



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: JUNE 14, 2018
MEETING DATE: JUNE 18, 2018

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

SUBJECT: **ITEM P18-072:** A REQUEST FOR SUBDIVISION PLAT APPROVAL FOR THE HIDDEN HOLLOW PLANNED UNIT DEVELOPMENT LOCATED AT 301 HIDDEN HOLLOW DRIVE.

OWNER: HANSEN & HANSEN, LLP

APPLICANT: JORGENSEN ASSOCIATES P.C.

STATEMENT/PURPOSE

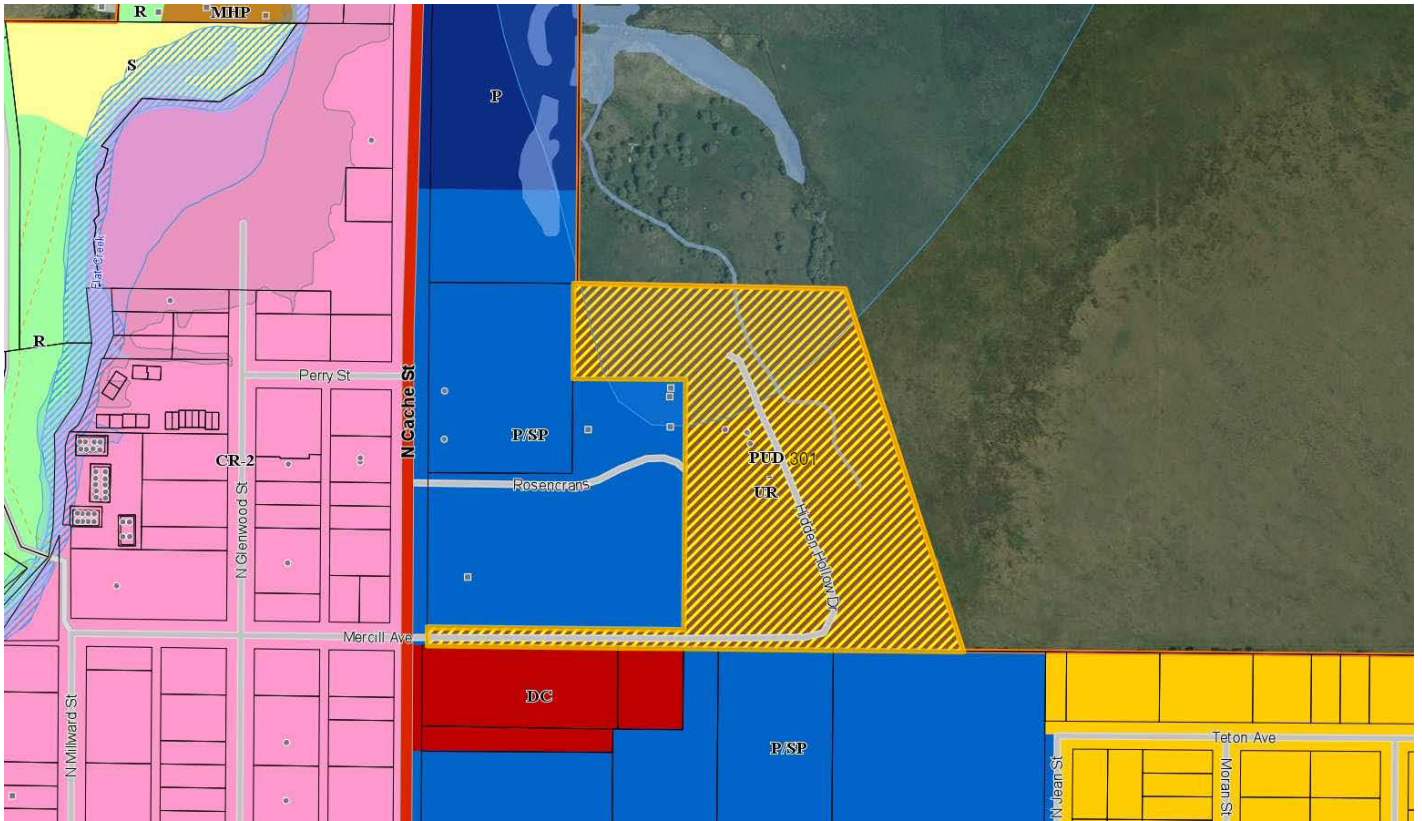
The applicant is requesting Subdivision Plat approval for the Hidden Hollow Planned Unit Development, for the properties addressed as 301 Hidden Hollow Drive.

APPLICABLE REGULATIONS

Section 8.5.3 Subdivision Plat

LOCATION

The property is located at 301 Hidden Hollow Drive (formerly addressed 60 Rosencrans) and legally described as PT. N1/2SW1/4 SEC. 27, TWP. 41, RNG. 116 (MOS T-20F). An aerial photo and zoning map are shown on the following page:



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). 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-UR (Urban Residential – 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 horizontal infrastructure:

- Eight Townhome Units (Units 1-3, Units 16-20)
- Multifamily Building 4/5

Although the thirteen detached single family lots are part of Phase 1B, they are 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 this building permit approval and will require a separate building permit application.

The applicant submitted a Pre-Application request on May 31, 2018, for Phase 2 which anticipates consolidating and accelerating the remaining phasing elements of Phase 1C, Phase 2, and Phase 3 into one final phase through an amendment to the PUD Master Plan as well as other changes that are being reviewed by the Planning Director. This includes the remaining multifamily buildings 1 and 2/3, as well as the remaining 12 attached single family units (townhomes).

PROJECT DESCRIPTION

The applicant is requesting Subdivision Plat approval on an approximately 10 acre parcel for the Hidden Hollow First Addition to the Town of Jackson. The approved Sketch Plan and PUD consists of 135 multifamily units within five (5) multifamily apartment buildings, twenty (20) townhome units (one 3-unit, two 5-unit, and one 7-unit sites), and thirteen (13) 3-bedroom single family home sites. The proposed subdivision plat contains a total of twenty-two (22) lots of residential, common area/open space, and road access.

STAFF ANALYSIS

Conformance with the Comprehensive Plan

The site is located within Character District #3 Town Residential Core, specifically Sub-area 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.

Staff finds that the project is consistent with the above desired future character for Subarea 3.2, and that 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. The 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. 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.

Conformance with Previous Approvals and Other Applicable Regulations

Staff finds that the proposed subdivision plat is in conformance with the PUD Master Plan (P16-079 & P16-080), and Development Plans for Phase 1A and 1B (P17-036 & P17-093). Due to the resubmission of materials by the applicant, the plat was reviewed twice and has received approval from all required

departments upon secondary review after making required changes which initially had resulted in a denial from Fire and Public Works during the first review. As conditioned, and provided that all requirements in the departmental reviews are met, it presents no significant issues.

Parks and Schools Exactions

According to Division 7.5, all residential subdivisions are required to dedicate lands for school and park development. At this point in time fees are only being assessed for the 13 detached single family lots. The required exactions for the detached single family home lots are \$26,000.00 for Schools and \$35,100 for Parks. Upon subdividing for individual ownership the remaining proposed multifamily and townhome units into either condominiums or townhomes the applicant will be subject to additional Parks and Schools Exactions. The specific requirements will be determined based upon the regulations in place at time of subdivision.

Subdivision Improvements Agreement

Staff is requiring that the applicant enter into a Subdivision Improvements Agreement (SIA) in accordance with Section 7.2.2 of the Land Development Regulations which as a condition of this plat approval shall be approved by and receive signatures from prior to the recordation of the plat and all subsequent plats and recorded in the Office of the Teton County Clerk and Recorder. A draft of the SIA is attached to this report. As a condition of approval for Sketch Plan, the Developer was required to enter into a Development Agreement prior to receiving any grading or building permits which identifies the ownership of all on and off-site infrastructure (Town or applicant), the timeline for all improvements, who is responsible for paying for improvements (Town, applicant, or cost share), a timeline and associated bonding for all required improvements, and a requirement that the developer pay for a five (5) foot sidewalk on the southern side of Mercill Avenue. The Development Agreement was executed on June 5, 2017.

The requirements of the Development Agreement have been added to the SIA which will supersede the Development Agreement. In addition to the requirements contained in the Development Agreement, the SIA requires the developer to comply with all improvement requirements contained in Section 7.2.2 of the Town of Jackson Land Development Regulations, the Sketch Plan, the HHPUD and subdivision improvement plans and specifications retained on file in the offices of the Town Engineer and Planning Director, and the requirements of the Town Planning Commission and Town Council for this subdivision.

