VI. DEVELOPMENT ANALYSIS

JORGENSEN
It's About People, Trust and Know How

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July 19th, 2017

Dennis Egge
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State of Wyoming
State Construction Department
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Via E-mail: dennis.egge@wyo.gov

RE: Development Analysis for Lots 3 & 6 of the Stockhouse-Patterson Addition - Plat No. 822 in the Town of Jackson, Wyoming.

Dear Dennis,

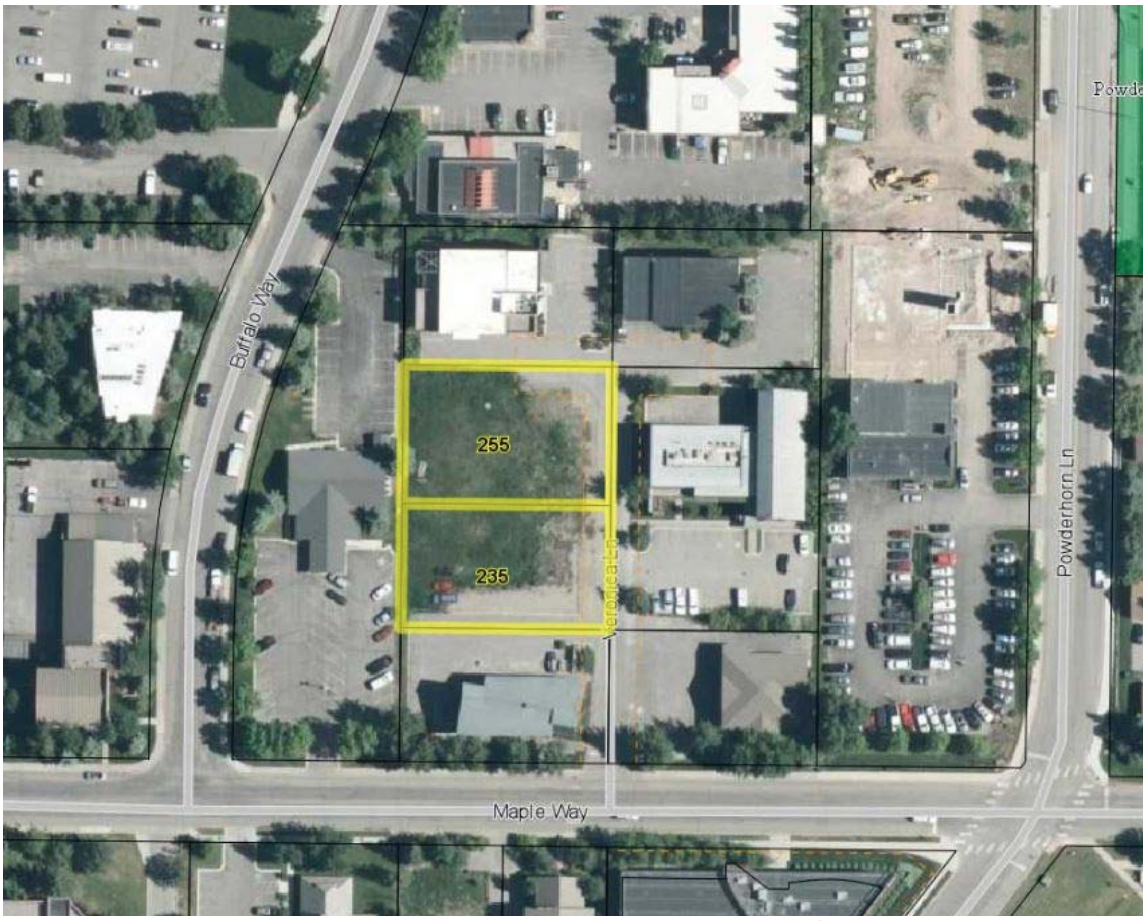
Jorgensen Associates, P.C. (Jorgensen) is pleased to submit this Development Analysis for "the property" located at 235 & 255 Veronica Lane, Jackson, Wyoming. The property is described as Lots 3 and 6 of the Stockhouse-Patterson Addition to the Town of Jackson, recorded as Plat No. 822 in the Office of the Clerk of Teton County, Wyoming.

This Development Analysis provides information about the property that is ascertained from the Teton County Geographic Information System (GIS), from the land records located in said Office and from development concepts for the Central Wyoming College - Jackson Campus generated by Anderson Mason Dale Architects (AMD). The analysis discusses the proposed development of with regard to the applicable Town of Jackson Land Development Regulations (LDRs) and requirements in the Auto-Urban Commercial Zone (AC Zone) within the Town of Jackson (TOJ), Wyoming.

I. Description, Location, and Background

The property consists of vacant lots located two blocks to the south of the "Y" intersection of Broadway Avenue and U.S. Highway 22 in Jackson, Wyoming. The Lots are approximately 230 feet from the START bus location on Buffalo Way, 390 feet from the START bus location on Maple Way, and are in close proximity to several housing developments. The character of the surrounding neighborhood can be described as a transition area between the Central Midtown and Highway Corridor subareas of the Jackson/Teton County Comprehensive Plan (Comp Plan), comprised of a mix of uses including service, retail, large scale commercial, office, and housing. Housing is present in a variety of types that includes single-family, duplex, multifamily structures, and workforce.

A 10' utility easement for the benefit of Silverstar Telephone Company, Inc. exists along the entire western boundary of these Lots and may affect development, but is outside the dedicated building envelopes. Plat No. 822 depicts the dedicated building envelopes for lots 3 and 6 as being 8,012 Square Feet (sf) and 7,608 sf respectively. Any changes to the dedicated building envelopes would require a Partial Vacation of Plat and re-Plat.



235 & 255 Veronica Lane Jackson, Wyoming 83001 (Lots 3 & 6 of Stockhouse-Patterson Addition Plat 822)

II. Zoning

The property is located in the AC Zone, and is within Comp Plan District 4 – Midtown, Subarea 4.3 – Central Midtown. The Midtown Core District is envisioned to create a walkable mixed-use district with improved connectivity and increased residential population. To support this goal, *"future land uses will continue to include a variety of non-residential uses serving the local community."* A goal of this subarea is *"to implement complete street amenities, balancing the needs of vehicle and alternative transportation users."* The purpose of the AC Zone is to *"provide for commercial development that is oriented to the street and is easily accessed by automobiles with adequate parking and pedestrian connections to adjoining developments in order to promote non-vehicular movement between buildings in commercial areas."*

The zoning of the property is a complex issue. Prior to the current LDRS and the TOJ Zoning map approved circa 1994, a Master Plan was approved on October 13, 1994, and attributes legal development standards for the property that are sole and separate from the LDRs. Precedent set by previously approved developments within Plat No. 822 allows utilization of either option. However, the developer of these Lots must select one set of standards to adhere to. This property is not within the Natural Resource Overlay (NRO) or the Scenic Resources Overlay (SRO), thereby avoiding any complicated review for environmental or scenic resources. The following is summary of dimensional limitations for each of the two constructs related to zoning for the property.

A. Auto-Urban Commercial Zone (AC Zone) 2016 LDRs – Dimensional Limitations

1. Structure Location and Mass

Plat No. 822 was recorded in August 1994 and therefore qualifies for the Pre-1994 Floor Area Ratio of 0.46 in the AC Zone.

Lots 3 & 6 Base Site Area (BSA)…… 28,314 (0.65 acres)
Landscape Surface Ratio (0.20 min)…… 5,663 sf
Lot Coverage (n/a)…….. n/a
Floor Area Ratio (0.25 max)…… 7,079 sf
*Pre-1994 Floor Area Ratio (0.46 max)…… 13,024 sf

2. Maximum Scale of Development

The maximum gross floor area of an individual building in the AC Zone is 15,000 sf. Concept A from AMD proposes 17,100 sf of development. The scale would have to be reduced or a variance will have to be acquired.

3. Structure Setbacks

a) Building Envelopes have been set and depicted on Plat No. 822 that are less restrictive than the 2016 LDRs.

b) Structure Setbacks that apply to Other Principle Use.
Street = 20',
Minimum from Side lot lines = 10'
Minimum from Rear lot lines = 20'
Height (maximum) = 35' (Two -stories Max)

4. Use Requirements

a) Parking - Parking requirements for Institutional Educational Use in the AC Zone are determined by independent calculation. The parking requirement in the TOJ can be a limiting factor, but in this case the independent calculation of the AC Zone allows the developer to derive an adequate parking calculation based on occupancy, use, and alternative transportation measures.

b) Employee Housing - Exempt

B. 1994 Master Plan

Plat No. 882 was recorded just prior to the change in LDRs in November 1994 and therefore is afforded certain exceptions from the current LDRs. Along with the approval of the preliminary Plat, then TOJ Planning Director Robert Horne also approved a vaguely written Master Plan that contains development standards for these properties. Together, Plat No. 822 and the Master Plan set the development standards for these properties; these standards have been honored by TOJ. Where the Master Plan is silent, the current LDRs are binding. Maximum Floor Area Ratio (FAR) may be exceeded, provided that all required parking is met on site, and the landscaping increases by a like amount over the 0.25 minimum LSR. This may not be enough of a sufficient remedy to solve any deficiency in floor area, but it is an option to consider.

1. Structure Location and Mass

Lots 3 & 6 Base Site Area (BSA)…… 28,314 (0.65 acres)
Landscape Surface Ratio (0.25 min)…….. 7,079 sf
Lot Coverage (n/a)……. n/a
Floor Area (0.38 max)……..... 10,759 sf

2. **Maximum Scale of Development –** use 2016 LDRs above
3. **Structure Setbacks –** use 2016 LDRs above
4. **Applicable Use Requirements –** use 2016 LDRs above

III. Permitting, Fees and Exactions

A. Permits Required

1. **Sketch Plan –** One Building > 15,000 sf. This process requires 2 public meetings before the TOJ Planning Commission and Town Council and typically takes 120 days.
2. **Development Plan -** This process requires 2 public meetings before the TOJ Planning Commission and Town Council and typically takes 120 days.
3. **Design Review Committee Review –** A body of local architects that review the design of Commercial Buildings. This is a fairly subjective process that can take 1 or 2 meetings or approximately 90 days.
4. **Building Permit –** Submitted after Sketch Plan and Development plan, typically takes 2 months review time.

B. Fees

1. **Sketch Plan – $2,500**
2. **Development Plan – $2,500**
3. **Building Permit –** TBD based on the size of the building
4. **Design Review Committee Review** – no fee

C. Exactions – CWC Jackson Campus does not have any residential component and is not be subject to development exactions.

IV. Development Requirements

A. Parking Requirements/Allowances

Parking is calculated as an independent calculation, derived by the developer in a method acceptable to the TOJ Planning and Building Department. The calculation should balance the needs of vehicle and alternative transportation users, the amount of LSR needed, the building footprint needed, fire access and traffic flow of cars and pedestrians within the development and consider the applicable Covenants, Conditions, and Restrictions(CCRs). The TOJ LDRs require 1 Americans with Disabilities Act(ADA) parking space per 25 spaces. Concept A therefore, the Sketch Plan will need at least 1 ADA parking space.

1. **Parking space dimensions:**
   9’ x 20’ = 180 sf
   Parking spaces may be 18’ if an additional 2’ of vehicle overhang can be accommodated.

2. **ADA parking space dimensions:**
   13’ x 20’ = 260 sf (8’ wide plus a 5’ access corridor; if two ADA spaces are contiguous, then an 8’ access corridor can serve both parking spaces).

B. Americans with Disabilities Act (ADA) Access

Any development for an Institutional Educational Use building must comply with ADA Standards regarding access.

C. Bicycle Storage

For every 10 parking spaces, one bicycle parking space is required. Concept A depicts 32 parking spaces; therefore, the Sketch Plan will need 3 bicycle parking spaces.

