direct Cost	Rate
Operator	\$ - \$ 60.00	\$ - \$	\$ 75.00
Truck Driver	\$ - \$ 48.00	\$ - \$	\$ 55.00
Laborer	\$ - \$ 40.00	\$ - \$	\$ 40.00
	\$ - \$ 38.00	\$ - \$	\$ 45.00

Equipment	Trucking-Includes Operator		
	Idaho	Wyoming	
Pickup Truck & Small Tools	Rate	Direct Cost	Rate
Top Kick (6tn)	\$ - \$ 100.00	\$ - \$	\$ 120.00
Single Truck (15tn)	\$ - \$ 100.00	\$ - \$	\$ 120.00
Belly Dump & Truck (22tn)	\$ - \$ 125.00	\$ - \$	\$ 135.00
Side Dump & Truck (22tn)	\$ - \$ 125.00	\$ - \$	\$ 135.00
Super (23tn)	\$ - \$ 125.00	\$ - \$	\$ 135.00
Truck & Pup (28tn)	\$ - \$ 125.00	\$ - \$	\$ 135.00
Slinger Truck (19tn)	\$ - \$ 135.00	\$ - \$	\$ 150.00
Tractor w/ Self Loader(log bunks)	\$ - \$	\$ - \$	\$
Concrete Truck	\$ - \$	\$ - \$	\$
Line Truck w/ Single Axel	\$ - \$	\$ - \$	\$
Line Truck w/ Tandem	\$ - \$	\$ - \$	\$
Bucket Truck w/ 55ft	\$ - \$	\$ - \$	\$
Bucket Truck w/ 70ft	\$ - \$	\$ - \$	\$
Water Truck	\$ - \$ 95.00	\$ - \$	\$ 114.00
Haul Truck	\$ - \$ 180.00	\$ - \$	\$ 216.00
Transport Truck	\$ - \$ 115.00	\$ - \$	\$ 138.00
Tractor	\$ - \$ 95.00	\$ - \$	\$ 114.00
Scraper	\$ - \$ 135.00	\$ - \$	\$ 162.00

Equipment	Excavator-Includes Operator		
	Idaho	Wyoming	
Mini Excavator	Rate	Direct Cost	Rate
Mini Excavator w/ HoPack	\$ - \$ 90.00	\$ - \$	\$ 108.00
120 Excavator	\$ - \$	\$ - \$	\$
200 Excavator	\$ - \$ 115.00	\$ - \$	\$ 138.00
200 Excavator	\$ - \$ 145.00	\$ - \$	\$ 174.00
200 Excavator w/ HoPack	\$ - \$ 150.00	\$ - \$	\$ 180.00
330 Excavator	\$ - \$ 165.00	\$ - \$	\$ 198.00
330 Excavator w/ HoPack	\$ - \$	\$ - \$	\$
450 Excavator	\$ - \$ 180.00	\$ - \$	\$ 216.00
Rock Hammer w/ Excavator	\$ - \$ 245.00	\$ - \$	\$ 294.00
Rock Trencher	\$ - \$ 450.00	\$ - \$	\$ 540.00

Equipment	Boring-Includes Operator		
	Idaho	Wyoming	
Boring Machine 23x30	Rate	Direct Cost	Rate
Truck & Mud Mixing System	\$ - \$	\$ - \$	\$
	\$ - \$	\$ - \$	\$

Equipment	Trailers-Includes Operator		
	Idaho	Wyoming	
Trailer	Rate	Direct Cost	Rate
Wood Chipper Trailer	\$ - \$	\$ - \$	\$
Job Trailer	\$ - \$	\$ - \$	\$
Duct Dog Wire Puller	\$ - \$	\$ - \$	\$
Goose Neck Trailer	\$ - \$	\$ - \$	\$
Dump Trailer	\$ - \$	\$ - \$	\$
Single Reel Trailer	\$ - \$	\$ - \$	\$
Double/Triple Reel Trailer	\$ - \$	\$ - \$	\$
VAC Trailer	\$ - \$	\$ - \$	\$