STAFF FINDINGS

Pursuant to Section 8.5.3.C (Subdivision Plat) of the Land Development Regulations, the following findings shall be made for the approval of a Subdivision Plat.

- 1. **Approved Development Plan.** The proposed Subdivision Plat shall be in substantial conformance with an approved development plan or development option plan.*

As conditioned, staff finds that the proposed subdivision plat to be in substantial conformance with the previously approved Sketch Plan, PUD, and HHPUD Master Plan (P16-079 & P16-080) and Development Plans 1A and 1B (P17-036 & P17-093).

- 2. **Complies with Section 8.5.3.** The proposed Subdivision Plat shall comply with Section 8.5.3 – Subdivision Plat.*

Staff finds that the proposed subdivision plat complies with the standards of Section 8.5.3 – Subdivision Plat in regards to the purpose, applicability, required documentation information and review process.

3. *Complies with Division 7.2.* The proposed Subdivision Plat shall comply with Division 7.2 – Subdivision Standards.

As conditioned, the proposed subdivision meets the standards laid out in Division 7.2 pertaining to the provision of such requirements for new roads, water and sewer infrastructure, utilities, parks, and other physical improvements necessary to safely serve newly subdivided property and minimize impacts on existing community services and infrastructure.

4. *Other Relevant Standards/LDRs.* The subdivision plat shall comply with all other relevant standards of these LDRs and other Town Ordinances.

As conditioned, staff finds that the proposed subdivision complies with the provisions of the LDRs and meets the minimum lot size requirement. In addition the subdivision complies with all other Town Ordinances.

ATTACHMENTS

Applicant Submittal
Department Reviews

PUBLIC COMMENT

None at this time.

FISCAL IMPACT

Park Exactions: \$35,100.00
School Exactions: \$26,000.00

STAFF IMPACT

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

LEGAL REVIEW

Complete.

RECOMMENDATIONS/ CONDITIONS OF APPROVAL

The Planning Director recommends **approval** of the Hidden Hollow First Addition to the Town of Jackson (P18-072) addressed at 301 Hidden Hollow Drive subject to the department reviews attached hereto and the following two (2) conditions:

1. Within thirty (30) calendar days from the date of Town Council approval, the applicant shall satisfactorily address all comments made by the Town of Jackson and other reviewing entities included in the attached Departmental Reviews and submit the corrections to the Planning Department. The Planning Director shall review and approve all required changes prior to recording the plat with the County Clerk.

2. Within thirty (30) calendar days from the date of Town Council approval, the applicant shall obtain approval of all contemporaneous documents to be filed with the plat which include the Subdivision Improvement Agreement, Pathway Easement, Access and Utility Easement, CC&R's, Bill of Sale, and Declaration of Access and Utility Easement and Cost Sharing Covenant, to be reviewed by the Planning Director and Town Attorney.

SUGGESTED MOTION

Based upon the findings as presented in the staff report and as made by the applicant for Item P18-072, I move to make findings 1-4 as set forth in Section 8.5.3.C (Subdivision Plat) of the Land Development Regulations relating to 1) Conformance with Development Plan or Development Option Plan; 2) Complies with standards of Section 8.5.3. Subdivision Plat; 3) Complies with standards of Division 7.2. Subdivision Standards; 4) Complies with other relevant standards of these LDRs, and to approve a Subdivision Plat for the Hidden Hollow First Addition to the Town of Jackson for the property addressed at 301 Hidden Hollow Drive subject to the departmental reviews attached hereto and the following condition:

1. Within thirty (30) calendar days from the date of Town Council approval, the applicant shall satisfactorily address all comments made by the Town of Jackson and other reviewing entities included in the attached Departmental Reviews and submit the corrections to the Planning Department. The Planning Director shall review and approve all required changes prior to recording the plat with the County Clerk.
2. Within thirty (30) calendar days from the date of Town Council approval, the applicant shall obtain approval of all contemporaneous documents to be filed with the plat which include the Subdivision Improvement Agreement, Pathway Easement, Access and Utility Easement, CC&R's, Bill of Sale, and Declaration of Access and Utility Easement and Cost Sharing Covenant, to be reviewed by the Planning Director and Town Attorney.



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-
- ☐ 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: May 14, 2018</p> <hr/> <p>Item #: P18-072 Re-Submittal</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: Hansen & Hansen, LLP PO Box 50106 Idaho Falls, ID 83405</p> <p>Applicant: Jorgensen Associates. P.C. PO Box 9550 Jackson, WY 83002</p>	<p style="text-align: center;">REQUESTS:</p> <p>The applicant is re-submitted a request for a Subdivision Plat for the property located at 301Hidden Hollow Drive, legally known 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: May 28, 2018 (with Comments)</p>	

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



May 10, 2018

Mr. Tyler Sinclair, Town of Jackson Planning Dept.
P.O. Box 1687, 150 E. Pearl Avenue.
Jackson, WY 83001

**RE: Hidden Hollow First Addition Plat S/D Application – Response to Staff
Comments/Requirements and submittal of revised plat.**

Dear Mr. Sinclair,

I am in receipt of all Town of Jackson Staff comments as well as Wyoming Title & Escrow and have addressed said comments in the following manner:

Fire Marshal

- Access to and within subdivision has been designed in conjunction with and to standard that allows and accommodates Fire Department access and turnaround, therefore our understanding is that no sprinkling is required. The plans for road construction are on file with Public Works.

Town Attorney

1. Unfortunately, the Town Attorney made comments to a map that I did not properly review, as revisions were submitted 3/16/18. I apologize, for this inconvenience, so this comment should no longer be relevant.
2. Both the Certificate of Owner and Sheet 1 have been modified. An additional reference has been made about the Declaration of Access Easement, Utility Easement and Cost Sharing Covenant.
3. Language in the Certificate of Owner reflects that such easement across the Common Area is granted to all Lot Owners in the Declaration of Covenants, Conditions and Restrictions.
4. Language has been amended in the Certificate of Owner and on Sheet 2 to reference 6' and 11' pathway easements.
5. The Development Agreement has been recorded and that reference is now on the plat.
6. A reference to the Subdivision Improvement Agreement has been added to plat.
7. This reference is omitted until we confirm whether we are amending the Master Plan and FDP.
8. Statement has been added.
9. There is now a statement in Certificate of Owner that easement for access to **all** lots is being granted by the Declaration of Covenants, Conditions and Restrictions.
10. Same comment as #9 above.
11. The 10' stormwater easement will now be granted at a later time, and not by plat.
12. Reference has been added.
13. I agree – and the words “water supply and distribution system” have been added the statement.
14. Done.

Town Surveyor

Sheet 1

- Certificate of Surveyor – unfortunately the plat was submitted before I was able to adequately review all aspects including this certificate. I have re-written the description and removed ambiguity.
- The language in the Certificate of Owner has been changed and should now be grammatically correct.
- Certificate of Engineer – I agree with comment and language has been added to include water distribution system.
- Notes – I agree and language has been added.
- Sheet 2 – Lots 14, 15 & 19 are now annotated to show the location within the subdivision accurately.

Sheet 2

- Lots 14, 15 and 19 are now adequately annotated and properly located on the plat. Lots 14 and 15 are a building footprint, so reference has been made on the plat stating that the foundation is the monument for the boundary. Lot 19 will be monumented.
- Hidden Hollow Drive and all other access boundaries have been annotated.
- U.O.N. denotes “unless otherwise noted” but has been removed.
- So true – statement has been removed.
- The double lines are actually 2 easements.

Surveyor Comment

- I completely agree with Mr. Quinn that many easements should be created by plat, especially somewhat permanent rights, that are pertinent to the function of the development such as access. Unfortunately, there has been a reaction to the town and county’s stance on what is necessary to change any element of a plat. Due to that stance, we have been advised by counsel that a better way to create access is by separate instrument, along with other easements such as the storm water easement. I also feel that Mr. Quinn is correct in stating that there are disadvantages with creating rights traditionally created and dedicated by plat. I agree that by creating separate instruments, you also create the necessity for accessing all of those instruments in order to obtain a complete picture of the overall intent.

I will make the comment here that it seems we are losing sight of the original intent of many state statutes and I think recent interpretation of those statutes is unnecessarily complicating our lives.

For this plat we have complied with the attorney’s desire that access be created by separate instrument.