D. Building Height

Mixed-use buildings in Comp Plan District 4 – Midtown, Subarea 4.3 – Central Midtown should be two to three-stories in height and oriented to the street. Four-story structures may be considered when adjacent to a natural land form. Unfortunately, these Lots are not located near a land form and therefore a four-story structure would most likely not be considered or this option.

Concept A depicts a building height of 42'8" which is 7'8" above the maximum building height for the AC Zone. Height Exceptions of Div. 9.4.C. of the LDRs allow for structures used exclusively for elevator or stairway access to a roof, provided they do not exceed the maximum height by more than 10 feet, do not occupy more than 20% of the roof area, and are not visible at ground-level view from a contiguous street. Otherwise, roof-top mechanical equipment such as elevator mechanics, may not exceeded the maximum building height by more than 4 feet. These exceptions are applicable to both development standards set forth by the current LDRs for the AC Zone and the 1994 Master Plan for these Lots.

E. Snow Storage

According to Concept A, there is more than adequate square footage exists to create on-site mitigation to meet the 209 square feet of snow storage required for Concept A.

F. Stormwater Drainage

Stormwater must not exceed the current pre-development values. Jorgensen has completed preliminary calculations on Concept A and determined that there is adequate room exists to accommodate a detention basin of approximately 100 cubic feet of storage that would be incorporated into the landscape design.

G. Lot Combination

Combining Lot 3 and Lot 6 can be accomplished either by partial vacation of Plat, or by affidavit for development purposes if the building does not cross lot lines.

H. Covenants, Conditions, & Restrictions and Resolutions Assessment

These Lots are subject to the CCRs of both the Lark Addition (Plat 530) and Stockhouse-Patterson Addition (Plat 822). The CCRs are recorded in Book 137 of photo, pages 39-44 and Book 296 of photo, pages 887-899, respectively.

The most pertinent CCRs for the Stockhouse-Patterson Addition involve: Architectural Control, Site Design, and Landscaping. While the CCRs are clear regarding architecture and landscaping, they reference Exhibit B for guidance regarding Site Design. The reference is vague and ambiguous insofar as stating, "Floor Area Ratios, lot coverage, landscape surface ratio, parking ratios, and setbacks should approximate those indicated on the approved Concept Development Plan, dated May 25, 1994. Exhibit B gives general assumptions for each lot with range of: FAR from 0.13 to 0.31; LSR from 0.28 to 0.38; building sizes from 1,870 sf to 4,420 sf; and, parking spaces from 12 to 19.

There doesn't appear to be a strict restriction FAR. The CCRs require that future development "approximate" the value shown on Exhibit B. We know that some other buildings in this subdivision exceed these standards. Nonetheless, documentation from the HOA that this design is acceptable should be obtained prior to moving forward.

Under the resolution recorded in Book 370 of photo, page 258, Veronica Lane has been declared as a private street and all maintenance is likely handled by the HOA.

I. Fire Protection

Jackson Hole Fire EMS retains the authority to review and approve adequate fire protection measures required in all new development in order to protect the public health, safety and welfare. All Institutional Educational Use in the TOJ shall comply with the relevant provisions of the Wyoming Statutes and with local health, safety and fire codes.

According to the TOJ Battalion Chief Fire Marshal, the CWC Jackson campus must include a NFPA 13 automatic fire sprinkler system. The second-floor Teaching Kitchen must comply with UL300 fire suppression standards and have a Type I Hood with appropriate venting. A Fire Department Connection (FDC) or "fire hydrant" will also need to be included on the East face of the structure and space for a 5' x 7' riser room. AMD architects have confirmed via email that these requirements can be accommodated.

At present, the proposed Concept A provides adequate fire access to CWC Jackson.

J. Traffic Assessment

The current version of the TOJ LDRs do not have specific traffic impact study requirements. Jorgensen discussed the expectations with Town Engineer Brian Lenz, P.E. Mr. Lenz confirmed that while these requirements are not formally included in the LDRs, some form of evaluation and statement would be appropriate and expected as part of a development application for this type of development. To date, Mr. Lenz has only dealt with two development projects in the Town of Jackson, and both of these accessed WYDOT facilities which required full traffic impact studies in conformance with WYDOT requirements. We discussed what would be appropriate for the CWC facility since it is being developed on an already platted Town lots and will be in general conformance with the dimensional limitations of those lots. A sufficient study would be required to understand the traffic that will be generated by the facility and its impact on the adjacent street network. As the network is essentially an existing urban street network, roadway expansions are infeasible. Rather, identifying traffic demand mitigation (TDM) measures that may be implemented by CWC to minimize traffic generated by CWC will be important. Mitigation measures that may be considered include parking limitations, quality access to bicycle and pedestrian facilities, bicycle racks, showers, access to START Bus (public transit), ride-share programs, and overall advertisement and promotion of the benefits of transit alternatives versus single occupant vehicular use. As long as the CWC facility is consistent with the development allowances on the Lots and CWC is willing to implement a TDM program, it is not anticipated that traffic will adversely impact the CWC development proposal.

V. Development Options

Jorgensen has identified four clear options to proceed in developing the CWC Jackson Campus. A unique situation exists regarding development of these Lots: the developer has two options regarding the set of zoning standards applicable to the development. If a State or Federal Agency owned these properties, said Agency could re-zone these Lots as Public/Semi-Public. Furthermore, discussion by TOJ relative to a rezone of these Lots from the AC Zone to the Commercial Residential-2 Zone next summer has been initiated. While this will afford greater site development options, especially for height (46'), the timing of the re-zoning is unpredictable and out of control of the development team.

A. Option A – Re-zoning to Public/Semi-Public

The purpose of the Public/Semi Public - Town (P/SP Zone) zone is to provide locations for new and existing uses and facilities of a public or semi-public nature. In particular, this zone is intended to allow flexibility for public and semi-public uses and facilities that often have unique functional needs, such as for height, floor area, setbacks, and impervious surface, that cannot be accommodated in other zoning districts. Land in the P/SP Zone and/or facilities operated therein may be under the control of federal, state, or local governments, or other governmental entities such as a school district or hospital district.

Re-zoning these Lots from the AC Zone to the P/SP Zone would afford CWC Jackson Campus further development options and flexibility regarding development requirements and limitations. Specifically, the height and Floor Area are a non-issue as long as the request is deemed reasonable. The standards applicable to physical development in the P/SP Zone are derived by the developer yet are subject to increased scrutiny and approval by the Town of Jackson Town Council through their Conditional Use Permit Process which allows councilors the latitude to place conditions on the project that may be over and above what the LDRs require. However recent public support and funding would provide some political cover for this project and Jorgensen does not expect an onerous review from elected officials.

Development permits required will include: Amendment to the Zoning Map, Text Amendment, Sketch Plan and conditional Use Permit, Development Plan, building Permit, and Design Review Committee Review.

B. Option B – Current LDRs for the AC Zone

Current LDR standards for the AC Zone acknowledge the pre-1994 zoning and afford the developer a maximum FAR of 0.46 (13,024 sf) and a building height restriction of 35' with the height exception. The AMD Concept proposes a building that exceeds the maximum FAR and building height. Both of which can be resolved be redesign or through variances or exceptions to the LDRS. Parking requirements are based upon an independent calculation. This calculation should consider the CCRs that vaguely suggest that parking be approximate to 12 – 19 spaces per lot.

Development permits required will include: Sketch Plan with variances/exceptions, Development Plan, Building Permit, and Design Review Committee Review.

C. Option C – 1994 Master Plan

At present, the combination of Plat No. 822 and the ambiguous 1994 Master Plan provide development standards for these Lots which will be honored by the TOJ Planning Department. The concerns with the 1994 Master Plan are FAR and Building Height. The 1994 Master Plan allows for a maximum FAR of 0.38 (10,759 sf) which is not sufficient for Concept A. Although the Master Plan provides a small bonus for floor area that is related to how much LSR is provided over 0.25. It does not make reference to building height, thus the current LDR building height standard for the AC Zone of 35' sets the standard for these Lots with a height exception allowing for a 10' encroachment for elevator or stairwell access, or a 4' encroachment for mechanical equipment. The AMD Concept proposes a 7'8" encroachment. This doesn't fit the 10' exception or the 4' exception for mechanical equipment. The design team would have to consider meeting the 10' exception by providing access to the rooftop or seek a variance. Parking requirements are based upon an independent calculation as approved by TOJ Planning Director Robert Horne in 1996 for "other use." This calculation should consider the CCRs that vaguely reference that parking should be approximate to 12 – 19 spaces per lot. At present, Concept A satisfies all other requirements for LSR, Parking, Snow Storage, and Stormwater drainage.

Development permits required will include: Sketch Plan with variances/exceptions, Development Plan, Building Permit, and Design Review Committee Review.

D. Option D – TOJ Re-zoning to CR-2 Zone

The Town of Jackson planning staff intend to re-zone these Lots from AC to CR-2 in summer of 2018. The development standards of the CR-2 Zone afford the developer three-stories, with an increased maximum building height of 46', a Floor Area Ratio of 0.46, and a minimum LSR of only 10%. Parking requirements are also based upon an independent calculation.

Building setbacks in the CR-2 Zone are intended to maximize site development and include setbacks in ranges of 0 to 10', side interior setback of 10', and rear setback of 15'.

Physical development permits required will include: Sketch Plan; Development Plan; Building Permit; and, Design Review Committee Review. Jorgensen suggests caution regarding the proposed timeframe for the re-zoning of these Lots from the AC Zone to the CR-2 Zone.

VI. Recommendation

The Central Wyoming College Jackson Campus depicted in Concept A meets most of the standards of 2016 TOJ LDRS Unfortunately, floor area is a concern as Concept A proposes a building of over 17,000 sf where the maximum scale of development for the AC Zone is 15,000 sf and the allowed FAR for this zone under 1994 LDRs is 13,024 sf. Also, the elevator tower is a concern that will have to be addressed. However, these concerns have solutions within the process that are very attainable.

Option A provides the clearest path to permitting this project because of the flexibility it provides. Jorgensen ascertains a minimal risk of the Town Council requiring any onerous conditions during the Conditional Use Permit (CUP) proceedings given the support this project has received by the public in its recent vote for funding via the Special Excise Tax.

Option B is the next best option. It provides less flexibly than Option A in that the Floor Area of the design would need to be revised or varied by the TOJ. Also, the elevator would need a variance or need to comply with the 10' exception provided by the LDRs.

Option C is viable but offers less floor area than Option B. This could be resolved with a variance.

We do not recommend Option D as it is impossible to know when the TOJ will act on rezoning this property.

We hope this development analysis suits your needs in evaluating the property for future development. Please do not hesitate to call with questions.

Sincerely,
JORGENSEN ASSOCIATES, P.C.

Brendan Schulte
Senior Planner

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Via E-mail: dennis.egge@wyo.gov

RE: Addendum to Development Analysis for Lots 3 & 6 of the Stockhouse-Patterson Addition - Plat No. 822 in the Town of Jackson, Wyoming.

Dear Dennis,

The following letter is an addendum to the Development Analysis we provided to you on July 19, 2017. Information in this letter is based on conversations with the Town of Jackson(TOJ) Planning Department. There were a couple clarifications made by Paul Anthony, Principal Planner and a confirmation of our recommendation by Tyler Sinclair, Planning Director.

Mr. Anthony clarified that Option D (page 8) in our recommendations has changed. The property will likely not be rezoned to CR2, but instead to CR-3 or some other zone. In our opinion, this is not a clarification, but more of a change in priorities by TOJ. This illustrates exactly why we did not recommend this option as it is too dynamic to wait for the TOJ to rezone this property on their timeline.