Equipment	Concrete-Includes Operator		
	Idaho	Wyoming	
Curb Machine	Rate	Direct Cost	Rate
Concrete Saw	\$ - \$	\$ - \$	\$
Super Screed	\$ - \$	\$ - \$	\$
Power Curber	\$ - \$	\$ - \$	\$
Ground Heater	\$ - \$	\$ - \$	\$
Concrete Blanket	\$ - \$	\$ - \$	\$

Equipment	Blades-Includes Operator		
	Idaho	Wyoming	
Mini Grader	Rate	Direct Cost	Rate
Road Grader	\$ - \$ 130.00	\$ - \$	\$ 156.00
Road Grader w/ GPS	\$ - \$	\$ - \$	\$

Equipment	Pavers-Includes Operator		
	Idaho	Wyoming	
Kolikal	Rate	Direct Cost	Rate
Small Paver	\$ - \$	\$ - \$	\$
Large Paver	\$ - \$	\$ - \$	\$
Shuttle Buggy	\$ - \$	\$ - \$	\$
Track Truck	\$ - \$	\$ - \$	\$

Equipment	Dozers-Includes Operator		
	Idaho	Wyoming	
36" Ditch Witch Plow	Rate	Direct Cost	Rate
Snow Cat	\$ - \$	\$ - \$	\$
D4 Dozer	\$ - \$ 125.00	\$ - \$	\$ 150.00
D4 Dozer w/ GPS	\$ - \$	\$ - \$	\$
D5 Dozer	\$ - \$ 130.00	\$ - \$	\$ 156.00
D6 Dozer	\$ - \$ 150.00	\$ - \$	\$ 180.00
D5 Dozer w/ GPS	\$ - \$	\$ - \$	\$
D8 Dozer	\$ - \$	\$ - \$	\$

Equipment	Rollers-Includes Operator		
	Idaho	Wyoming	
Roller 115	Rate	Direct Cost	Rate
Mini Hoe Pack	\$ - \$ 100.00	\$ - \$	\$ 120.00
Large Roller	\$ - \$	\$ - \$	\$
Sheeps Foot	\$ - \$	\$ - \$	\$

Equipment	Loaders-Includes Operator		
	Idaho	Wyoming	
Skip Loader	Rate	Direct Cost	Rate
Skidsteer	\$ - \$ 85.00	\$ - \$	\$ 102.00
Backhoe	\$ - \$ 100.00	\$ - \$	\$ 120.00
Track Loader	\$ - \$ 180.00	\$ - \$	\$ 216.00
3yd Loader	\$ - \$ 120.00	\$ - \$	\$ 144.00
4yd Loader	\$ - \$ 135.00	\$ - \$	\$ 162.00
5yd Loader	\$ - \$ 155.00	\$ - \$	\$ 186.00

Equipment	Misc-Includes Operator		
	Idaho	Wyoming	
Power Broom	Rate	Direct Cost	Rate
Street Sweeper	\$ - \$ 115.00	\$ - \$	\$ 138.00
Air Compressor w/ Attachment	\$ - \$ 30.00	\$ - \$	\$ 36.00
4" Pump	\$ - \$ 35.00	\$ - \$	\$ 42.00
6" Pump	\$ - \$ 45.00	\$ - \$	\$ 54.00
Trench Box	\$ - \$	\$ - \$	\$
Crane	\$ - \$	\$ - \$	\$
Generator-Small	\$ - \$ 55.00	\$ - \$	\$ 66.00
Generator-Large	\$ - \$	\$ - \$	\$
Light Plant	\$ - \$	\$ - \$	\$
Water Tower	\$ - \$	\$ - \$	\$
4 Drum Rope Puller	\$ - \$	\$ - \$	\$
Fiber Blower	\$ - \$	\$ - \$	\$
Concrete Saw	\$ - \$ 100.00	\$ - \$	\$ 120.00

**FIRST AMENDMENT to
DEVELOPMENT AGREEMENT
Hidden Hollow Planned Unit Development**

THIS FIRST AMENDMENT TO THE DEVELOPMENT AGREEMENT (the “Amendment”) dated this ____ day of _____, 2018, by and between HANSEN & HANSEN, LLP, an Idaho limited liability partnership, hereinafter referred to as “Developer,” and the TOWN OF JACKSON, a municipal corporation of the State of Wyoming, hereinafter referred to as the “Town,” provides as follows:

WHEREAS, on December 1, 2016, the Town approved Sketch Plan P16-079, including the amendments thereto dated October 11, 2016 and November 30, 2016 (the “Sketch Plan”), for the Hidden Hollow Planned Unit Development (the “HHPUD”); and,

WHEREAS, the Developer and the Town executed that certain Development Agreement recorded in the Office of the Teton County Clerk on July 6, 2017 as document 0931258 (collectively, the “DA”), which burdens all of that certain real property specifically described on the Final Plat for Hidden Hollow First Addition to the Town of Jackson recorded on June 26, 2018 as document 0953516 in the Office of the Teton County Clerk as Plat No. 1389 (the “Property”); and

WHEREAS, on May 7, 2018 the Town Council approved funding in the amount of \$225,000 for the design and construction of the Cache Creek Tube, specifically the 600 LF within the East Mercill Section, and Town Staff has obtained additional funds from the Town of Jackson budget to supplement all of the CCT costs to be incurred along with required bonds which the parties at this time understand should not exceed _____ (125% of the estimated cost); and

WHEREAS, the Developer has agreed to amend the DA to include work as defined below and the Town has agreed to pay for all CCT work performed by the Developer and its agents in accordance with the terms and conditions of the DA; and

WHEREAS, the Developer has agreed to delay the completion of East Mercill Avenue to accommodate the Town’s construction of the CCT, as long as East Mercill can be completed in the 2018 construction season and without additional costs to Developer; and

WHEREAS, the Developer has obtained an estimate in the amount of \$122,540.00 (one hundred twenty-two thousand five hundred forty dollars and no/100), detailed on Exhibit A, for installation of the CCT and the parties hereto understand that there are excluded items specifically noted on the estimate and costs for excluded items and any additional or unforeseen items of the CCT will be billed separately to the Town by Developer, and its agents, on a time and materials basis; and

WHEREAS, Section 16 of the DA states that all modifications of the terms of the DA shall be invalid unless such modifications are in writing and executed with the same formality as the DA; and

WHEREAS, pursuant to the requirement of Section 16 of the DA the Developer and the Town desire to modify the DA in writing pursuant to the terms and conditions set forth herein and obtained the approval of the Town Council for such modification on September 17, 2018.

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

1. Section 7, Reimbursement for Oversized and Off-Site Improvements is hereby amended to add the following sections:
 - B. The Developer and the Town shall partner to construct approximately 600 linear feet of the Cache Creek Tube (the "CCT") generally consisting of 48-inch diameter stormwater pipe, with 42-inch and 12-inch laterals, structures, and appurtenances as designed and specified in Fall 2018 CD plans prepared by Jorgensen Associates dated 09-05-2018 and shown on Exhibit B.
 - a. The Town shall purchase and have delivered to the project site the pipe, fittings, and structures.
 - b. The Developer shall contract with a contractor of their choosing, on a unit price plus time and materials basis including a fee for performance and payment bonds to construct the CCT. The Developer shall also purchase a warranty bond as required below.
 - c. The Developer shall provide their contractor's current estimate, and list of equipment, labor, and material rates to be used for the construction, Exhibit C.
 - d. The Town shall provide all survey, construction observation, and testing under a separate contract with a professional engineering and surveying consultant.
 - e. The proposed schedule for work by the Developer's contractor is to begin construction on September 24, 2018 and completed by October 10, 2018 allowing the contractor to have East Mercill ready for Curb and Gutter October 10, 2018 and paving October 17, 2018.
 - f. For the CCT work, the Town of Jackson will require a 1 year warranty and associated bond from Developer upon conveyance of the CCT infrastructure to the Town of Jackson by Bill of Sale. .

Written requests for payment shall be submitted to the Town Engineer by the Developer, and the Town Council, acting on the advice and recommendation of the Town Engineer, authorizes the payments. Applications for payment submitted by the Wednesday following the Town Council meeting will be paid the next month's first meeting with Town Engineer approval.