Wyoming Title & Escrow

Easements/Encumbrances

Maps of Survey that title company claims are “missing” from the plat are not relevant. T-20A & T-20B were annexation maps and have no bearing on this plat. Maps T-20F & T-20I were analyzed during the survey phase, but ultimately do not control this survey.

Requirements

1. Easement is now granted in the Declaration of Covenants, Conditions and Restrictions for access to all lot owners.
2. Language has been changed from “a” to “an”.
3. Signature – Kirk Hansen will sign.
4. I have re-written the description and removed ambiguity.
5. Missing annotation has been added.
6. Those terms have been added to certificate.
7. Reference to Development Agreement has been added.

Town Engineer

Sheet 1

1. Done
2. Certificate of Engineer
 - a. Fixed
 - b. Agree - water system language included
 - c. The note about geothermal has been added to the Certificate of Owner.
3. Certificate of Owner
 - a. Corrected
 - b. Yes, no change made
 - c. Changed ‘a’ to ‘an’, and entity is Partnership, not Corporation
 - d. Additional Statements
 - i. Language added
 - ii. The note about geothermal has been added to the Certificate of Owner.
4. Certificate of Surveyor
 - a. Don’t know that this is necessary, however I don’t see anything wrong with including this language, so addition was made.
5. Notes
 - a. Language added.
 - b. Agree – language added.
 - c. Language added.
 - d. Not required by statute, but language added.
 - e. Note added.
 - f. U.O.N. was meant to denote “unless otherwise noted” but was removed because it caused confusion for many.
 - g. Lot 22 is identified as a road lot on sheet 2, with note in Certificate of Owner about existing status. It was our understanding that the town of Jackson would not accept this lot as fee simple until Hidden Hollow has performed on all obligation to construct Mercill Avenue. No public maintenance is implied at this time.

Sheet 2

1. Not sure if Brian Lenz is asking for the exhibit to be on the plat. This information is not proper to denote on a plat, however, we will provide as part of this application that the Town may retain as a quasi-public record.
2. The 10 foot width has already been determined by mutual agreement between the Town of Jackson, the US Forest Service, and Hidden Hollow. Special Use Permit JAC103304 has granted 5

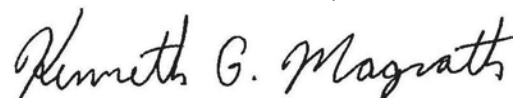
foot access on US Forest Service Property. Hidden Hollow has granted 5 feet on Hidden Hollow property and will grant an additional 1 foot to total 6 feet.

3. The width has been increased to 11 foot.
4. No easements are vacated by this plat.
 - a. Easements will remain in effect until vacated. Once the Town assumes ownership of the road lot they can then vacate easements as they see fit, but nothing will happen automatically.
5. We have no way to provide book and page so all plats reference documents as such when they are recorded on the same day as the plat.
6. The LOMR should not affect rights, and in any case would not be referred to on the plat until complete.

All other comments related to the separate instruments have been addressed by Brenda Wylie.

Sincerely,

JORGENSEN ASSOCIATES, P.C.

A handwritten signature in black ink that reads "Kenneth G. Magrath". The signature is written in a cursive, flowing style.

Kenneth Magrath
Senior Project Surveyor

USA
FISH & WILDLIFE SERVICE
NORTH PARK
BK814P274-276

WYOMING GAME & FISH COMMISSION
BK348P30

USA
FISH & WILDLIFE SERVICE
NATIONAL ELK REFUGE
BK814P274-276

USA
FISH & WILDLIFE SERVICE
NATIONAL ELK REFUGE
BK814P274-276

USA
FISH & WILDLIFE SERVICE
NATIONAL ELK REFUGE
BK814P274-276

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&S 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
- 5/8" diameter reinforcing steel bar with 2" diameter aluminum cap inscribed "JORGENSEN ASSOCIATES PLS 8469" to be set

S89°55'57"E 320.51'
(S89°56'20"W) (149.88')
S89°26'38"E 550.31'
measured bearing & distance or curve geometry
record bearing & distance or curve geometry
measured bearing & distance or curve geometry for Platted lots

boundary, this subdivision
property adjoining this subdivision
lot of this subdivision
easement as noted
easement granted by separate instrument recorded contemporaneously with Plat

LINE	BEARING	DISTANCE
L1	N71°26'18"W	11.19
L2	N12°38'52"W	6.00
L3	N12°38'52"W	20.99
L4	N09°27'54"W	18.18
L5	N40°32'43"E	10.13
L6	N89°39'38"W	31.04
L7	S89°39'38"E	31.04
L8	S09°27'54"E	64.50
L9	S12°38'52"E	26.99

LINE	BEARING	DISTANCE
L10	N61°05'00"E	2.50
L11	N70°20'24"E	8.20
L12	S10°20'59"E	16.20
L13	N10°20'59"W	16.20
L14	N00°20'24"E	121.07
L15	S00°20'24"W	16.96
L16	N00°20'24"E	16.96
L17	N78°31'13"E	35.46
L18	S89°23'53"E	11.55

LINE	BEARING	DISTANCE
L19	N45°20'24"W	13.98
L20	S89°23'53"E	43.44
L21	N00°20'24"E	32.27
L22	N00°20'24"E	30.25
L23	N09°33'55"W	23.96
L24	N58°12'54"W	25.45
L25	N05°26'33"W	8.71
L26	N19°52'57"E	21.38

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C1	167.65	163.50	58°45'02"	N16°43'39"E	160.40	92.03
C2	129.19	163.50	45°16'27"	N23°27'56"E	125.86	68.18
C3	38.46	163.50	13°28'35"	N5°54'35"W	38.37	19.32
C4	55.00	990.00	3°10'59"	N11°03'23"W	54.99	27.51
C5	26.20	990.00	1°30'58"	N11°53'23"W	26.20	13.10
C6	28.80	990.00	1°40'00"	N10°17'54"W	28.80	14.40
C7	187.91	553.50	19°27'06"	N19°11'27"W	187.01	94.87
C8	45.33	553.50	4°41'33"	N11°48'40"W	45.32	22.68
C9	42.77	553.50	4°25'37"	N16°22'15"W	42.76	21.39
C10	44.07	553.50	4°33'44"	N20°51'56"W	44.06	22.05
C11	43.81	553.50	4°32'05"	N25°24'50"W	43.79	21.91
C12	11.93	553.50	1°14'07"	N28°17'56"W	11.93	5.97
C13	71.70	137.00	29°59'05"	N43°54'33"W	70.88	36.69
C14	30.58	137.00	12°47'19"	N35°18'39"W	30.52	15.35
C15	41.12	137.00	17°11'47"	N50°78'12"W	40.96	20.71
C16	94.55	80.00	67°42'48"	N68°55'56"W	89.14	53.67
C17	61.92	65.00	54°35'04"	N62°22'06"W	59.61	33.54
C18	125.56	62.50	115°06'13"	S24°51'23"E	105.48	98.30
C19	188.26	72.50	148°46'44"	S15°57'01"W	139.65	259.48
C20	62.88	62.50	57°38'39"	S61°31'03"W	60.26	34.39
C20	71.45	75.00	54°35'04"	N62°22'06"W	68.78	38.70

CURVE	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT
C21	82.73	70.00	67°42'47"	S68°55'57"E	78.00	46.96
C22	2.28	153.50	0°51'01"	S77°38'10"W	2.28	1.14
C23	188.73	147.00	73°33'40"	N65°41'50"W	176.03	109.89
C24	191.31	563.50	19°27'06"	N19°11'27"W	190.39	96.58
C25	54.44	980.00	3°10'59"	N11°03'23"W	54.43	27.23
C26	178.00	173.50	58°46'52"	N16°44'34"E	170.29	97.72
C27	5.27	173.50	1°44'23"	N45°15'48"E	5.27	2.63
C28	64.74	99.50	37°16'53"	S47°33'27"E	63.61	33.56
C29	45.82	513.50	5°06'45"	S26°21'37"E	45.81	22.93
C30	6.06	14.50	23°57'13"	S22°19'35"E	6.02	3.08
C31	74.50	53.50	79°47'19"	S50°14'38"E	68.63	44.72
C32	37.13	26.50	80°16'33"	S50°29'15"E	34.17	22.35
C33	6.79	14.50	26°50'00"	S3°04'01"W	6.73	3.46
C34	88.48	513.52	9°52'20"	N14°24'04"W	88.37	44.35
C35	57.22	1030.00	3°10'59"	S11°03'23"E	57.21	28.62
C36	13.14	14.50	51°55'44"	S29°32'07"E	12.70	7.06
C37	5.90	86.50	3°54'39"	S1°36'56"E	5.90	2.95
C38	13.98	113.50	7°03'33"	N31°12'27"W	13.97	7.00
C39	11.05	14.50	43°40'16"	N15°06'59"E	10.79	5.81
C40	3.53	14.50	13°57'59"	N6°38'35"W	3.53	1.78
C41	5.53	14.50	21°50'27"	N11°15'38"E	5.49	2.80