Mr. Anthony also clarified that the floor area allowance for these lots is tied to the Master Plan that was approved and documented by Robert Horne's letter dated March 21, 1996. This letter states that the Floor Area Ratio (FAR) is 0.38. In the Development Analysis, we stated that the Pre-1994 FAR of 0.46 could be used for a total 13,024 square feet (SF). This was incorrect. Only a FAR 0.38 is allowed because of the Master Plan supersedes all other regulations. Therefore, the floor area for these lots is 10,759 SF. This further supports the need for flexibility offered by the P/SP zone.

Mr. Sinclair confirmed that Option A (page 7), **Rezoning to Public/Semi-Public** was the best option with regards to the flexibility it offers the project. He didn't see any issue with it moving forward since this project has been fairly public and it would be fair to say that neighbors are aware of what is being planning for this property. Additionally, with the state owning the property TOJ planning staff can make the appropriate findings for the Zoning Map Amendment which would be heard concurrently with the Sketch Plan and Conditional use permit

We hope this addendum suits your needs in evaluating the property for future development. Please do not hesitate to call with questions.

Sincerely,
JORGENSEN ASSOCIATES, P.C.

Brendan Schulte
Senior Planner

VII. APPENDIX

VII.1 Classroom Utilization Analysis

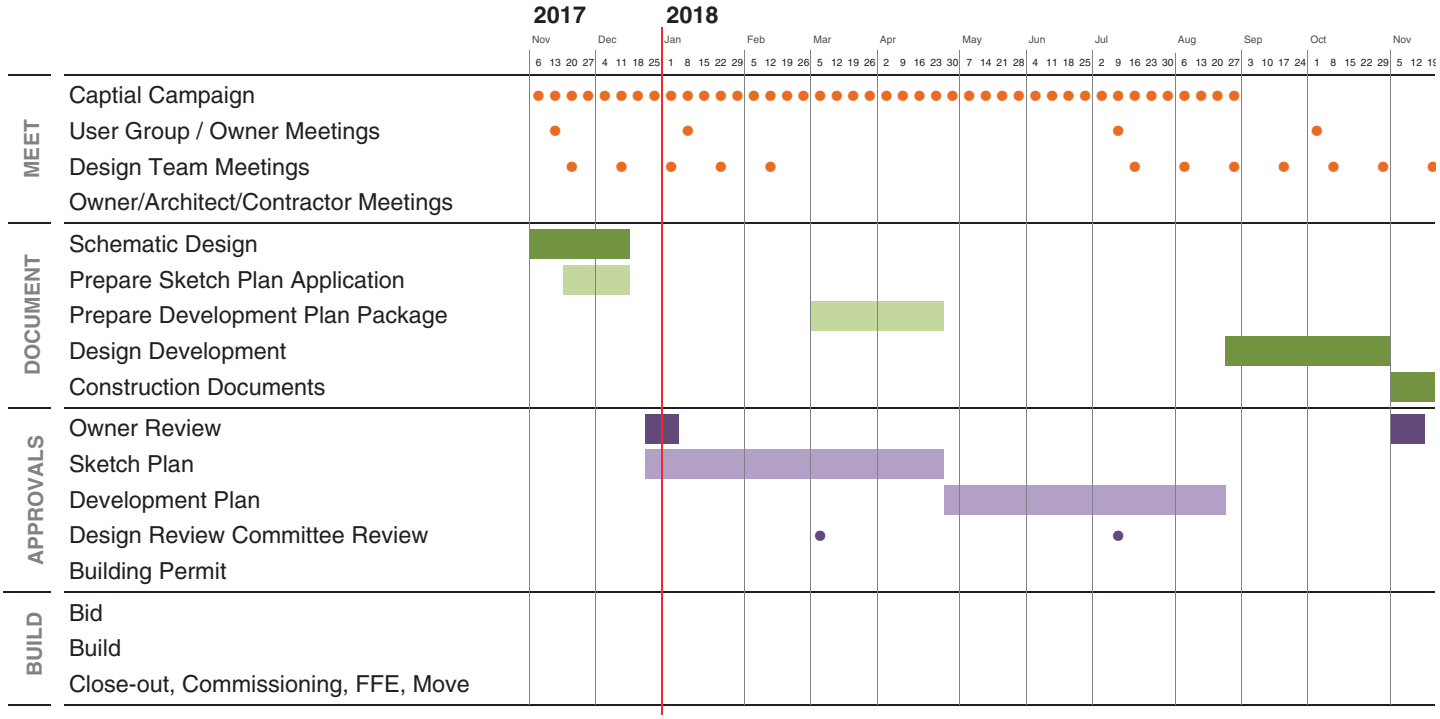
		Classroom Utilization
	Average weekly contact hours	**Average weekly room use (hours)**
Existing room inventory - Center for the Arts		
Classrooms	3,111	130
Computer labs	435	30
Computer testing	392	49
Tutoring/Testing	359	50
Science	218	13[a]
Nursing	154	15[a]
Culinary	347	26[a]
Total contact hours	**5,016**	

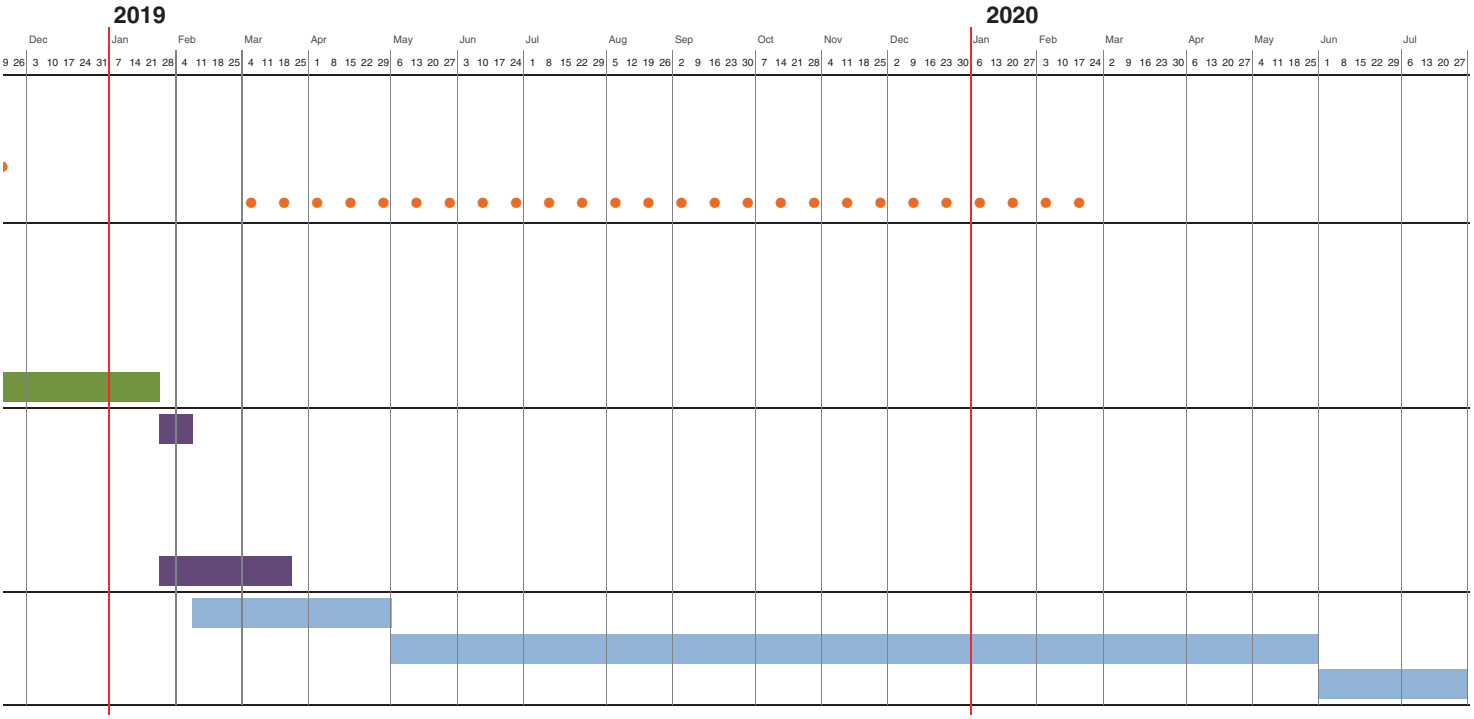
a. Science, Nursing and Culinary lab courses are not taught at the Center for the Arts. Use of Science, Nursing and Culinary labs is currently limited to rental space available at Jackson Hole High School, St. John's Medical Center, and the Elks Lodge

	Room Capacity	**Average weekly contact hours**	**Average weekly room use (hours)**
Proposed room inventory - new facility			
Classroom 1	16	640	40
Classroom 2	16	640	40
Classroom 3 / Banquet 1	16	640	40
Classroom 4 / Banquet 2	16	640	40
Classroom 5 / Computer Lab 1	16	640	40
Classroom 6 / Computer Lab 2	16	496	31
Classroom 7 - Science	16	544	34
Classroom 8 - Nursing	16	640	40
Computer Testing	10	390	39
Tutoring 1	8	256	32
Tutoring 2	8	104	13
Micro/Chemistry Lab	16	592	37
Biology/Anatomy/Physics, Earth Sciences Lab	16	688	43
Skills Lab RN	8	320	40
Skills Lab Simulation	8	320	40
Debrief RN	8	320	40
Debrief Simulation	8	320	40
Allied Health Lab 1	8	272	34
Allied Health Lab 2	8	272	34
Commercial Kitchen	16	640	40
Baking Kitchen	16	640	40
Total contact hours - new facility		**10,014**	

1. The above model assumes 10% growth on classroom spaces, and adding dedicated science, nursing and culinary labs for the College.
2. The utilization rates for the new science and nursing labs do not include prep time
3. The nursing cohort is 16 students split into two groups of 8. One group is in the Skills Lab RN and the other group is in the Skills Lab Simulation
4. The Skills Lab RN and the Skills Lab Simulation use the adjacent debrief rooms concurrently
5. The new facility doubles the current cohort of culinary students to accommodate two cohorts of 16 students each

VII.2 Project Schedule

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VII.3 Preliminary Project Description

Substructure

Foundation system

- Cast-in-place concrete spread footings
- Cold applied bituminous damproofing at exterior
- Extruded polystyrene (XPS) rigid foam insulation on all foundation walls
- 6” PVC perimeter foundation drainage system in gravel and filter fabric

Slab on Grade

- 5” cast-in-place reinforced concrete slab on grade over a vapor barrier, rigid foam insulation and 6” granular fill
- 2’-0” over excavation
- 6” compacted road base
- Vapor barrier and 2” of extruded polystyrene (XPS) rigid foam insulation
- 4” PVC subdrainage system underslab - drain in gravel and filter fabric – connect low elevations of foundation and underslab subdrainage systems to storm water sump pumps and then to storm drainage system.

Shell

- Base bid - structural steel superstructure with composite deck floor and steel deck roof assemblies
- Deductive alternate – wood framed walls, floors and roofs - type V construction

Exterior Wall Construction

Walls

- 35% board formed concrete / 25% weathering steel panel / 15% curtain wall / 25% alum window
- 18” x 48” x 1” weathering steel panels - 20 gauge thick with concealed fastener system for wall and fascia applications
- Back-up wall assembly - 2.5” of rigid foam insulation over fluid applied weather resistive barrier over 0.625” fiberglass mat gypsum sheathing over 6” framing. Provide 1” of spray applied foam insulation in the wall cavity and finish with 5/8” gypsum sheathing on the interior

- Exterior aluminum sun control devices on west and south facades

Aluminum Windows

- Curtain wall assemblies (full height)
- Aluminum window systems (punched openings)
- High performance insulated glazing

Aluminum Wall Louvers at mechanical penthouse

Doors

- Thermally-broken glazed aluminum doors and entrances with automatic door openers

Stainless steel exterior handrails and guards

Douglas fir structural wood decking at the underside of all exposed roof eaves, rakes and soffits.