C. It is agreed that any additional general condition, material and labor expenses incurred by the Developer resulting from actions by the Town of Jackson that cause East Mercill to not be completed by the end of the 2018 construction season and at no fault of Developer will be reimbursed by the Town of Jackson not to exceed \$_____. Further, it is agreed that the issuance of a Certificate of Occupancy for Building 4/5 that is currently under construction will not be withheld as a result of actions by the Town of Jackson that cause East Mercill not to be completed in the 2018 construction season provided that an all-weather access road has been installed by Developer.

[Signature Page Follows]

**TOWN OF JACKSON,
a municipal corporation
of the State of Wyoming**

APPROVED AS TO FORM:

_____, Mayor

Town Attorney

CONTENTS:

_____, Town Clerk

Town Engineer

Planning Director

STATE OF WYOMING)
)ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by
_____ as Mayor of the Town of Jackson this ___day of
_____, 2018.

Witness my hand and official seal.

Notary Public

My commission Expires:

[illegible]

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

Witness my hand and official seal.

Notary Public

My commission Expires:

[illegible]

The foregoing instrument was acknowledged before me by Audrey Cohen-Davis as Town Attorney of the Town of Jackson this day of , 2018.

Witness my hand and official seal.

Notary Public

My commission Expires:

STATE OF WYOMING)
)ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by _____ as Town Engineer of the Town of Jackson this day of _____, 2018.

Witness my hand and official seal.

Notary Public

My commission Expires:

STATE OF WYOMING)
)ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Tyler Sinclair as Planning Director of the Town of Jackson this _day of _____, 2018.

Witness my hand and official seal.

Notary Public

My commission Expires:

Hansen & Hansen, LLP

By: _____

Name: _____

Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by
_____, as the _____ of Hansen & Hansen, LLP,
as its _____, this ____ day of _____, 2018.

Witness my hand and official seal.

Notary Public

My commission Expires:



TOWN OF JACKSON

TOWN COUNCIL

AGENDA DOCUMENTATION

PREPARATION DATE: September 13th, 2018

MEETING DATE: September 17th, 2018

SUBMITTING DEPARTMENT: Public Works

DEPARTMENT DIRECTOR: Floren Poliseo

PRESENTER: Johnny Ziem

SUBJECT: Irrigation Installation in Stormy Circle Cul-De-Sac

STATEMENT/PURPOSE

The purpose of this item is to discuss and seek Council direction on the possibility of adding metered irrigation in the right of way landscaping in the cul-de-sac on Stormy Circle.

BACKGROUND/ALTERNATIVES

For decades, this particular piece of landscaping has been irrigated by the residents of the Stormy Circle cul-de-sac. During that time, irrigation was provided for the landscaping by a typical hose bib located near a Town owned fire hydrant located within the landscaping and residents would use their own hose(s) with a sprinkler to provide water to the grass.

During the spring of 2018, the Public Works Water team became aware of a water leak near the base of the fire hydrant located in this landscaped area. Once a plan was determined on how to fix the leak, the Public Works staff then set out to perform this maintenance. During the active excavation of the hydrant, staff became aware of the hose bib near the hydrant and sought to remove it from this location. It was determined that the hose bib should be removed because it was an "unmetered" source of water on our water system which could allow for general public use at any time without payment. In general, best practices for operating water systems include removing unmetered distribution points on our existing system to prevent unauthorized use. Once the hydrant maintenance was completed this spring, staff then re-seeded the disturbed area to allow for vegetation growth.

During the summer, staff was contacted by a homeowner in this location of Stormy Circle to inquire as to why the hose bib was removed near the hydrant. The homeowner indicated that even though staff re-seeded this area, there was no irrigation water provided to allow for growth of the grass, which in turned left the landscaping in a dry condition. Residents did provide some irrigation with the use of hoses emanating from their own residences but due to traffic driving over these hoses and destroying them, it was determined that this was not a sustainable solution to this problem.