VARIABLE WIDTH EASEMENT FOR UTILITIES
BENEFITING THE TOWN OF JACKSON
AND FOR ACCESS BENEFITING LOTS 1-20
GRANTED BY SEPARATE INSTRUMENT
RECORDED CONTEMPORANEOUSLY WITH PLAT

40.00' WIDE
ACCESS & UTILITY EASEMENT
BENEFITING
UNITED STATES OF AMERICA
BK910P186-191

6.00' PATHWAY EASEMENT
GRANTED BY PATHWAY ACCESS
EASEMENT AGREEMENT RECORDED
CONTEMPORANEOUSLY WITH PLAT

14.00' WIDE
UTILITY EASEMENT
BENEFITING
LOWER VALLEY ENERGY, INC.
BK910P192-196

15.00' WIDE
UTILITY EASEMENT
BENEFITING
LOWER VALLEY ENERGY, INC.
BK910P192-196

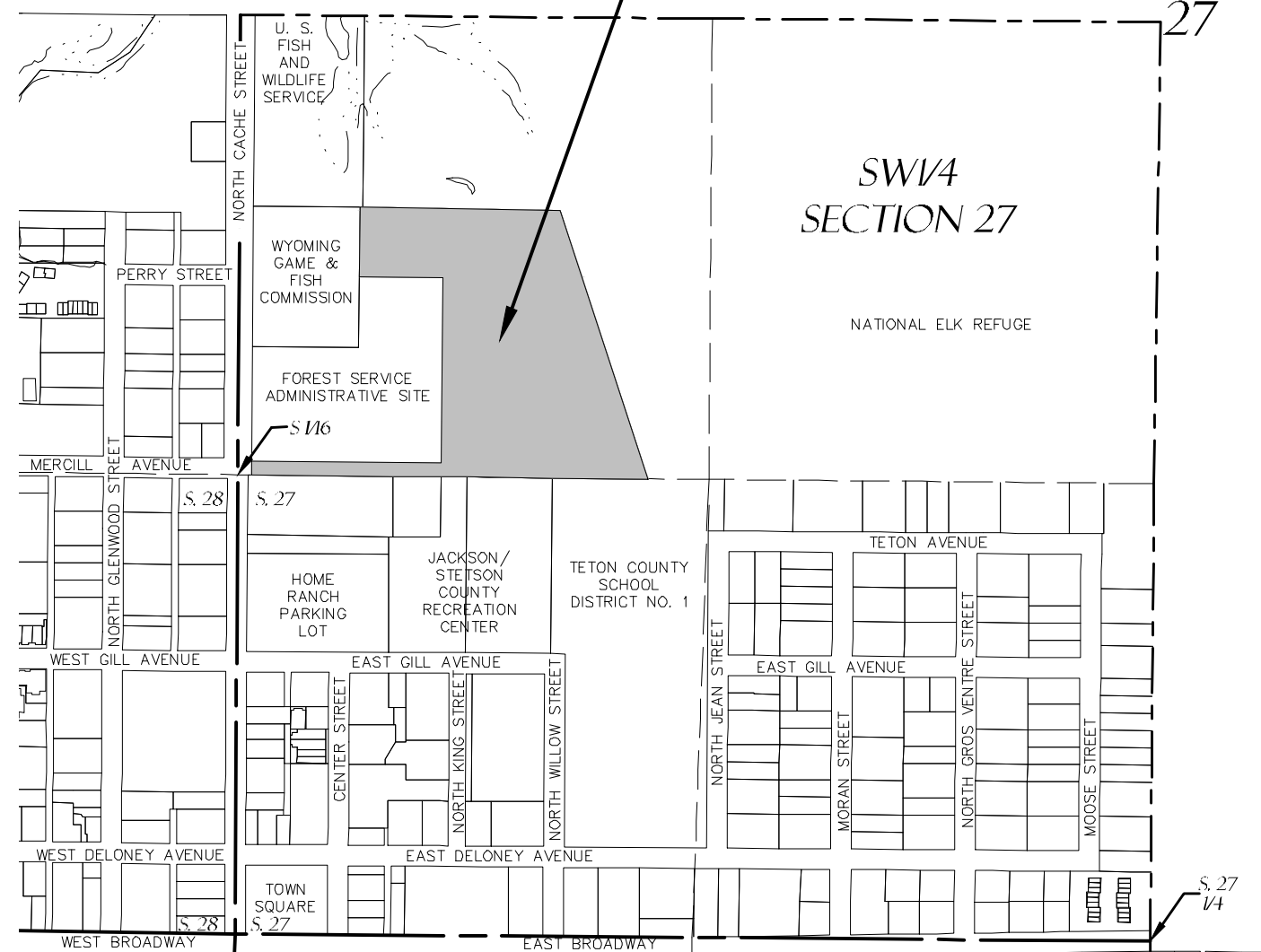
14.00' WIDE OVERLAPPING UTILITY EASEMENT
BENEFITING LOWER VALLEY ENERGY, INC.
GRANTED BY SEPARATE INSTRUMENT
RECORDED CONTEMPORANEOUSLY WITH PLAT

JACKSON/TETON COUNTY
RECREATION CENTER
BK246P568-569

JACKSON/TETON COUNTY
RECREATION CENTER
BK731P478-479

JORGENSEN
JACKSON, WYOMING 82401
307.733.5150
www.jorgeng.com

SUBJECT PROPERTY



VICINITY MAP
SHOWING PARTS OF
Section 27 AND SECTION 28
T41N, R116W, 6th P.M.
SCALE 1"=500'

NOTES

This survey was conducted during April through July 2016 and prepared under the direction of Kenneth G. Magrath, Wyoming PLS 8469.

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.

Lots 14-20 reserved for future development pursuant to Planned Unit Development Plan P16-079 and P16-080 as approved by the Town Council on the 14th day of November, 2016, and all amendments thereto.

- PRELIMINARY -
SUBJECT TO CORRECTION
AND APPROVAL

USA
FISH & WILDLIFE SERVICE
NATIONAL ELK REFUGE
BK814P274-276

SCALE: 1 INCH = 40 FEET
THIS SCALE VALID ONLY FOR 24x36 PRINTS

HIDDEN HOLLOW
1ST ADDITION
TO
THE TOWN OF JACKSON

LOCATED WITHIN THE
NW1/4 SW1/4 Section 27
T41N, R116W, 6th P.M.
Teton County, Wyoming
Sheet 2 of 2

TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.2 - PARK EXACTIONS
DATE: 6/1/18

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49660

1. PROJECT NAME: Hidden Hollow Subdivision Plat
2. LOCATION: 301 Hidden Hollow Drive
3. PROJECT NUMBER: P18-072
4. CALCULATE PROPOSED PROJECT POPULATION:

<u>UNIT TYPE</u>	<u># OF UNITS</u>	<u>X</u>	<u>PERSONS HOUSED PER UNIT</u>	<u>PROJECTED POPULATION</u>
STUDIO	<u> </u>		1.25	<u> </u>
1 BEDROOM	<u> </u>		1.75	<u> </u>
2 BEDROOM	<u> </u>		2.25	<u> </u>
3 BEDROOM	<u>13</u>		3.00	<u>39</u>
4 BEDROOM	<u> </u>		3.75	<u> </u>
5 BEDROOM	<u> </u>		4.50	<u> </u>
EACH ADDITIONAL BEDROOM	<u> </u>		0.50	<u> </u>
DORMITORY	<u> </u>		1 per 150 sf of net habitable area	<u> </u>
TOTAL				<u> </u>

5. CALCULATE REQUIRED PARK ACREAGE:

$$\underline{39} \text{ TOTAL PROJECTED POPULATION } \times \frac{\underline{9 \text{ ACRES}}}{1000 \text{ RESIDENTS}} = \underline{.351} \text{ REQUIRED ACRES}$$

6. CALCULATE CASH-IN-LIEU:

$$\underline{.351} \text{ REQUIRED ACRES } \times \$100,000 \text{ (VALUE OF LAND)} = \underline{\$35,100} \text{ CASH-IN-LIEU}$$