Roofing

Low Slope Roof

- FiberTite 8540 45 mil thermoplastic roof over (1) layer of 2.5" stone wool insulation and (1) layer of 2.5" rigid foam insulation
- Provide 20 year warranty

Metal Roof

- Standing seam metal roof – weathering steel. Provide a concealed fastener clip system panel - 1.75 inch ribs
- Install metal roof over composite drainage panel over (1) layer of 2.5" rigid insulation with laminated OSB facing over (1) layer of 2.5 rigid insulation

Interiors

Partitions

- Typical partition walls
  a. 6" framing to underside of structure
  b. Painted 5/8" gypsum board at both sides
  c. Level 4 finish
  d. Acoustical batt insulation at cavity
  e. Seal runner with acoustical sealant
- Full height walls at restrooms
  a. 6" framing to underside of structure
  b. 5/8" gypsum board both sides to underside of structure.
  c. Level 4 finish
  d. 5/8" glass-mat water-resistant backer board at tile locations
  e. Acoustical batt insulation at cavity

f. Seal runner with acoustical sealant

- 1-hour fire rated walls
  a. 6” framing to underside of structure
  b. 5/8” type ‘X’ gypsum board finish at both sides to underside of structure.
  c. Level 4 finish typical. Level 3 finish at service rooms
  d. Acoustical batt insulation at cavity
  e. Seal runner with acoustical sealant

- Glazed partitions
  a. Corridor wall at each Departmental Reception area will be glazed full height
  b. Assume 15% of interior walls are glazed partitions

- Acoustics
  a. General wall assemblies shall have a minimum STC of 45
  b. Classrooms, labs, circulation, and restrooms shall have a minimum STC of 50
  c. Mechanical rooms and shafts shall have a minimum STC of 60

Interior Doors

- Extruded Aluminum Frames
  a. 7-1/4" throat.
  b. Manufacturer: Avalon / Dual Lock Partition Systems
  c. Finish: Thermal-setting Standard Gray IPC029-994 Powder Coat
  d. Interior glazing shall be Ceramic-coated vision glass, heat-strengthened float glass, fully tempered where indicated or required

- Typical solid core wood veneer door
  a. Douglas Fir veneer
  b. Clear finish - 3 coats polyurethane-satin
  c. Fire rated where required
  d. Grade 1 heavy-duty cylindrical locks
  e. 4-1/2x4-1/2 ball bearing hinges (4) each door. (Commercial grade, standard weight, full mortise)
  f. Typical door size to be 3’-0” x 7’-0”
     i. 4’-6 x 7’-0” at science labs-fixed 1’-6” leaf
     ii. 4’-0” x 7’-0” doors at nursing labs
  g. Commercial hardware
     i. US10B finish
     ii. Panic hardware at exit doors
     iii. Card access security at 4 openings
  h. Fully glazed doors at Classrooms and Conference Rooms

- Provide hollow metal frames and doors at back-of house entrances / spaces

Operable Partitions

- 4” thick
- Paired-panel
- Manual operation
- 54 STC
- Ceiling supported
- Automatic bottom seal
- Full-height marker board finish both sides
- Pass-door
- Concealed pocket door
- Hinged closure panel

Window Stools

- Provide solid surface quartz window stools at all exterior windows

Specialties

- Acrovyn corner guards at all outside corners
- Acrovyn crash rails at all nursing labs and public corridors
- Interior signage for all rooms
- Building directory at both floors
- Plastic laminate shelves on standards and brackets at storage rooms – assume at least 30 linear feet per storage room.
- Stainless steel commercial toilet room accessories
- Baked enamel toilet partitions
- Full suite of toilet and wash room accessories
- Wood or metal blocking for wall mounted office furniture at all offices

Stairs

- (2) custom steel stair structures with precast stair treads

Interior Finishes

- Wall finishes in typical public spaces
    a) Painted gypsum board for typical wall finish
    b) Resilient base throughout
    c) Full height ceramic tile at all restrooms

Floor finishes

- 32 oz. broadloom in all classrooms and office suites
- Walk-off carpet tile at vestibules
- Labs have ground and polished concrete floors with chemically resistive floor sealer
- Porcelain tile at restrooms and ground floor public spaces with crack suppression membrane
- Sealed concrete in back-of house areas

Ceiling finishes in typical public spaces

- No ceilings in service, mechanical, telecom and electrical rooms
- Gypsum board ceiling assemblies at entries, public spaces and toilets
- Lay-in acoustical ceilings 24x48 with standard grid and square edge profile
    a. NRC .90

Services

Elevator

- Holeless Hydraulic Elevator
- 4500#
- 125 fpm
- Hospital Car / Service Shape
- Two stops
- Carpeted floor
- Card access controls
- Manufacturer's standard finishes

Sprinklers

- Building fully sprinklered in accordance with 2015 IBC and NFPA 13
- Recessed sprinkler heads in all labs, classrooms, corridors
- Concealed sprinkler heads in gypsum board ceilings
- Standard sprinkler heads in all other area

Fire Extinguishers

- In accordance with 2015 IBC

Fire Extinguisher Cabinets

- Semi-recessed

Equipment and Furnishings

Fixed Furnishings

- Roller shades at all exterior windows
- Roller shades and blackout shades at classrooms
- ¾" solid surface quarts countertops at washroom vanities
- Fixed wood casework at public spaces / break rooms / work rooms / conference rooms / classrooms
    a. AWI Premium grade
    b. Flush overlay
    c. Concealed hinges
    d. Douglas fir veneer on vertical surfaces
    e. Solid surface quartz countertops
- Fixed wood casework at all health and science laboratories
    a. AWI Custom grade

b. Flush overlay
c. Concealed hinges
d. Douglas fir veneer on vertical surfaces
e. Phenolic resin countertops
f. Epoxy for all horizontal surfaces in the Chemistry lab

- Stainless steel equipment in culinary labs
- Type I hoods at all cooking stations
- Type II hoods over dishwashing equipment
- Visual display boards

Site Work

Site Clearing

- Remove existing trees and shrubs within building footprint to approximately 20 feet outside of building footprint for layback area

Site Earthwork

- Import approximately 2,500 cubic yards of fill
- Excavate for a 0.0689 AC-FT storm water quality pond

Parking Lot – 40 cars

- Base course
- Asphalt surface
- Curb and Gutter
- Striping

Pedestrian Paving

- Cast-in-place 4” concrete paving

Water Supply

- 4” domestic water service
- 8” fire water service

Sanitary Sewer

- 8” sanitary sewer

Storm Sewer

- Storm drainage routes to a 0.0689 AC-FT storm water quality pond

M / E / P

Plumbing Fixtures

- Wall mounted flush valve water closets, 1.6 gallons per flush. Sensor operated at public restrooms
- Wall mounted urinals- 0.125 gallon per flush. Sensor operated at public restrooms
- Under-counter mounted lavatories at public restrooms.
- 36” x 36” terrazzo composite mop service basins at janitor closets
- Freeze proof hose bibs (3)

- Hi-Efficiency Domestic Water Heater (with storage)
- Low flow faucets

HVAC

- VAV terminal units
- (2) Hi-Efficiency boilers and one air cooled chiller
- Hi-efficiency motors on pumps (Heating and cooling)
- Hi-efficiency magnetic chiller
- Air handler with variable frequency drive and fan wall
- Air-side economizer
- Variable flow air to labs
- Heat recovery from Lab/Hood exhaust system to AHU Makeup
- Systems Commissioning

Electrical

- Offices, work rooms, break rooms - Indirect / Direct 2 x 4 recessed LED fixture, dual-switched
- Classrooms - Indirect / Direct suspended linear LED fixture, provide lighting controls at instructor station
- Seminar rooms, labs, and student group study - Indirect / Direct suspended linear LED fixture, dual-switched
- Washrooms - LED downlights
- Back-of house spaces - strip fluorescents
- Parking lot - LED flood lights on 25' high poles
- Site – LED bollards
- Switch and Receptacles
    a. Duplex convenience receptacle rated at 20-amp, 120-volt shall be provided in all rooms
    b. Special receptacles for equipment shall be provided as required
    c. Receptacles will be white
    d. Device plates shall be stainless steel
    e. 20-amp, 120-volt receptacles shall be heavy-duty specification grade
    f. 20-amp, 120-volt GFCI duplex receptacles shall be provided as follows:
        1. Toilet Rooms: One GFCI duplex adjacent to lavatory
        2. All receptacles within 6 feet of sinks
        3. Adjacent to each exit from building at exterior of building with protective cover to allow weather protection with outlet in use
    g. Wiring devices shall be specification grade, color as selected by the Architect. GFCI outlets shall be installed per code, special receptacles as required by particular equipment

- Conductors
    a. All feeders and conductors shall be copper
    b. Provide copper phase and neutral busses for all switchboards, distribution panel boards and panel boards
    c. All 120 volt, 20 ampere circuits longer than 75' shall be #10 AWG
    d. All 277 volt, 20 ampere circuits longer than 150' shall be #10 AWG
    e. #10 AWG and smaller wire shall be solid conductor except for motor circuit feeders. #8 AWG and larger and motor circuit feeders shall be stranded conductors. Provide new wire and cable suitable for the temperature, conditions, and location where installed. Building wire shall be insulated with THHN/THWN/THW or XHHW insulation, rated 600 volt
    f. Provide UL rated fire seals when passing through fire and smoke rated partitions
    g. Provide access panels as required
    h. Provide 4-inch reinforced concrete pads for all floor-mounted electrical equipment

- Conduit
    a. Rigid galvanized steel conduit shall be used where exposed to physical damage
    b. EMT conduit shall be used for other indoor, dry locations. Provide steel set-screw fittings, compression fittings for wet areas
    c. PVC conduit may be used underground
    d. Steel conduits in contact with earth or a vapor barrier shall be PVC coated

Lab Services per user interviews

Science Labs

- House vacuum system not needed
- Compressed air is not required
- Gas, water, electricity in all labs
- Point of use distilled water at sinks to be identified during schematic design and design development
- One specialized chemical lab dishwasher with DI rinse in prep space
- One autoclave in prep space
- Lockable storage in prep space
- 2 hoods in Microbiology / Chemistry Lab
- Microscope storage is accommodated in benches in labs
- Movable storage tables in the Biology / Anatomy / Physiology / Physics / Earth + Environmental Science lab

- Fixed tables in the Microbiology / Chemistry lab
- Dust collection required in the Biology / Anatomy / Physiology / Physics / Earth + Environmental Science lab

Nursing Labs

- Nursing simulation mannequins and hospital beds are owner furnished / owner installed
- Further development of dental assistant lab will occur during schematic design and design development
- Provide 10 hospital bed headwall units with
    i. Power
    ii. Data
    iii. Compressed Air
    iv. Vacuum
    v. Lights
    vi. Nurse call

Computer Labs

- Two-tier tables similar to the units installed in Riverton are required

Culinary Labs

- Commercial Kitchen
    i. 4 ranges – 6 burners each
    ii. 4 tables for 4 students each
    iii. 2 grills
    iv. 2 fryers
    v. Refrigerator
    vi. Teaching wall with white board and LCD screen
    vii. Small Kombi oven
    viii. Stack convection oven
    ix. Vertical food slicer
    x. Vertical food chopper
    xi. 20 quart mixer
    xii. Ice maker
    xiii. Bowl food processor
    xiv. Small tilt skillet
    xv. Salamander above range
    xvi. Small bench top smoker
- Baking Kitchen Equipment
    i. 2 ranges – 6 burners each
    ii. 4 tables for 4 students each
    iii. Convection oven
    iv. Deck oven
    v. Small Kombi oven
    vi. Proof box
    vii. Floor mounted mixer
    viii. Sprayer wash system for hosing out both kitchens
    ix. No slicer or food processors required

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Denver Colorado 80211
303 294 9448
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SECTION 5 – SUPPORTING MATERIALS