Stakeholder Engagement

Once this issue was brought to staff's attention, a meeting was set up with the residents in the cul-de-sac area of Stormy Circle. Public Works also asked that Park and Rec have a team member in attendance as well. The reason for setting up a neighborhood style meeting was to allow staff to process each stakeholder's opinion on how best to proceed. During the meeting, PW staff discussed the reasons why the hose bib was removed and our policy of removing unmetered sources of water use from our system. The other goal for this meeting was to obtain stakeholder discussion on how to best move forward and what the landscaping could look like in the future. Residents then expressed an interest in maintaining some sort of landscaping/grass and in order to make that happen, water will need to be provided. Staff expressed concern that any water needing to be provided will

have to be metered. Residents indicated a willingness to have the metered water usage billed to one of their residential accounts since no home owners association exists in this neighborhood. Both staff and residents indicated that the least expensive solution was to reinstall a hose bib in the landscaping area to provide for sprinkler usage, as oppose to installing an irrigation system with multiple sprinkler heads.

Staff suggested one possible solution to this problem would be to have Public Works install the meter/hose bib and the residents would be responsible for water usage billing, maintenance, and any landscaping installation. This solution was met with full agreement by the residents of the cul-de-sac on Stormy Circle and staff.

[ATTACHMENTS](#)



FISCAL IMPACT

Fiscal impact for this project will require Public Works to excavate a portion of the landscaped area and install all associated meter equipment:

Backhoe	6 hours
Water Operators	3
Saddle and Curb Valve	\$350
Frost Free Hose Bib	\$400
Meter Pit	\$1,400
Meter and Backflow Preventer	\$350
Equipment Total:	\$2,500

STAFF IMPACT

Staff impact for this item has been time spent meeting with residents and observing local conditions. Staff would be impacted in procuring the meter and hose bib equipment. Staff would also be impacted by the allotting time to complete this project which is estimated at six hours with three staff members. Additional staff impact would include the time necessary to create the memorandum of understanding with the resident responsible for the water bill associated with the cul-de-sac.

LEGAL REVIEW

No legal review is needed at this time but will be required for creation of a memorandum of understanding (MOU) with the resident who will be responsible for payment of the water used by the cul-de-sac meter.

RECOMMENDATION

Staff recommends approving the procurement and installation of a hose bib and all associated metering equipment for the landscaped area in the cul-de-sac of Stormy Circle with the understanding that all associated water bills will be the responsibility a chosen resident of the Stormy Circle cul-de-sac. Staff also recommends Council to direct the Town Attorney to create a memorandum of understanding with the resident responsible for payment of the water usage related to the cul-de-sac water meter.

SUGGESTED MOTION

I move to approve the procurement and installation of a hose bib and all associated metering equipment for the landscaped area in the cul-de-sac of Stormy Circle with the understanding that all associated water bills will be the responsibility of one resident of the Stormy Circle cul-de-sac and direct the Town Attorney to create a memorandum of understanding with the resident responsible for payment of the water usage related to the cul-de-sac water meter.

Synopsis for PowerPoint (120 words max):

Purpose: The purpose of this item is to discuss and seek Council direction on the possibility of adding metered irrigation in the right of way landscaping in the cul-de-sac on Stormy Circle.

Background: For decades, this particular piece of landscaping has been irrigated by the residents of the Stormy Circle cul-de-sac. During that time, irrigation was provided for the landscaping by a typical hose bib located near a Town owned fire hydrant located within the landscaping and residents would use a hose with a sprinkler to provide water to the grass.

Fiscal Impact:

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<hr/>	
Saddle and Curb Valve	\$350
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<hr/>	
Equipment Total:	\$2,500

MEMORANDUM

TO: Mayor and Town Council

FR: Larry Pardee, Town Manager

DT: September 17, 2018

RE: Town Manager's Report

Sales and Lodging Tax

The Town budgeted a total of \$1,106,184 in lodging tax revenues for FY19 from the 30% visitor impact portion combined with the 10% general fund portion. We have collected \$374,529 to date which is 35.9% of total projected collections. September 2018 revenue represents collections from July 2018. These amounts are tracked through the Special Revenue Fund for the Lodging Tax.

Sales tax collections year to date are 5.8% over last year. Collections are currently tracking at \$225,648 more than budgeted. However, we are only three months into collections and we still have October 2018 through June 2019, collections to account for before realizing any unanticipated revenue. September 2018 revenue represents collections from July 2018.