7. FOR INFORMATION ON PROVIDING AN INDEPENDENT CALCULATION, SEE LDR SECTION 7.5.2 OPTION FOR INDEPENDENT CALCULATION OF DEDICATION STANDARDS

TOWN OF JACKSON
LAND DEVELOPMENT REGULATIONS
DIVISION 7.5.3 - SCHOOL EXACTIONS
DATE:6/1/18

CASH-IN-LIEU OF LAND DEDICATION: SECTION 49770

1. PROJECT NAME: Hidden Hollow Subdivision Plat
2. LOCATION: 301 Hidden Hollow Drive
3. PROJECT NUMBER: P18-072

4. CALCULATE REQUIRED DEDICATION OF LAND:

LAND DEDICATION REQUIREMENT	X	# OF UNITS	=	LAND DEDICATION
.020 ACRES PER UNIT SINGLE & TWO-FAMILY		<u>13</u>		<u>.26</u>
.015 ACRES PER UNIT MULTI-FAMILY		<u> </u>		<u> </u>

5. CALCULATE CASH IN-LIEU:

$$\frac{.26}{\text{LAND DEDICATION STANDARD}} \times \$100,000 \text{ (VALUE OF LAND)} = \$ \frac{26,000}{\text{CASH-IN-LIEU}}$$

6. FOR INFORMATION ON PROVIDING AN INDEPENDENT CALCULATION, SEE LDR SECTION 7.5.3 OPTION FOR INDEPENDENT CALCULATION OF DEDICATION STANDARDS

PLANNING

Project Number	P18-072	Applied	3/9/2018	STOL
Project Name	Subdivision Plat - Hidden Hollow	Approved		
Type	FINAL PLAT	Closed		
Subtype	LAND DIVISION	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 Jim Green	NO COMMENT	3/9/2018	3/30/2018		
<hr/>					
Building Jim Green	NO COMMENT	5/14/2018	5/28/2018		
<hr/>					
Fire Kathy Clay	DENIED	3/9/2018	3/30/2018	3/12/2018	See notes re FD Access

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Please provide illustrated site plan to show fire department access width and radius measurements.					
MEMO					
FIRE REVIEW					
TO:	Brendan Conboy, Associate Planner Tiffany Stolte, Office Manager				
FROM:	Kathy Clay, Fire Marshal				
DATE:	March 12, 2018				
SUBJECT:	301 Hidden Hollow Drive Subdivision Plat P18-072				
This office has received the request for review of subdivision plat at the above location. The most current edition of the International Fire Code (IFC) and the 2017 edition of the National Electric Code (NEC) shall be used for building design.					
Comments include, but are not limited to:					
Fire department access into the subdivision is non-compliant. As noted previously, all structures, including residential structures, shall be fire sprinklered due to lack of fire department access.					
Please feel free to contact me if you have any further questions at kclay@tetoncountywy.gov or 307-733-4732.					
Fire	APPROVED W/CONDITIONS	5/14/2018	5/28/2018	5/15/2018	see notes
Kathy Clay					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
(5/15/2018 4:26 PM GOSS)					
MEMO					
FIRE REVIEW					

TO: Tyler Valentine, Senior Planner

FROM: Butch Gosselin, Fire Inspector

DATE: May 15, 2018

SUBJECT: 1st Addition, Re- Submittal
Hidden Hollow
P18-072

This office has received the request for a review for Re-Submittal of Hidden Hollow revised Plat at the above location. The most current edition of the International Fire Code (IFC) and NFPA apply.

PLEASE TAKE SPECIAL NOTE OF ALL ***STARRED*** ITEMS.

Comments include, but are not limited to:

General Requirements

1. *Fire apparatus access shall be provided. (2015 IFC 503.1.1) Prior to starting construction to ensure fire truck access and turn around.
2. * Fire Hydrants to be installed and water flowed prior to construction.
3. As determined by the Building Official, the structure will have an automatic fire sprinkler system in accordance with appropriate NFPA standard for the occupancy type. (IFC 903.2.7 All R occupancies other than 1 & 2 family dwelling units shall be sprinklered per the IFC plus buildings over 5k Sq. Ft. per amendment.

Please feel free to contact me if you have any further questions at 307-733-4732.

Legal	APPROVED W/CONDITI	3/9/2018	3/30/2018	3/30/2018	See notes
A Cohen-Davis					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
1. On Sheet 2 under Certificate of Owner, what is meant by “that variable width sewer and water utility easement granted by separate instrument recorded contemporaneously with this Plat as depicted on Sheet 2”? Is this the “variable width easement for utilities benefitting the Town of Jackson and Lots 1-20” as set forth on Sheet 2? Needs to be clarified.					
2. On Sheet 1 under Certificate of Owner, there is a reference to “that 0.10 access and utilities easement granted by separate instrument recorded contemporaneously with this Plat as depicted in Sheet 2.” Needs to state that it benefits Lots 1, 2 and 3 and is across Lot 21.					
**This title also differs from the draft document submitted as a “Declaration of Access Easement, Utility Easement and Cost Sharing Covenant.” This document has to be approved by the Town Engineer and the Town Attorney.					
3. On Sheet 1 under Certificate of Owner it states “that the pedestrian access is granted to all Lot owners across Lot 21 (common area). On Sheet 2, there is no reference to pedestrian access for all Lot owners across Lot 21. It is also not set forth in the “Declaration of Access Easement, Utility Easement and Cost Sharing Covenant.”					
4. On Sheet 1 under Certificate of Owner, there is a reference to “that variable width pathway easement granted by separate instrument recorded contemporaneously with this Plat as depicted on Sheet 2.” The references on Sheet 1 and Sheet 2 do not match the title of the “Pathway Access Easement and Agreement.” Needs to match.					
5. On Sheet 1 under Certificate of Owner, the Development Agreement needs to be referenced as it is a supplement to the Subdivision Improvement Agreement.s needs to be added that it will be recorded contemporaneously with this Plat.					
6. On Sheet 1 under Certificate of Owner, the Subdivision Improvement Agreements needs to be added that it will be recorded contemporaneously with this Plat.					
7. On Sheet 1 under Certificate of Owner, there is no referenceto the 72 Deed Restricted Units.					
8. On Sheet 1 under Certificate of Owner, needs to add the 5’ LVE Gas Line Easement to be recorded contemporaneously with this Plat that is referenced on Sheet 2.					
9. On Sheet 1 under Certificate of Owner, need to add the variable width access benefitting Lot 14 to be recorded contemporaneously with the Plat that is referenced on sheet 2.					
10. On Sheet 1 under Certificate of Owner, need to add the variable width access benefitting Lot 15 to be recorded contemporaneously with the Plat that is referenced on Sheet 2.					
11. On Sheet 1 under Certificate of Owner need to add that 10’ wide stormwater easement to be recorded contemporaneously with this Plat that is referenced on Sheet 2, and that is submitted with this application.					
12. On Sheet 1 under the Certificate of Owner, need to add a reference to the Dedication of Public Easement and Maintenance Agreement with the Town..					
13. Under Certificate of Engineer, also need to certify about water supply systems required under WS 18-5-306(a)(vi).					
14. Under Certificate of Approval, the notary block for the Planning director, needs to capitalize “Director.”					
Legal	APPROVED W/CONDITI	5/14/2018	5/28/2018	5/30/2018	see notes
A Cohen-Davis					
(5/30/2018 6:00 PM AC)					
I have not seen the changes by Brenda Wylie to the separate instruments, so this approval of the Plat is conditioned upon review of the separate instruments.					
Parks and Rec	NO COMMENT	3/9/2018	3/30/2018		
Steve Ashworth					