- **5.1 - Teton County Comprehensive Plan District 4: Midtown**
- **5.2 - Neighborhood Meeting Summary**
- **5.3 - Stormwater Calculations**
- **5.4 - Geotechnical Report**
- **5.5 – Traffic Impact Statement**

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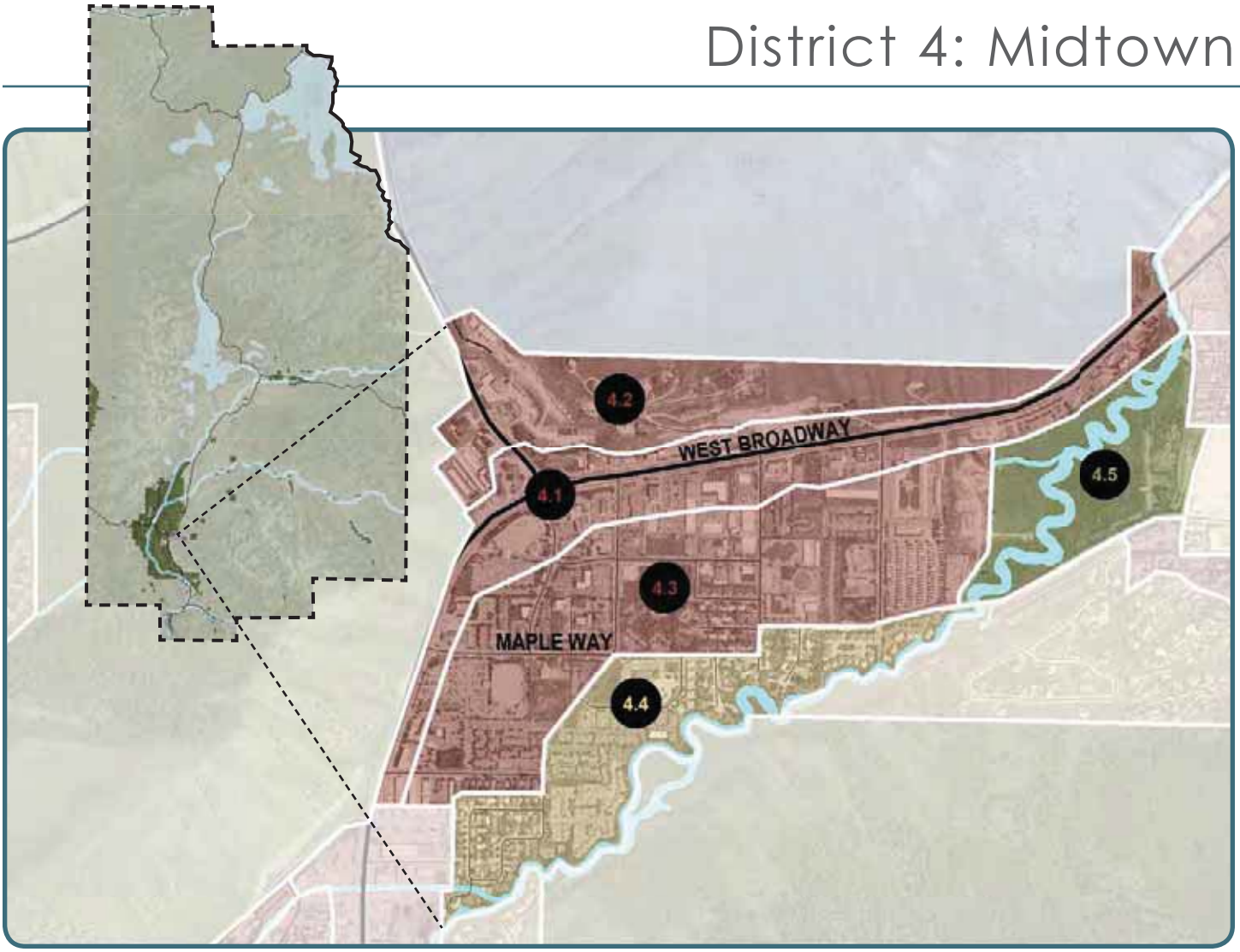
District 4: Midtown



Complete Neighborhood + Rural Area Chart

	DEFINITION	EXST.	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design	○	●	2-3 stories, vibrant pedestrian mixed use, street wall with landscape buffer
	Public Utilities	●	●	Water, sewer, storm sewer
	Quality Public Space	●	●	Powderhorn Park, Karns Meadow and Garaman Park Pathway
	Variety of Housing Types	●	●	Single family, duplex, condominiums, townhomes, apartments, multifamily
	Walkable Schools, Commercial + Recreation	◐	●	Post office, START, limited convenience commercial, schools, parks, pathways
	Connection by Complete Streets	◐	●	Alternative transportation a priority
RURAL	Viable Wildlife Habitat + Connectivity	◐	◐	Flat Creek enhancement, wildlife crossings
	Natural Scenic Vistas	○	○	
	Agricultural + Undeveloped Open Space	◐	◐	Karns Meadow
	Abundance of Landscape over Built Form	○	○	
	Limited, Detached, Single family Res. Development	○	○	
	Minimal Nonresidential Development	○	○	

Legend: ● *Generally Present;* ◐ *Partially Present;* ○ *Generally absent*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WEST BROADWAY
MAPLE WAY
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VII
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1/4 mi
1/2 mi
SUBAREA CLASSIFICATION
S Stable Subarea
T Transitional Subarea
P Preservation Subarea
NEIGHBORHOOD FORMS
Pr Preservation Form
VII Village Form
VC Village Center Form
CHARACTER DEFINING FEATURES
Wildlife Permeability
Workforce Housing
START Service
LCC Local Convenience Commercial
Wildlife Highway Crossing
Gateway
Parks & Recreation
Crucial Habitat
Flat Creek Corridor Enhancemet
Key Transportation Network Project
Existing/Proposed Pathway
Improved Interconnectivity

Existing + Future Desired Characteristics

Midtown is one of the most Complete Neighborhoods in the community. It contains many of the service, office and retail establishments that meet Teton County residents' daily needs. It also contains a significant amount of workforce housing in a variety of housing types, including single family, duplex and multifamily structures. Another important characteristic of the district is the "Y", the intersection of the community's two main highways, U.S. 89 and Wyoming 22. Midtown is a highly visible district that is experienced on a daily basis by most residents. Today, the land use pattern is automobile-oriented and made up of large blocks containing low intensity single-use structures (both residential and non-residential) surrounded by significant surface parking, with little connectivity between blocks and lots. It is also the location of a significant amount of existing lodging uses developed prior to the Lodging Overlay that will be allowed to continue in the future. Flat Creek and the Karns Meadow are significant natural features in this district.

The future vision is to create a walkable mixed use district with improved connectivity and increased residential population. Key to achieving this vision will be the creation of a concentrated and connected land use pattern. To support this goal, future land uses will continue to include a variety of non-residential uses serving the needs of the local community and a variety of residential types focusing on workforce housing in multifamily and mixed use structures, specifically including deed-restricted rental units.

Mixed use, non-residential and multifamily residential buildings should be two to three stories in height and oriented to the street. Four story structures may be considered when adjacent to a natural land form. In the future, a landscape buffer between buildings and the street with well-designed green space and/or hardscape will be important to create an attractive pedestrian environment becoming of a desirable, walkable, mixed use district. Parking areas should be predominantly located behind buildings or screened from view. The creation of complete streets will be critical to increase connectivity between uses and between blocks and lots by all modes of travel. It is also important to recognize Snow King Avenue as a primary transportation corridor that will need to be maintained and improved in order to support regional transportation goals.

Despite the intensity of human activity within the district, Midtown contains or is adjacent to prominent natural resource lands such as the Karns Meadow, Flat Creek, East Gros Ventre Butte, High School Butte and the northwestern foot of Snow King Mountain. A key characteristic of this area is the mule deer movement corridor between East Gros Ventre Butte and Karns Meadow, and consequently, the high rate of wildlife vehicle collisions along West Broadway Avenue. The natural resources found in or adjacent to this district should be considered in the course of future planning, with development being located in a way that protects wildlife habitat and facilitates wildlife movement through the district. Future enhancements and redevelopment should seek to incorporate Flat Creek as a recreational and ecological amenity for the entire community.

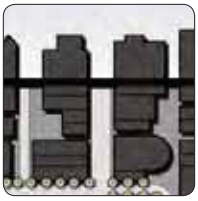
Whether it is enhancing the gateway to Town at the Y intersection, redeveloping under-utilized properties with mixed use structures, improving alternative transportation infrastructure and connectivity, or enhancements to Flat Creek - change in this district is desirable.

Policy Objectives

Common Value 1: Ecosystem Stewardship	1.1.c: Design for wildlife permeability
Common Value 2: Growth Management	4.1.b: Emphasize a variety of housing types, including deed-restricted housing 4.1.d: Maintain Jackson as the economic center of the region 4.2.c: Create vibrant walkable mixed use subareas 4.3.a: Preserve and enhance stable subareas 4.3.b: Create and develop transitional subareas 4.4.b Enhance Jackson gateways 4.4.d: Enhance natural features in the built environment
Common Value 3: Quality of Life	5.2.d: Encourage deed-restricted rental units 5.3.b: Preserve existing workforce housing stock 6.2.b: Support businesses located in the community because of our lifestyle 6.2.c: Encourage local entrepreneurial opportunities 7.1.c: Increase the capacity for use of alternative transportation modes 7.2.d: Complete key Transportation Network Projects to improve connectivity 7.3.b: Reduce wildlife and natural and scenic resource transportation impacts

Character Defining Features

4.1: Midtown Highway Corridor

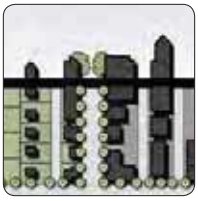


Village Center Form

This mixed use, TRANSITIONAL Subarea is dominated by West Broadway Avenue, Highway 22 and the Y intersection. Development intensity should be oriented towards these roadways and configured in two to three story mixed use buildings with adequate setbacks and screening proportional to these busy highway corridors and intersections. Along the north side of West Broadway four stories buildings will be allowed when they are built into and used to screen the adjacent hillside. All building designs should incorporate techniques to mitigate height such as stepping back upper floors from the streetscape. Parking areas should be predominantly in the rear or screened from view. The lower levels of buildings should contain a variety of non-residential uses including retail, service and office uses catering to locals, while residential uses should be located predominantly on the upper levels of mixed use buildings or to the rear of a site and away from the highway. Future structures will be predominantly mixed use, while multifamily will be allowed if it properly addresses the street. It will be important to successfully integrate the land uses and patterns in this area with adjacent subareas.

A goal of the subarea will be to implement complete street amenities, balancing the needs of vehicle and alternative transportation users. Pedestrian connectivity across West Broadway Avenue will be needed to ensure access to the neighborhood amenities located in the southern portion of the district. Some single use and auto-oriented uses (e.g. gas stations and auto dealers) will still be needed in the future. These uses should follow the desired building form and pattern as much as possible, including providing connectivity by all travel modes to adjacent lots. A key challenge in this area will be to identify a solution to accommodate a wildlife crossing along West Broadway Avenue.

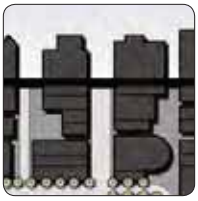
4.2: Northern Hillside



Village Form

This TRANSITIONAL Subarea must strike a delicate balance between allowing some mixed use and residential development while maintaining wildlife permeability and the natural form of the undeveloped hillsides. A key to successful future development will be to sensitively place development in harmony with the existing terrain in order to minimize land disturbance. Development intensity in this subarea should be less than that found within the adjacent Midtown Highway Corridor (Subarea 4.1). Structures will be allowed up to two stories and may be configured in a variety of layouts with attached and detached units blending into the natural surroundings. Smaller building footprints will be encouraged in order to provide adequate open and/or landscaped areas. A variety of residential types, including live/work, multifamily, and duplexes, may be appropriate in this area depending on the specific characteristics of a site and its existing topography. Low density single family housing may continue to be appropriate at the edges of this area, particularly when adjacent to existing undisturbed hillsides. Future development should address wildlife permeability and assist in guiding wildlife movement to future roadway crossings.