Specific Purpose Excise Tax (SPET)

At the August 6 JIM meeting the Town Council and County Commission informally continued the SPET process discussion indefinitely. It was staff's understanding that the Council and Commission may be waiting for the newly seated elected officials to weigh in on advancing any SPET propositions to the voters. Below are the upcoming options for placing SPET propositions on the ballot.

Upcoming SPET Election Dates and Ballot Resolution Deadlines		
Election Date	Election Type	110 Day Deadline to Provide Ballot Resolution to County Clerk
Tuesday, May 07, 2019	Special	Wednesday, January 16, 2019
Tuesday, August 20, 2019	Special	Wednesday, May 01, 2019
Tuesday, November 05, 2019	Special	Wednesday, July 17, 2019
Tuesday, May 05, 2020	Special	Wednesday, January 15, 2020
Tuesday, August 18, 2020	Primary	Wednesday, April 29, 2020
Tuesday, November 03, 2020	General	Wednesday, July 15, 2020

Staff provides this information to you just to make sure you aware that if we are waiting for the newly elected officials to be seated in office, there would not be enough time to complete a process for the May 2019 election and we would likely be looking at an August 20, 2019 election as the first opportunity. It is staff's understanding that the current ballot initiatives will be satisfied by the spring of 2020 and we would need to

pass an additional SPET initiative anytime during the 2019 options in order to maintain the tax rate at 6%.

Retail Liquor License Update

The purpose of this item on the Town Manager's report is to ensure that a notation in the minutes is made regarding the disposition of the retail liquor license formerly held by The Mattheis Company, LLC, d/b/a Town Square Tavern.

The appeal period on the Court's revocation decision for the retail liquor license formerly held by The Mattheis Company, LLC expired on September 13, 2018 at 5:00 p.m. There were two applications related to this retail license pending the Courts decision. In December 2017, The Mattheis Company, LLC submitted an application to the Town Clerk to renew their retail liquor license and park it at another location. The liquor license was 'stayed' by Judge Day before the application was scheduled to be heard by the Town Council. On February 20, 2018, the Town Council tabled a Get Loose, LLC application to transfer ownership of The Mattheis Company retail liquor license until the Court made a final decision on the revocation and the appeal period had concluded. On May 7, 2018, Get Loose, LLC withdrew this application to transfer the retail liquor license and moved forward with a new microbrewery and restaurant liquor license at 20 E Broadway (those licenses were approved by Council on June 4, but have not been issued due to renovations still in process).