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Parks and Rec Steve Ashworth	NO COMMENT	5/14/2018	5/28/2018		
Pathways Brian Schilling (5/17/2018 8:57 AM STOL) No comments from pathways.	NO COMMENT	3/9/2018	3/30/2018	3/9/2018	
Pathways Brian Schilling (5/17/2018 8:58 AM STOL) No comments from pathways.	NO COMMENT	5/14/2018	5/28/2018	5/16/2018	
Planning Brendan Conboy		5/14/2018	5/28/2018		See Staff Report
Planning Tyler Sinclair	NO COMMENT	3/9/2018	3/30/2018		
Plat Review-Survey <none> (4/2/2018 9:04 AM STOL) See attachment.	APPROVED W/CONDITI	3/14/2018	3/30/2018	4/2/2018	mquinn@nelsonengineering.net
Plat Review-Survey <none> (5/29/2018 12:04 PM STOL) See attachment.		5/14/2018	5/28/2018	5/22/2018	mquinnwy@gmail.com
Plat Review-Title <none> (4/2/2018 4:48 PM STOL) See attachment	APPROVED W/CONDITI	3/14/2018	3/30/2018	3/21/2018	orders@wyomingtitle.com
Plat Review-Title <none> (5/29/2018 12:01 PM STOL) See attachment. Title's follow up comments are in bold.		5/14/2018	5/28/2018	5/22/2018	orders@wyomingtitle.com
Police Todd Smith	NO COMMENT	5/14/2018	5/28/2018		
Police Todd Smith	APPROVED W/CONDITI	3/9/2018	3/30/2018	3/12/2018	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes (3/12/2018 11:49 AM STOL) Tiffany, I have no major concerns. I am interested in learning more about how the TOJ intends to label the addresses within this subdivision, given that the development happens in phases. I want to ensure that emergency response for police, fire, EMS is simple to navigate. Thanks, Todd					
Public Works Brian Lenz	DENIED	3/9/2018	3/30/2018	4/23/2018	

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact Notes (4/23/2018 8:24 PM BTL) Final Plat Comments - Denied					

P18-072

Jorgensen Associates, for Hansen & Hansen LLP
301 Hidden Hollow

April 23, 2018

Brian Lenz, 307 733-3079

The following comments pertain to the two plat sheets dated March 7, 2018. Additional comments regarding the other documents will follow.

Prior to approval, lot closure calculations stamped by a Wyoming PLS shall be submitted for record.

SHEET 1 of 2

1. Sheet label should be 1 of 2
2. Certificate of Engineer
 - a. Text is over the boundary
 - b. Should cover water system as well
 - c. Geothermal?
3. Certificate of Owner
 - a. First statement out, an "on" between "and behalf"
 - b. Are commas necessary between month and year when laid out day month year
 - c. Last statement, "an" Idaho Limited Liability Corporation
 - d. Additional Statements (language may need "adjusted"):
 - i. That the water and sewer mains and appurtenances within the foregoing subdivision shall be public, owned and maintained by the Town of Jackson;
 - ii. That the geothermal system within the foregoing subdivision shall be private, owned and maintained by the Hidden Hollow Homeowners Association
 - iii. May overlap with the easement note for utilities, but a note to the effect that: a non-exclusive easement in, over, across, and through said Common Ara, Lot 21 of the foregoing subdivision, is hereby granted to the Town of Jackson, their successors and assigns, for access to, and for the construction, maintenance and repair of the Town's utilities within the foregoing subdivision; or something to that effect if appropriate.
4. Certificate of Surveyor
 - a. Ken had a note on the Marriot plat regarding water rights, "that according to information provide by a recent search of the records of the State Engineer's Office, no surface water rights are appurtenant to the lands of the foregoing subdivision; ground water rights are appurtenant to the lands of the foregoing subdivision under the permits for wells associate with the Town of Jackson water supply system, located on other properties; those ground water rights will be retained." determinit if that note applies to this plat and add it if it does.
5. NOTES
 - a. Add a note for, PUBLIC MAINTENANCE OF SEWAGE COLLECTION SYSTEM
 - b. The water connection is to the "TOWN OF JACKSON WATER DISTRIBUTION SYSTEM"
 - c. Add a note for, PUBLIC MAINTENANCE OF WATER DISTRIBUTION SYSTEM
 - d. Add a note, NO PUBLIC MAINTENANCE OF STORMWATER COLLECTIONS AND TREATMENT SYSTEMS
 - e. Add a note, NO PUBLIC MAINTENANCE OF GEOTHERMAL SYSTEMS
 - f. What does the U.O.N. acronym stand for?
 - g. How to handle Lot 22 that will have public maintenance of streets and storm?

SHEET 2 of 2

1. Provide an exhibit for reference of the water and sewer utilities, roadways, sidewalk, with the proposed Variable Width Easement for Utilities
2. Width of the 5' portion of the pathway should be increased to 11' to match the USFS SUP to the west (10'). Added an extra foot in case the pathway ever needs to be completely located on Lot 21.
3. Width of the 10' portion of the pathway should be increased to 11' to allow for maintenance.
4. Easements to be vacated with the plat should be noted and a different line type used. Some sort of distinguishing feature.

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
a. Do town easements in Lot 22 get vacated at this time or with bill of sale?					
5. If easements are recorded by separate instrument, provide a book and page for them if possible, contemporaneous could be an issue with doing this.					
6. The LOMR application has not been completed and part of the subdivision is in SFHA A. Does this need to be shown?					

Prior to recording the plat, a digital copy of the approved plat shall be provided in a form acceptable to the maintainer of the County GIS.

(4/23/2018 9:06 PM BTL)

Final Plat Comments - Denied

P18-072

Jorgensen Associates, for Hansen & Hansen LLP
301 Hidden Hollow

April 23, 2018

Brian Lenz, 307 733-3079

The following comments pertain to the documents submitted with the two plat sheets which have received separate comments. This review is preliminary and the right to a complete review of the resubmittal is reserved.

SUBDIVISION IMPROVEMENT AGREEMENT:

1. Third whereas clause: both the Development Agreement and SIA need to be recorded. The schedule of acceptance in the DA needs to be completed.
2. Review SIA and DA, add a statement in the third whereas to clarify which document has precedence.
3. Where the SIA and DA have the same section, if appropriate, use the language from the DA.
4. Section 1: I think the section of the LDRs to comply with is 8.5.3 not the old LDR reference used. Verify the section.
5. Provide the attachments and exhibits for the SIA.
6. Section 4: The estimate for cost is approved by Town Engineer but not estimated by the Town Engineer.
7. Section 10 Warranties: should coincide with DA.
8. Section 11 Liability: Remove language pertaining to utility tunnel. Use language from DA as appropriate. Also, Submit certificate of insurance with final plat application.
9. Sections 13-15 coordinate as appropriate with the DA.
10. Signature lines and dates need updated for clerk. Check others.

BILL OF SALE

1. Provide the exhibit
2. Storm water is limited to just the Lot 22 storm water
3. Grantor shall advertise for 40 days prior to sale, similar to a public works project, for notice of the bill of sale.

PATHWAY ACCESS EASEMENT AND AGREEMENT

1. Add a Whereas clause to the effect that the Grantor is building a pathway as part of their development agreement for the public
2. Provide Exhibits for review with the Easement
3. With the specific language about use on the pathway is a "non-motorized" general term warranted for skateboarding, roller blades, skates, etc.
4. Item 5: Control and Maintenance does not occur until after acceptance, change accordingly. Make sure we have a Brian Schilling review of easement.
5. Item 6: "Indemnified Parties" is the term, later referred to as "Indemnified Party"; for the 11' easement the Grantor does have responsibilities to maintain the area that is not pathway until such time that Grantee may have to relocate the pathway completely onto the property. Perhaps area of the easement that is not occupied by the pathway or pathway plus 1 foot...

DECLARATION OF STORM WATER DRAINAGE EASEMENT

1. Provide the exhibits
2. Why a declaration and not just an easement on the plat?

ACCESS AND UTILITY EASEMENT AND AGREEMENT

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
1. Provide the exhibits					
2. Does not use our latest form for easements					
3. Easement should provide for the replacement of utilities as well					
4. There are more utilities than the town owns listed, should they be included because we have franchise agreements?					
5. Paragraph one: Town’s responsibility ends at the outside of the main, not at the lot line. Private services are from the main.					
6. Paragraph two: provide language that allows the Town to close the road completely for repair, maintenance, and replacement. Town will repair to Town Standards but not any special features or landscaping.					
This review is not final and subject to correction and approval.					
Public Works	APPROVED W/CONDITI	5/14/2018	5/28/2018	6/4/2018	See Attachment
Brian Lenz					
(6/4/2018 4:02 PM BTL)					
See Attachment:					
20180603 P18-072 Plat Document Review APPROVED w Conditions					
for comments					
START	NO COMMENT	3/9/2018	3/30/2018		
Darren Brugmann					
START	NO COMMENT	5/14/2018	5/28/2018	6/5/2018	
Darren Brugmann					
TC Housing Authority	APPROVED	5/14/2018	5/28/2018	5/23/2018	No Comments
Stacy Stoker					
TC Housing Authority	NO COMMENT	3/9/2018	3/30/2018	5/29/2018	
Stacy Stoker					

Final Plat Comments – Approved with Conditions

P18-072

**Jorgensen Associates, for Hansen & Hansen LLP
301 Hidden Hollow**

Final Plat Comments - Denied

The following comments pertain to the two plat sheets dated 5/7/2018. **Comments pertaining to supporting documents, easements, SIA, etc. will be at a later date.**

Prior to final draft the following items shall be addressed:

lot closure calculations stamped by a Wyoming PLS shall be submitted for record.