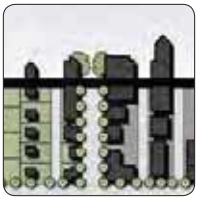
4.3: Central Midtown



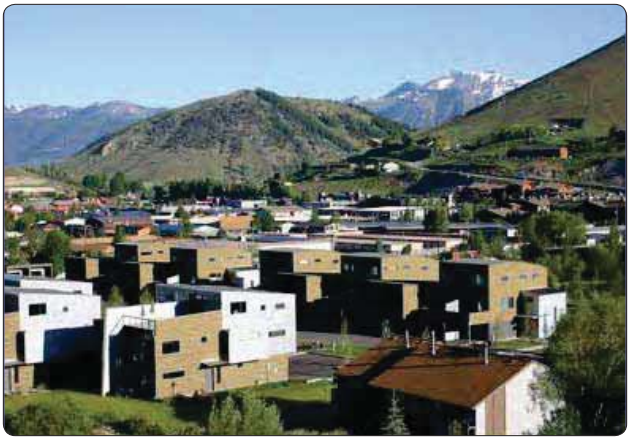
Village Center Form

This TRANSITIONAL Subarea in the core of the district will be critical in achieving the overall goal of transforming the area into a walkable mixed use district. Opportunities should be taken to expand the currently limited street network in order to break up large existing blocks and increase connectivity for all transportation modes. Key to this transition will be the addition of increased residential intensity in a variety of types and forms to take advantage of the Complete Neighborhood amenities in the area. Mixed use structures will be encouraged with non-residential uses located predominantly on the street level and residential units on upper levels. Multifamily structures in a variety of forms will also be desirable. Mixed use and multifamily residential buildings should be a combination of two and three story structures oriented to the street, though a buffer should be placed between buildings and the street with green space and/or hardscaping. Parking areas should be predominantly located behind buildings or screened from view. Live-work housing opportunities will be encouraged, as well as any other opportunities to promote local entrepreneurship. Single family residential units are not envisioned for this area. Particular care and attention will need to be given to ensure a successful transition between this mixed use subarea to the adjacent Midtown Residential (Subarea 4.3). The location of buildings and parking, types of uses and overall intensity of use should be considered to ensure a successful blend of these two subareas.

4.4: Midtown Residential

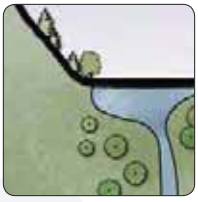


Village Form



This residential, STABLE Subarea should continue as a single family and multifamily residential neighborhood with a mix of ownership and rental units in close proximity to Complete Neighborhood amenities. Pedestrian and bicycle connections should be enhanced, both in terms of internal destinations and those beyond, particularly to schools in other districts. Portions of this subarea also function as a wildlife movement corridor. In the future, wildlife permeability to and from Flat Creek will be maintained and enhanced. Development should also occur in a manner that is sensitive to hillsides, and smaller building footprints should be encouraged in order to provide open and/or landscaped areas. Future improvements to Flat Creek and the adjacent pathway and park system will be needed to support the health of this natural feature for wildlife and residents.

4.5: Karns Meadow



Preservation Form

This PRESERVATION Subarea should continue to serve as wildlife habitat and a key wildlife movement corridor in the future. Moving forward wildlife needs will need to be carefully balanced with providing the recreational and other amenities envisioned in the original land owners conveyance of the property. The future addition of a street connection through this district will improve connectivity for all modes of transportation and create a separation between the developed and undeveloped portions of the area.

Central Wyoming College Jackson Center

Community Meeting

Sketch Plan and Zoning Map Amendment

Thursday, February 15th, 2018

5:30pm - 7:00pm at the Center for the Arts

	NAME	PHYSICAL ADDRESS	E-MAIL
1	Bob Bell	Jackson, WY	bob.belljh@outlook.com
2	John Carney	215 S. King St.	john@clbarchitects.com
3	Tasha Starr	Alpine, WY	tasha.starr@fourseasons.com
4	Kathy Wells	Riverton, WY	kathywellsrn@yahoo.com
5	Amy Madera	Jackson, WY	amadera73@gmail.com
6	Dan Myers	Jackson, WY	dan.myers@fourseasons.com
7	Ed Gannon	Jackson, WY	ed.gannon@fourseasons.com
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
	Thank you for your participation!		

CW JACKSON

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

January 29, 2018

To Whom It May Concern:

Central Wyoming College intends to submit a Sketch Plan application with a Zoning Map Amendment to the Town of Jackson this spring to permit a new Jackson Center at 230 and 330 Veronica Lane.

There will be a community meeting on Thursday, February 15th, 2018 from 5:30pm to 7:00pm at the Center for the Arts (240 S. Glenwood Street) where you will have the opportunity to ask any questions you may have about what is being proposed and to provide feedback.

Sincerely,

JORGENSEN ASSOCIATES, P.C.

Brendan Schulte
Senior Planner

NOTICE OF COMMUNITY MEETING FOR CENTRAL WYOMING COLLEGE – JACKSON CENTER

Central Wyoming College intends to submit a Sketch Plan application with a Zoning Map Amendment to the Town of Jackson this spring to permit a new Jackson Center on Veronica Lane.

Please attend this open house to ask questions about what is being proposed and provide feedback.

Thursday, February 15th, 2018 from 5:30pm to 7:00pm at the Center for the Arts (enter on the Glenwood side) 240 S. Glenwood St. Jackson, WY

CWC JACKSON

Jud on

Witness had clai

A judge h state of Wy James Rad animal crue Teton C Becket Hin 18 after le ness filed against Ra lated matt spected her Judge ton, revie Mary Wen against Ra small clai plaint ste Lampton not vice ve "Ms. La Radda is of bias or against he filed Mon Radda wo against M this pend pure conj supported In the Jan. 18, discrimin courtroom to court f "These tled in m found Ra ing, demo

OWNER	ADDRESS	CITY,	STATE	ZIP	STREET ADDRESS (JACKSON)
PASSLINE PARTNERS LLC	P.O. BOX 1824	JACKSON	WY	83001	1120 ALPINE LANE
SSDA, LLC	P.O. BOX 3393	JACKSON	WY	83001	1160 ALPINE LANE
MAPLE WAY LLC	PO BOX 454	JACKSON	WY	83001	1115 MAPLE WAY
2LSN, LLC	HC 62 BOX 7374	STAR VALLEY RANCH	WY	83127	270 VERONICA LANE
MAPLE BUFFALO LLC	PO BOX 256	WILSON	WY	83014	1225 MAPLE WAY
FREDERICK HYDE HIBBERD JR. LIVING TRUST	400 N.W. RIDGE ROAD	JACKSON	WY	83001	1130 MAPLE WAY
COUNTRY LAWYERS, INC.	PO BOX 1845	JACKSON	WY	83001	1116 MAPLE WAY
NO FEAR! LLC	P.O. BOX 921	JACKSON	WY	83001	255 BUFFALO WAY
GREGORY E. & MARGARET J. PRUGH TRUSTEES	P.O. BOX 2914	JACKSON	WY	83001	1120 MAPLE WAY
KAIDI MORGAN DUNSTAN TRUSTEE	P.O. BOX 136	WILSON	WY	83014	1135 MAPLE WAY
PML, LLC	P.O. BOX 14580	JACKSON	WY	83002	275 VERONICA LANE
HOKE & CO., LLC	P.O. BOX 130	WILSON	WY	83014	250 VERONICA LANE
ALBERTSON'S STORES SUB LLC	250 PARKCENTER BLVD	BOISE	ID	83706	155 BUFFALO WAY
22 WEST, LLC	P.O. BOX 4659	JACKSON	WY	83001	505 POWDERHORN LANE #1
JACKSON CONGREGATION OF JEHOVAH WITNESSES	P.O. BOX 8705	JACKSON	WY	83002	1145 MAPLE WAY

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Your item has been delivered and is available at a PO Box at 11:14 am on February 3, 2018 in WILSON, WY 83014.

Status

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On Time

Expected Delivery on

THURSDAY

1 FEBRUARY 2018 ⓘ

by **8:00pm** ⓘ

Status

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by **8:00pm** ⓘ

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1 FEBRUARY 2018 ⓘ

by **8:00pm** ⓘ

Status

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JACKSON, WY 83001

Get Updates

Delivered

See More

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On Time

Expected Delivery on

THURSDAY

1 FEBRUARY 2018 ⓘ

by **8:00pm** ⓘ

Status

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Departed USPS Regional Facility
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February 6, 2018, 4:51 am
Arrived at USPS Regional Facility
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February 1, 2018, 12:04 pm
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February 1, 2018, 9:31 am
Delivered, PO Box
WILSON, WY 83014

Tracking Number: 9505510450118030164253

On Time

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STORMWATER MANAGEMENT MANUAL
RATIONAL METHOD FOR RUNOFF CALCULATIONS
POST-DEVELOPMENT - 100 YEAR EVENT

CWC Jackson
Lots 3, 6
17 July 2017

Design Storm Frequency = 100 years

Discharge Rate, d = 0.30 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Roofs	6,402	0.15	0.95	1.25	1.1875	1	0.15
Pavement	13,889	0.32	0	1.25	0	0	0.00
Lawn, Heavy, Flat, 2%	4,708	0.11	0.15	1.25	0.1875	0.1875	0.02
	0	0.00	0	1.25	0	0	0.00
	0	0.00	0	1.25	0	0	0.00
Totals	**24999**	**0.57**					**0.19**

Weighted Runoff Coefficient, $C_{wd} = \frac{SC_jA_j}{SA_j}$ = 0.27

C_{wd} x C_f = 0.34

C_{wd} x C_f x SA_j = 0.19

Time of Concentration = 5 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Discharge Volume (ft^3)	Site Detention (ft^3)	Peak Flow (ft^3/sec)
5	3	176.77	90.73	86.05	0.58
10	2.33	274.59	181.45	93.14	0.45
15	1.9	335.87	272.18	63.69	0.37
20	1.65	388.90	362.90	26.00	0.32
30	1.3	459.61	544.35	-84.74	0.25
40	1.08	509.11	725.80	-216.70	0.21
50	0.95	559.78	907.25	-347.47	0.19
60	0.82	579.82	1088.71	-508.89	0.16
70	0.74	610.46	1270.16	-659.70	0.14
80	0.65	612.81	1451.61	-838.79	0.13
90	0.61	646.99	1633.06	-986.07	0.12
100	0.56	659.95	1814.51	-1154.56	0.11

Water Quantity Storage Required = 93 ft^3
= 697 gallons

Peak Flow Rate = 0.58 cfs

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STORMWATER MANAGEMENT MANUAL
RATIONAL METHOD FOR RUNOFF CALCULATIONS
PRE-DEVELOPMENT FLOW RATE - 100 YEAR

CWC Jackson
Lots 3, 6
17 July 2017

Design Storm Frequency = 100 years

Discharge Rate, d = 0.00 cfs

PL

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Average, 2 to 7	18,253	0.42	0.13	1.25	0.1625	0.1625	0.07
Pavement	4,340	0.10	0	1.25	0	0	0.00
Unimproved	5,700	0.13	0.2	1.25	0.25	0.25	0.03
		0.00	0	1.25	0	0	0.00
		0.00	0	1.25	0	0	0.00
Totals	**28,293**	**0.65**					**0.10**

Weighted Runoff Coefficient, $C_{wd} = \frac{SC_jA_j}{SA_j}$ = 0.12

$C_{wd} \times C_f$ = 0.16

$C_{wd} \times C_f \times SA_j$ = 0.10

Time of Concentration = 5 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
1	0	0.00	0.00
5	3	91.48	0.30
10	2.33	142.10	0.23
15	1.9	173.81	0.19
20	1.65	201.26	0.17
30	1.3	237.85	0.13
40	1.08	263.47	0.11
50	0.95	289.69	0.10
60	0.82	300.06	0.08
70	0.74	315.92	0.07
80	0.65	317.14	0.07
90	0.61	334.82	0.06
100	0.56	341.53	0.06

Peak Flow Rate = 0.30 cfs

JORGENSEN
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November 27, 2017

Dennis Egge
State of Wyoming - State Construction Department
Construction Management Division
Cheyenne, WY 82002
Via email: dennis.egge@wyo.gov

RE: GEOTECHNICAL REPORT - REVISION 1, CENTRAL WYOMING COLLEGE – JACKSON CAMPUS, 235 AND 255 VERONICA LANE, JACKSON, WYOMING
PROJECT NO: 17067

Dear Mr. Egge,

We are pleased to present this revised report of our Geotechnical Site Investigation for the proposed new construction located at 235 and 255 Veronica Lane in Teton County, Wyoming. The report describes site conditions and presents conclusions and recommendations to support the design and construction of foundation elements.