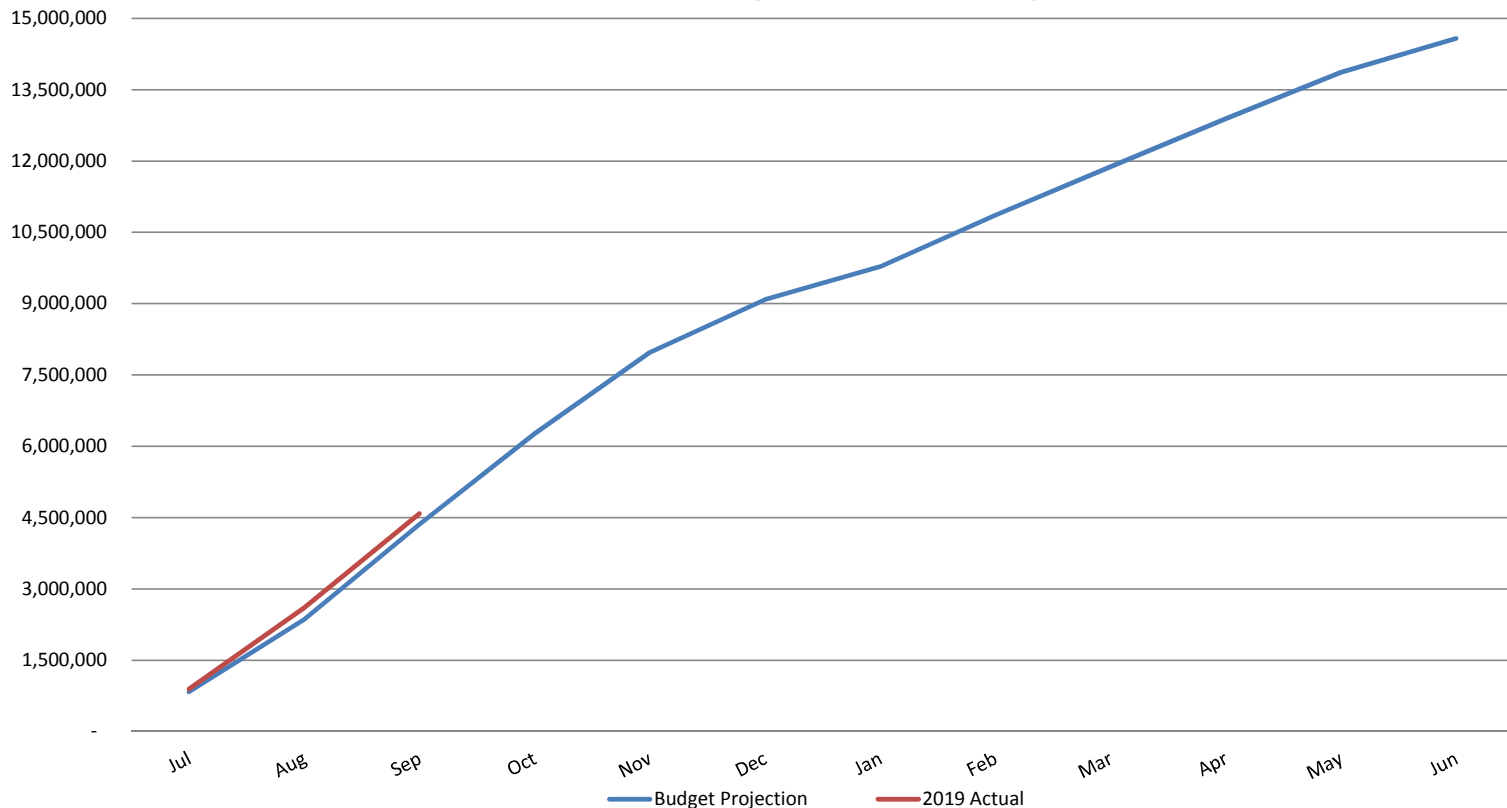
Because the Mattheis' no longer hold the retail liquor license due to the revocation, their application from December 2017 to renew and park the license is no longer valid; the file was closed and application fees were returned. Because the Get Loose application from February 20 to transfer the license was withdrawn on May 7, this file was also closed and fees were returned. Until such time as the Town Council directs the Town Clerk to initiate a process and accept applications for the retail license now held by the Town of Jackson, no applications will be accepted.