A bond will be required until the monumentation of the lots is complete.

SHEET 1 of 2

CERTIFICATE OF ENGINEER

1. Should read: "...systems are constructed...

CERTIFICATE OF OWNER

1. There should be a line space before the final "that" statement
2. What is the intent of adding the language "'pursuant to the CCRs...." To the non-exclusive easement for the Town Access to utilities.
3. If at the time of plat Lot 22 is still private, then should the Town's access be to both Lots 21 and 22? Response to NOTES g. of previous review says that this is addressed in the Certificate of Owner. I did not see this language, please clarify.

CERTIFICATE OF APPROVAL

1. Add some line length for the month.
2. Change clerk name to, Sandra P. Birdyshaw

NOTES

1. The note pertaining to the Town's use of the storm sewer and Lot 21 should include "emergencies".
2. Add a note, NO PUBLIC MAINTENANCE OF STORMWATER COLLECTIONS AND TREATMENT SYSTEMS. Response says added but I did not see it, please clarify.
g. How to handle Lot 22 that will have public maintenance of streets and storm? I did not see where this was addressed in the certificate of owner as noted in the response.

SHEET 2 of 2

1. Provide an exhibit for reference of the water and sewer utilities, roadways, sidewalk, with the proposed Variable Width Easement for Utilities. **No exhibit was included with this resubmittal. Yes, this is just for reference as it appears the easements shown on the plat do not reflect those agreed to with the utility plans. Specifically, the easement area around the manholes need to be adequate.**
2. ~~Width of the 5' portion of the pathway should be increased to 11' to match the USFS SUP to the west (10'). Added an extra foot in case the pathway ever needs to be completely located on Lot 21.~~ Will address in the easement instrument.
6. The LOMR application has not been completed and part of the subdivision is in SFHA A. Does this need to be shown? **LOMR is noted in the notes section, your response did not indicate that this would be the case.**

Prior to recording the plat, a digital copy of the approved plat shall be provided in a form acceptable to the maintainer of the County GIS.

MJQ/18-004-01

26 March 2018

Town of Jackson
Planning and Building Department
Box 1687
Jackson, WY 83001

ATTN: Tiffany Stolte
RE: Hidden Hollow Addition

Dear Tiffany,

I have reviewed the plat accompanying the above-referenced subdivision application. I would suggest the surveyor address the following items:

On Sheet One:

- In the Certificate of Surveyor, there are a number of phrases using "east boundary" and "easterly boundary" without additional clarification, making some confusion possible between exactly **which** east or easterly boundary is specifically being referenced. Also, I think describing a parcel by referencing the boundary of the parcel being described can add confusion without adding information. Instead of proceeding along the southerly (or whichever) boundary of the parcel being described, a reference to the limiting boundary of an adjoining parcel is far more informative. In this case, having begun the description with "...along the south boundary of said lands...", and then switching from boundary lines of the described parcel to boundary lines of adjoining parcels (frequently a good idea), the probability of confusion is further increased.
- In the Certificate of Owner, the sixth *phrase*: "those easements, covenants ...etc." is sorely in need of a verb, otherwise it is simply a meaningless reference. In the next two paragraphs, referring to "...any Lot and/or Condominium Unit of the foregoing subdivision ..." implies that there **are** condominium units in this subdivision, which does not appear to be the case. If condominium units are created in the future, they will be units of that future subdivision. Further down, the certificate notes appropriately that "this subdivision is SUBJECT TO the following instruments **of record**...", and then follows this list of recorded instruments with a series of documents yet to be recorded. Some additional distinction between previously recorded documents and those already of record would seem appropriate. Finally, the penultimate phrase: "that the pedestrian access...etc." would read better if the word "the" were omitted, and lot owners are specifically noted to be owners of lots within this subdivision.

Hidden Hollow Addition review
26 March 2018

- In the Certificate of Engineer, The water distribution system should be included in the certification.
- In the Notes, Hidden Hollow Subdivision will connect with the Town of Jackson water treatment *and distribution* systems.

On Sheet 2:

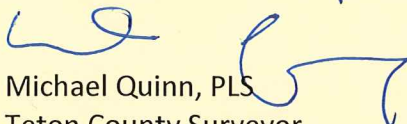
- Lots 14, 15, and 19 are not located with respect to the subdivision boundary.
- Hidden Hollow Drive and the "variable width easement" for access benefiting the lots of this subdivision should be dimensioned and locatable with reference to the subdivision boundary.
- The corners of Lots 14, 15, and 19 should be monumented.
- The "U.O.N." notation is a mystery to me. Perhaps I missed a clarifying note?
- The note referencing State Plane Coordinates is not particularly relevant if no coordinates are given on the map.
- Are the double lines along portions of the "15.0' wide utility easement ... BK910P192-196" meant to denote something? If so, what?

I also make the following comments:

- I question the desirability or reasoning behind recording so many easement documents "contemporaneously with this plat" when they could be dedicated ON the plat. Changes to these easements could be made with the appropriate vacation and dedication instruments, and I see no advantage for recording these easements separately and a number of disadvantages, particularly the necessity of accessing additional documents to obtain a complete picture of exactly what is intended.

This review of submitted information is for general compliance with the requirements of Teton County, Wyoming. No responsibility is assumed for the correctness of dimensions or calculations. This review only indicates that an examination of the exhibits has been made.

Sincerely,



Michael Quinn, PLS
Teton County Surveyor

cc: Jorgensen Associates

MJQ/18-004-01

22 May 2018

Town of Jackson
Planning and Building Department
Box 1687
Jackson, WY 83001

ATTN: Tiffany Stolte
RE: Hidden Hollow Addition (Resubmittal)

Dear Tiffany,

I have reviewed the plat accompanying the above-referenced subdivision application. I would suggest the surveyor address the following items:

On Sheet One:

- In the Certificate of Engineer, the reference to applicable design requirements should probably include those of the Town of Jackson

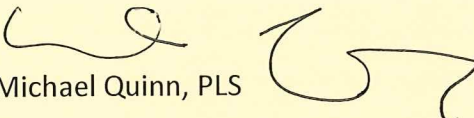
On Sheet 2: No comments

I also make the following comments:

- The resubmitted plat appears to have generally addressed my original comments.
- I still question the desirability or reasoning behind recording easement documents "contemporaneously with this plat" when they could be dedicated ON the plat. This has proven adequate and effective for many years, and any changes to these easements could be made with the appropriate vacation and dedication instruments.

This review of submitted information is for general compliance with the requirements of Teton County, Wyoming. No responsibility is assumed for the correctness of dimensions or calculations. This review only indicates that an examination of the exhibits has been made.

Sincerely,


Michael Quinn, PLS

Teton County Surveyor
cc: Jorgensen Associates

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PLAT REVIEW

Name of Proposed Plat: Hidden Hollow 1ST Addition to the Town of Jackson

Legal Description:

A portion of land lying within the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27, Township 41 North, Range 116 West, 6th P.M., Teton County, Wyoming, 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 the 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.

PIDN: 22-41-16-27-3-00-032

Reference: W-18460

Title:

Vesting: Hansen & Hansen, LLP, an Idaho limited partnership

Are there any title problems? ☐ Yes ☒ No

Does title vesting match ownership as shown on proposed plat? ☐ Yes ☒ No

1. Ownership on the plat shows Hansen & Hansen, LLP, a Idaho limited partnership as opposed to Hansen & Hansen, LLP, an Idaho limited partnership

If title is vested in non-natural entities, have copies of corporation or LLC documents been reviewed? ☐ Yes ☒ No

1. The property is held in a limited partnership. A partnership agreement should be reviewed to determine who is authorized to sign the plat according to the partnership agreement.

Access:

Legal: ☒ Yes ☐ No Physical: ☒ Yes ☐ No

Legal access provided by North Cache Street/US Highways 26, 89, 191

Lots:

Are lots progressively numbered? ☒ Yes ☐ No ☐ N/A

Does plat vacate lots from which these lots are platted? ☐ Yes ☐ No ☒ N/A

Are lot dimensions shown? ☒ Yes ☐ No ☐ N/A

1. A call appears to be missing between Lots 1 and 2.

Streets:

Are streets ☐ dedicated to the public OR ☒ private, with rights of way granted to each lot owner? ☐ N/A There are no streets within the plat boundary.