Please note: this represents a revision of the report issued on November 20, 2017. We recommend notifying anyone who received a copy of the previous report and discarding all existing copies to avoid confusion. Of note, after conversations with the architect and structural engineer, we improved the project description (Section 2.0) and recommendations pertaining to bearing capacity (Section 5.2).

In summary, the site appears to be underlain by stony alluvium of the Cache Creek drainage, considered to be an adequate bearing layer for construction. Alluvial deposits are notoriously variable, but conditions observed during the subsurface exploration appear consistent across the proposed project area. Jorgensen should observe subgrade conditions for any foundation elements prior to placement of fill or foundation elements, especially if pockets or lenses of loose sand, fine-grained soils, or undocumented fills are observed. Two standpipes were installed on the property in order to monitor peak groundwater levels during the spring of 2018. Due to concerns with high seasonal groundwater, a basement is not recommended.

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If you have any questions about this report, or if we may provide other services to you, please do not hesitate to contact us. As the project progresses, we will be available to answer questions.

Respectfully submitted,

JORGENSEN GEOTECHNICAL

Lauren Jones

Colter H. Lane, P.E.

Geotechnical Investigation Report - Revision 1
Central Wyoming College – Jackson Campus
235 and 255 Veronica Lane

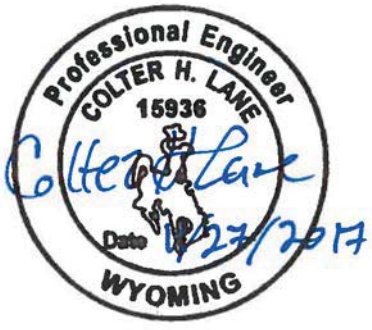
Prepared for:

Dennis Egge
State of Wyoming - State Construction Department
Construction Management Division
Cheyenne, WY 82002

Prepared by:

JORGENSEN GEOTECHNICAL, LLC

PO Box 9550
Jackson, WY 83002



November 27, 2017

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1.0 INTRODUCTION

At the request of Mr. Dennis Egge, Jorgensen Geotechnical (JG) conducted a Geotechnical Site Investigation at 235 and 255 Veronica Lane in Jackson, Wyoming (Figure 1). The purposes were to observe soil and groundwater conditions, evaluate soil engineering properties, and to provide recommendations to support design and construction the proposed Jackson Outreach Center of Central Wyoming College. The scope of services included excavating and logging two exploratory test pits, performing engineering analyses, and furnishing this report.

2.0 PROPOSED CONSTRUCTION

Concept plans from the Level II Study report indicate two possible site layouts. It is our understanding that Option 2 of the report is preferred, which comprises a two story structure situated in the eastern portion of the project site. Parking is proposed west of the structure and a detached, above ground mechanical building is proposed along the northern boundary of the site. Floor area will be 15,940 ft^2 between the two levels with 1,400 ft^2 for a mechanical mezzanine. According to the architect, the structure will be comprised of a steel frame with a composite concrete deck. We have assumed a spread footing foundation system for analyses.

3.0 INVESTIGATION PROCEDURE

3.1 Field Investigation

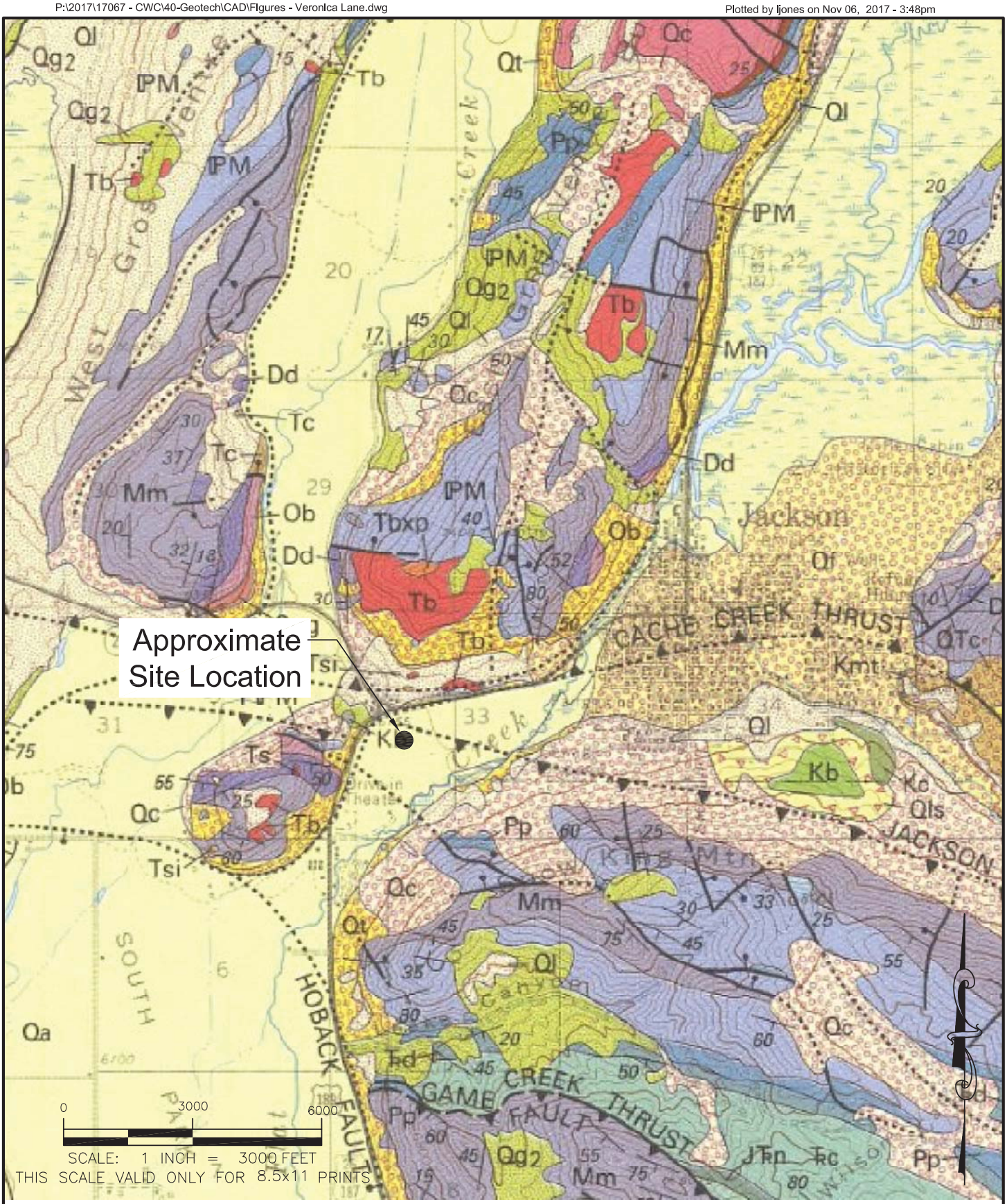
The field investigation was conducted on November 6, 2017. Two test pits were excavated to depths of 7 feet below the ground surface (bgs) in JG-1 and 10 feet bgs in JG-2. Soil type, thickness, consistency, and relative moisture content were observed and documented by JG. Site conditions may vary and actual soil conditions may differ from those represented in the exploration logs. Approximate test pit locations are shown on Figure 2 and detailed test pit logs are presented graphically in Appendix A.

3.2 Laboratory Analysis

The stony nature of the site soils precludes laboratory testing due to the size of a properly representative sample. Soil engineering behavior has been estimated using field observations of soil type and consistency.

3.3 Report Preparation

The report describes the geological site conditions and includes a site location and geologic map and descriptive test pit logs. The report provides engineering analyses and recommendations for construction of new foundation elements.



From Love et al, 1992, Geologic Map of the Grand Teton National Park, Teton County, Wyoming Map I-2031

Map symbols: Qa - Alluvium Kb - Sandstone
Qf - Alluvial Fan Qc - Colluvium

DRAFTED BY: LJ REVIEWED BY: CHL PROJECT NUMBER 17067	SHEET TITLE: Figure 1 Site Location and Geologic Map	PROJECT TITLE: Geotechnical Site Investigation CWC - Veronica Lane Jackson, Wyoming	JORGENSEN Geotechnical, LLC 307-733-5150 www.jorgeng.com

0 50 100

SCALE: 1 INCH = 50 FEET

THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

NOTES:
AERIAL IMAGERY FROM TETON COUNTY GIS. DATED JUNE 8, 2017.
TEST PIT LOCATIONS ARE APPROXIMATE, BUT WERE SURVEYED BY JORGENSEN NOV 6, 2017, FOR MORE ACCURATE MAPPING DURING DESIGN.

DRAFTED BY:	LJ
REVIEWED BY:	CHL
PROJECT NUMBER	17067

SHEET TITLE:
Figure 2
Test Pit Location Map

PROJECT TITLE:
Geotechnical Site Investigation
CWC - Veronica Lane
Jackson, Wyoming

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4.0 SITE CONDITIONS

4.1 Site Description

235 and 255 Veronica Lane are located in western Jackson, WY, approximately 1,000 feet northwest of Flat Creek. The site is relatively flat at an approximate elevation of 6,150 feet above mean sea level (Figure 2). Each lot is approximately 0.3 acres and the ground is currently covered by tall grasses.

The project area is currently undeveloped and, according to historic aerial photography, has mainly served as parking or storage. Construction of the structure at 275 Veronica Lane to the north appears to have occurred in 2007 and the fill observed in test pit JG-1 (see Section 4.3) may have been left on site at that time.

4.2 Geology

The project site is found on the geologic map of Grand Teton National Park by J.D. Love, et al, published in 1992 (Figure 1). The map shows the location of surface deposits, bedrock units, and geologic structures (i.e., faults and folds). According to the map, the project site is covered by Quaternary age alluvial deposits which consist of gravel, sand, and limited channel fillings of silt and clay. Bedrock is assumed to be very deep. Soil types observed during the site investigation are consistent with mapped geology.

Numerous Quaternary age (relatively young and potentially active) faults have been mapped in the Jackson area (Case, 1997), most notably the Teton fault system along the east side of the Teton Range, approximately 5 miles west of the project site. The inferred (buried) traces of the Cache Creek and Jackson thrust faults are located very near the site (dotted lines on Figure 1), crossing the town of Jackson on a generally east-west trend. These faults are considered to be relatively old and inactive and do not affect the project.