TOWN OF JACKSON, WYOMING
SALES TAX COLLECTIONS (4% and 1%)
September-18

Receipt Month	15/16				16/17				17/18				18/19			12 Mth
	FY2015	FY2016	15/16 Change	Percent Change	FY2017	16/17 Change	Percent Change	FY2018	17/18 Change	Percent Change	FY2019	18/19 Change	Percent Change	Rolling Avg	Sales Month	
Jul	\$ 621,792	\$ 713,141	\$ 91,349	14.7%	\$ 807,564	\$ 94,423	13.2%	\$ 807,972	\$ 408	0.1%	\$ 890,746	\$ 82,774	10.2%	11.1%	May	
Aug	1,249,588	1,287,639	38,051	3.0%	1,411,501	123,863	9.6%	1,551,376	139,875	9.9%	1,711,050	159,674	10.3%	11.2%	Jun	
Sep	1,488,138	1,705,468	217,330	14.6%	1,920,244	214,777	12.6%	1,971,647	51,402	2.7%	1,979,587	7,941	0.4%	10.8%	Jul	
Oct	1,513,838	1,750,353	236,515	15.6%	1,665,117	(85,236)	-4.9%	1,897,973	232,856	14.0%	-	----	----	----	Aug	
Nov	1,523,192	1,420,820	(102,372)	-6.7%	1,533,746	112,925	7.9%	1,850,527	316,781	20.7%	-	----	----	----	Sep	
Dec	826,299	1,002,143	175,844	21.3%	1,046,289	44,146	4.4%	1,054,095	7,806	0.7%	-	----	----	----	Oct	
Jan	587,477	600,037	12,560	2.1%	655,026	54,989	9.2%	680,672	25,645	3.9%	-	----	----	----	Nov	
Feb	822,382	831,587	9,205	1.1%	1,032,128	200,542	24.1%	1,166,026	133,898	13.0%	-	----	----	----	Dec	
Mar	683,968	850,550	166,581	24.4%	947,188	96,639	11.4%	1,066,105	118,917	12.6%	-	----	----	----	Jan	
Apr	712,992	915,256	202,263	28.4%	859,580	(55,676)	-6.1%	1,041,459	181,879	21.2%	-	----	----	----	Feb	
May	815,782	842,792	27,010	3.3%	874,371	31,579	3.7%	1,010,453	136,082	15.6%	-	----	----	----	Mar	
Jun	544,020	610,312	66,292	12.2%	660,771	50,459	8.3%	728,398	67,628	10.2%	-	----	----	----	Apr	
Totals	\$ 11,389,469	\$ 12,530,098	\$ 1,140,628	10.0%	\$ 13,413,526	\$ 883,428	7.1%	\$ 14,826,704	\$ 1,413,178	10.5%	\$ 4,581,383	\$ 250,388	5.8%			

Budgeted Sales Tax for FY 2018 4.00% \$ 14,576,001
Budgeted Sales Tax Year-to-Date 4.00% 4,355,735
Actual Sales Tax Collected Year-to-Date 4,581,383
Leading (Lagging) Budget - through September \$ 225,648

Sales Tax Revenue (Budget to Actual Comparison)



TOWN OF JACKSON, WYOMING
LODGING TAX REPORT
September-18

Month Received (2 mos. lag)	Lodging Tax - Total				Town				County			
	Total	Promotion T&T Board	Visitor Impact	General Fund	Visitor Impact	General Fund	Total	T/C Split Percent	Visitor Impact	General Fund	Total	T/C Split Percent
FY2019:												
July	\$ 323,950	\$ 194,370	\$ 97,185	\$ 32,395	\$ 43,597	\$ 14,532	\$ 58,130	44.9%	\$ 53,588	\$ 17,863	\$ 71,450	55.1%
August	1,096,755	658,053	329,027	109,676	115,982	38,661	154,642	35.3%	213,045	71,015	284,060	64.7%
September	1,191,377	716,566	355,383	119,428	121,343	40,414	161,757	34.1%	234,040	79,013	313,054	65.9%
October	-	-	-	-	-	-	-	---	-	-	-	---
November	-	-	-	-	-	-	-	---	-	-	-	---
December	-	-	-	-	-	-	-	---	-	-	-	---
January	-	-	-	-	-	-	-	---	-	-	-	---
February	-	-	-	-	-	-	-	---	-	-	-	---
March	-	-	-	-	-	-	-	---	-	-	-	---
April	-	-	-	-	-	-	-	---	-	-	-	---
May	-	-	-	-	-	-	-	---	-	-	-	---
June	-	-	-	-	-	-	-	---	-	-	-	---
Totals	\$ 2,612,082	\$ 1,568,989	\$ 781,595	\$ 261,498	\$ 280,922	\$ 93,607	\$ 374,529	35.9%	\$ 500,673	\$ 167,891	\$ 668,564	64.1%

	Visitor Impact	General Fund	Total
TOJ Budget	\$ 829,638	\$ 276,546	\$ 1,106,184
Budget Remain	\$ 548,716	\$ 182,939	\$ 731,655
Earned			33.9%
Remaining			66.1%

12 Month
Rolling Avg
15.7%

	FY2018 Year-to-Date	FY2019 Year-to-Date	Increase (Decrease)
T&T 60%:	\$ 1,449,669	\$ 1,568,989	\$ 119,320
TOJ 30% Visitor:	259,387	280,922	21,535
TOJ 10% General:	86,462	93,607	7,145