1. Hidden Hollow Drive is a private drive according to the Owner Certificate on the plat. Lot 22 is a Road Lot according to the plat. However, the Owner Certificate does not grant rights of way to each lot/unit owner over Hidden Hollow Drive or Lot 22.

Easements/Encumbrances:

Are all easements/encumbrances shown on SG 08007548 listed on the plat?
☐ Yes ☒ No ☐ N/A

The following easements/encumbrances shown on SG 08007548 are missing from the plat:

1. Map of Survey T-20F, T-20I
2. The terms, conditions easements and reservations contained in Deed in Book 910 of Photo, Page 186-191 is missing from Owner Certificate. An easement contained in the deed is depicted on the plat.

Other Documents missing from plat found through separate title search:

1. Development Agreement recorded in Document 0931258
2. Map of Survey T-20A, T-20B
3. Right-of-Way Easement granted to Wyoming State Highway Department in Book 170 of Photo, Page 505

Except for the Declaration of Covenants, Conditions, and Restrictions, documents that are recording concurrently are not shown on Owners Certificate. Also, documents provided that are recording concurrently do not have referenced attached exhibits.

Certificates: Are the following certificates included in the plat?

Owner's Certificate (WS 34-12-103) ☒ Yes ☐ No
Wyoming Title and Escrow
Plat Review – Page 2

Is Owner's Certificate executed by the correct party?
1. The party should be an Idaho limited partnership

☒ Yes ☐ No

Surveyor's Certificate

☒ Yes ☐ No

1. The Certificate of Surveyor may have an incorrect call.
 - "Thence departing said south boundary and proceeding on said easterly boundary N00°19'22'E, 40 feet,"

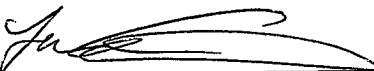
Mortgagee's Certificate (WS 34-12-102)

☐ Yes ☒ No

Comments/Requirements:

1. The Certificate of Owner does not contain wordage granting each owner of a lot a right of way over private roads (Hidden Hollow Drive) or Road Lot 22.
2. The name of the owner should be updated to show Hansen & Hansen, an Idaho limited partnership.
1. A partnership agreement should be reviewed for Hansen & Hansen, LLP, an Idaho limited partnership, to determine who has authority to sign the plat.
2. The Certificate of Surveyor should be reviewed to determine whether easterly boundary was properly used.
3. A call appears to be missing between Lots 1 and 2.
4. The terms, conditions easements and reservations contained in Deed in Book 910 of Photo, Page 186-191 is missing from the Owner Certificate. An easement contained in the deed it is depicted on the plat.
5. Development Agreement recorded in Document 0931258 is missing from the Owner Certificate.

Signed by:



Laura Ethington

3/21/2018
Date



PLAT REVIEW

Name of Proposed Plat: Hidden Hollow 1ST Addition to the Town of Jackson

Legal Description:

A portion of land lying within the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 27, Township 41 North, Range 116 West, 6th P.M., Teton County, Wyoming, 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 the right-of-way line;
Thence S. 89°54' E., 550.4 feet;
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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.

PIDN: 22-41-16-27-3-00-032

Reference: W-18460

Title:

Vesting: Hansen & Hansen, LLP, an Idaho limited liability partnership

Are there any title problems? ☐ Yes ☒ No

Does title vesting match ownership as shown on proposed plat? ☐ Yes ☒ No

1. Ownership on the plat shows Hansen & Hansen, LLP, a Idaho limited liability partnership as opposed to Hansen & Hansen, LLP, an Idaho limited liability partnership

This has been updated on the Owner's Certificate

If title is vested in non-natural entities, have copies of corporation or LLC documents been reviewed? ☐ Yes ☒ No

1. The property is held in a limited partnership. A partnership agreement should be reviewed to determine who is authorized to sign the plat according to the partnership agreement.

The plat now shows that Kirk R. Hansen, Partner, will sign on behalf of the partnership.

Access:

Legal: ☒ Yes ☐ No Physical: ☒ Yes ☐ No

Legal access provided by North Cache Street/US Highways 26, 89, 191

Lots:

Are lots progressively numbered? ☒ Yes ☐ No ☐ N/A

Does plat vacate lots from which these lots are platted? ☐ Yes ☐ No ☒ N/A

Are lot dimensions shown? ☒ Yes ☐ No ☐ N/A

1. A call appears to be missing between Lots 1 and 2.

The call between Lots 1 and 2 now appears on the plat.

Streets:

Are streets ☐ dedicated to the public OR ☒ private, with rights of way granted to each lot owner? ☐ N/A There are no streets within the plat boundary.

1. Hidden Hollow Drive is a private drive according to the Owner Certificate on the plat. Lot 22 is a Road Lot according to the plat. However, the Owner Certificate does not grant rights of way to each lot/unit owner over Hidden Hollow Drive or Lot 22.

Update/Re-Submittal states that Easement is now granted in the Declaration of Covenants, Conditions, and Restrictions for access to all lot owners. Updated Covenants, Conditions, and Restrictions have not been provided for review.

Easements/Encumbrances:

Are all easements/encumbrances shown on SG 08007548 listed on the plat?

☐ Yes ☒ No ☐ N/A

The following easements/encumbrances shown on SG 08007548 are missing from the plat:

1. Map of Survey T-20F, T-20I

Update/Re-Submittal state that these surveys were analyzed during survey phase, but ultimately do not control this survey.

2. The terms, conditions easements and reservations contained in Deed in Book 910 of Photo, Page 186-191 is missing from Owner Certificate. An easement contained in the deed is depicted on the plat.

This has been added to the Owners Certificate

Other Documents missing from plat found through separate title search:

1. Development Agreement recorded in Document 0931258

This has been added to the Owner's Certificate

Wyoming Title and Escrow

Plat Review – Page 2

2. Map of Survey T-20A, T-20B

Update/Re-Submittal has indicated that these are not relevant

3. Right-of-Way Easement granted to Wyoming State Highway Department in Book 170 of Photo, Page 505

Except for the Declaration of Covenants, Conditions, and Restrictions, documents that are recording concurrently are not shown on Owners Certificate. Also, documents provided that are recording concurrently do not have referenced attached exhibits.

Certificates: Are the following certificates included in the plat?

Owner's Certificate (WS 34-12-103) ☒ Yes ☐ No

Is Owner's Certificate executed by the correct party? ☒ Yes ☐ No

1. The party should be an Idaho limited partnership

This has been updated on the Owner's Certificate.

Surveyor's Certificate ☒ Yes ☐ No

1. The Certificate of Surveyor may have an incorrect call.

- "Thence departing said south boundary and proceeding on said easterly boundary N00°19'22"E, 40 feet,"

This ambiguity has been removed from the Certificate of Surveyor.

Mortgagee's Certificate (WS 34-12-102) ☐ Yes ☒ No

Comments/Requirements:

1. The Certificate of Owner does not contain wordage granting each owner of a lot a right of way over private roads (Hidden Hollow Drive) or Road Lot 22.

Update/Re-Submittal states that Easement is now granted in the Declaration of Covenants, Conditions, and Restrictions for access to all lot owners. Updated Covenants, Conditions, and Restrictions have not been provided for review.

2. The name of the owner should be updated to show Hansen & Hansen, an Idaho limited liability partnership.

This has been updated on the Owner's Certificate.

3. A partnership agreement should be reviewed for Hansen & Hansen, LLP, an Idaho limited liability partnership, to determine who has authority to sign the plat.

It appears that Kirk R. Hansen, Partner will sign on behalf of the partnership. It is unclear whether a partnership agreement was reviewed.

4. The Certificate of Surveyor should be reviewed to determine whether easterly boundary was properly used.

This ambiguity has been removed.

5. A call appears to be missing between Lots 1 and 2.

This annotation has been added to the plat.

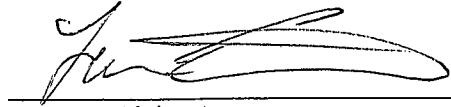
6. The terms, conditions easements and reservations contained in Deed in Book 910 of Photo, Page 186-191 is missing from the Owner Certificate. An easement contained in the deed it is depicted on the plat.

This has been added to the Owners Certificate.

7. Development Agreement recorded in Document 0931258 is missing from the Owner Certificate.

This has been added to the Owners Certificate.

Signed by:



Laura Ethington

5/22/18

Date