4.3 Soils

The site is generally underlain by sandy gravel and cobble alluvium of the Cache Creek alluvial floodplain. All test pits encountered about two feet of sandy silt topsoil underlain by stony alluvium. The topsoil was logged as moist, dark brown, medium stiff, sandy silt. The alluvium was described in the field as slightly moist to moist, tan and light grey with rusty blotches, medium dense, primarily consisting of 70-75% gravel and cobble to 15-inches in diameter with a clayey silt and sand matrix. Detailed test pit logs are attached in Appendix A.

A few pieces of trash were encountered in JG-1 to a depth of about 4-ft indicating an undocumented fill. As described above, this fill may be associated with construction of the structure to the north and is not anticipated to extend very far south. In the event fills are identified in the foundation excavation, they should be removed from below foundation elements.

Similar soils were encountered in test pits excavated north and south of the proposed buildings and are likely consistent across the project area. However, lenses of loose sand and fine-grained material are common in alluvial deposits and JG should observe subgrade conditions prior to placement of fill or foundation elements, especially if pockets or lenses of loose sand, fine-grained soils, or undocumented fills are observed.

4.4 Groundwater

Groundwater was encountered at about 6.5 and 8-ft bgs in JG-1 and JG-2, respectively, during the investigation on November 6, 2017. Soil conditions were observed to be slightly moist to moist, with moisture content increasing with depth. Groundwater monitoring standpipes were installed in both test pits: MW-1 at 7-ft bgs and MW-2 at 10-ft bgs (see Figure 2).

The investigation occurred after what is considered the peak seasonal groundwater level in this area. Therefore, it is recommended that groundwater levels are monitored during the spring 2018 runoff season. Soils with rust staining (i.e., “gleyed soils”) were observed in both pits within about 3-4 feet of the ground surface. Gleyed soils occur in anoxic environments and may indicate levels of sustained high groundwater. Due to the possibility of seasonally high groundwater levels, a basement is not recommended and any mechanical equipment placed in crawlspace areas should be moisture insensitive.

4.5 Earthquakes and Seismicity

Jackson Hole is located within the Intermountain Seismic Belt, a zone of seismicity that extends from southern Utah through eastern Idaho, western Montana, and western Wyoming (Smith and Arabasz, 1991). The Teton fault along the eastern margin of the Teton Range, approximately 5 miles to the west of the site, is considered an important structural element of the Intermountain Seismic Belt. Predicted recurrence intervals for maximum credible earthquakes have passed for most of the fault systems capable of generating magnitude 7.5 events in western Wyoming (Case, 1997), implying the risk of major earthquakes is relatively high.

Ground motion accelerations should be derived for the project site in accordance with the general procedure defined in the International Building Code (IBC). The IBC references ASCE 7-10 to determine the ground motion accelerations. Based on subsurface soils and our experience in the area, the site is classified as a Site Class D (“Stiff Soil”). For your convenience, USGS Seismic Design Maps Summary and Detailed Reports were produced assuming a risk category of I/II/III (assumed) and are attached in Appendix B. These reports present design ground motion for structural design.

The site is in an area of moderate seismic activity. The current peak horizontal acceleration (PGA) with 10% probability of exceedance in 50-years is approximately 0.19g, according to the USGS National Seismic Hazard Maps (2014). This has been applied in this report for analysis of seismic lateral loading on retaining walls, see Section 5.3.

The provisions of the IBC are intended to provide uniform levels of performance for structures, depending on their occupancy and use and the risk inherent to their failure. The approach adopted in the IBC is intended to provide a uniform margin of safety against collapse at the *design* ground motion. The *design* earthquake ground motion is selected at a ground shaking level that is 2/3 of the *maximum considered earthquake* (MCE) ground motion, which has a likelihood of exceedance of 2 percent in 50 years (a return period of about 2,500 years). The owner should be aware that the IBC is not intended to prevent damage or loss of function during a major earthquake; it is intended to reduce the risk of loss of life. Structural design should follow the level of risk tolerable to the owner.

4.6 Geologic Hazards and Liquefaction

The owner should be aware that in the event of a large magnitude earthquake (i.e., approximately 7.5), strong ground shaking or liquefaction could potentially cause damage to structures (Smith, et al, 1993). The owners may wish to consider the option of carrying earthquake insurance in addition to homeowner's insurance.

Loose, saturated sands and silty sands, and in some cases, silts and gravels, may liquefy when exposed to seismic shaking. Evaluation of the deep subsurface conditions and assessment of the liquefaction potential at this site are beyond the scope of this investigation. However, the gravel and cobbles encountered in the test pits appear too stony and dense to liquefy in a seismic event. Since the site is in a relatively flat area, if liquefiable material is present at greater depths, seismically-induced liquefaction could cause differential settlement but is unlikely to cause “lateral spreading”, which is a major slope movement that is a common source of catastrophic failure during earthquakes.

5.0 ENGINEERING ANALYSES

5.1 Settlement

Significant consolidation of the stony alluvial deposits (i.e., greater than 1-inch of total settlement) was observed in the test pits below the topsoil and undocumented fills. Thus, foundation elements should be placed directly on native sandy gravel and cobble. Recommendations regarding site preparation may be found in Section 6.2. If encountered, topsoil, fill, and any fine-grained soils should be removed below all footings. Lenses of loose sand or fine-grained material may occur in the stony material; if encountered during construction, they should be removed and replaced with structural fill or native stony alluvium.

5.2 Bearing Capacity

Bearing capacity of soil refers to its ability to resist shear failure under load. Soil parameters (i.e., inputs to the bearing capacity equation) were derived based on visual classification of the soil. The allowable bearing capacity for the gravel and cobble alluvium was estimated using Terzaghi’s bearing capacity equation for 2-ft continuous (i.e., strip) footings and 6.25’x6.25’ square footings (Bowles, 1996).

Allowable bearing capacity is calculated to be:

- 2-ft Continuous = 6,500 psf
- 6.25'x6.25' Square = 8,400 psf

Soil bearing capacity is dependent not only on its strength, but also the geometry of the foundation elements. The calculations assume the bottom of footing elevation is buried 3-ft below final grade. If existing conditions are found to differ from these assumptions or if new footings will have different dimensions, please contact us for a reevaluation of the allowable bearing capacity.

5.3 Lateral Loads on Foundation Walls

Lateral pressures were calculated using methods suggested by Bowles (1996). Lateral pressures were calculated for at-rest, active, and passive conditions and presented in Table 5-1.

Table 5-1: Lateral Pressure Parameters for Native Stony Alluvium or Stony "Pit-Run" Fill

Condition	Coefficient of Earth Pressures	γK (equivalent fluid pressure)
Static Conditions		
Level Backfill	K_o = 0.43	58 pcf
	K_a = 0.27	37 pcf
	K_p = 3.69	498 pcf
Earthquake Conditions		
Level Backfill	K_{ae} = 0.33	44 pcf
	K_{pe} = 3.49	472 pcf

Values in the table assume a level ground surface adjacent to retaining structures. We have assumed site derived "pit-run" material (sandy gravel and cobble) will be used as exterior backfill, which has an estimated internal friction angle of 35° and a unit weight of 135 pcf.

5.3.1 Active Pressures

For lateral pressure design of retaining walls, which are allowed to deflect and develop an active soil wedge, the calculated equivalent fluid pressure (γK_a) is 37 pcf (pounds per cubic foot). This pressure distribution would be equivalent to a force of approximately $18.5H^2$ pounds per horizontal foot of wall acting at one-third the wall height (H) above the base.

Lateral pressures on retaining walls from earthquakes were estimated using the Mononobe-Okabe equations (Bowles, 1996; Duncan et al, 1990). Because the maximum acceleration occurs only briefly during an earthquake, it is common practice when designing dams and other earth structures to reduce the design acceleration to ½ of the maximum design acceleration (Hynes-Griffin and Franklin, 1984). Thus, we have calculated seismic lateral pressures using a horizontal acceleration k_h of 0.1g (1/2 of k_h max) per the USGS (2014).

Research has indicated that lateral pressures due to earthquakes are non-hydrostatic in distribution, and the resultant acts above the lower third-point of the wall (Bakeer, et al, 1990). Accordingly, active soil pressures must be divided into two components that act at different wall heights. The static force acts at the lower third-point, as discussed above. The resultant force from seismic lateral pressures is applied at 60% of the wall height above the base with a magnitude equal to the difference between seismic and static active pressures; i.e., (γK_{ae} - γK_a)H^2 or 3.5H^2 pounds per horizontal foot of wall applied.

5.3.2 At-Rest Pressures

For lateral pressure design of basement walls, which are restrained and not allowed to deflect, the calculated at rest earth pressure (γK_o) is 58 pcf. Design control of such walls shall be whichever generates the higher resultant force: at-rest pressures or active seismic pressures.

5.3.3 Passive Pressures

For passive pressure design, the earth pressure coefficient (γK_p) is about 498 pcf, assuming a horizontal ground surface adjacent to the wall and reduced to 472 pcf for seismic conditions. Passive pressure design should neglect loose fill and soil located within the frost zone.

5.4 Soil Friction

Terzaghi et al, (1996) suggest use of the internal strength of the soil for the friction angle along a concrete base in granular soils, with a maximum value of 30°. Accordingly, a friction value of 0.58, which is the tangent of 30°, is suggested if foundation elements are founded on native stony alluvium or compacted, granular structural fill. The friction value may be combined with the passive pressure to resist horizontal loads.

6.0 RECOMMENDATIONS

6.1 Foundations

In our opinion, the existing native stony alluvium, consisting of sandy gravel and cobble, is anticipated to provide adequate support for the proposed foundation loads. We strongly recommend that the building foundation systems be placed entirely on native stony material or approved structural fill consisting of imported “pit-run” or re-compacted stony site soil. Topsoil, fill, and any fine-grained flood plain deposits should be removed and building foundations should be placed entirely on native stony alluvium or approved structural fill.

All footings should be placed below the frost line, including exterior footings for awnings and porches. The building code for Teton County requires that footings be placed at a minimum depth of 34 inches from finished grade, with a minimum foundation exposure of 6 inches above finished grade.

Minor cracks in the foundation walls, floor slabs, and sheetrock are normal and should not be a cause for concern. A structural engineer should review the plans to check that adequate lateral restraint is provided to foundation walls by the floor joists.

Local codes regarding foundation ventilation and radon mitigation should be followed. The contractor shall be ultimately responsible for following local building regulations and codes.

6.2 Site Preparation

Prior to placement of structural fill, the site should be cleared and stripped of topsoil and organic debris. No brush, roots, frozen material, or other deleterious or unsuitable materials shall be incorporated in the foundation subgrade or structural fill. All exposed subgrade surfaces should be free of mounds and depressions which could prevent uniform compaction. If unexpected fills or obstructions are encountered during site clearing or excavation, such features should be removed and the excavation thoroughly cleaned prior to backfill placement and/or construction.

If sand or fine-grained soils are observed in the foundation excavation, they should be removed and replaced with an approved structural fill, such as pit-run or native stony alluvium. The foundations should bear directly on the stony gravel and cobble alluvium or approved structural fill placed in direct contact with the stony alluvium.

During excavation for the foundation footings, removal of large cobbles may disturb and loosen the surrounding material. All disturbed areas should be compacted with a smooth-drum vibratory roller, in vibratory mode with a *minimum* of three passes, prior to placement of structural fill and/or footing construction. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed.

All excavations and foundation subgrades should be observed by a representative of JG prior to fill or concrete placement, especially if questionable materials are exposed. Notice shall be provided at a minimum of 24 hours before the requested observation.

6.3 Excavation and Cut Slope Stability

OSHA regulations (29CFR1926) appear to classify the alluvial material at the site as Type C soil. For planning and design purposes, simple cut slopes should be no steeper than 1.5H:1V. The contractor shall be responsible for adherence to OSHA and other safety regulations by observing soil and groundwater conditions at the time of construction.

6.4 Final Backfilling and Grading

Properly compacted backfill and site drainage are important. Table 6-1 provides a method specification for compaction of stony material. If structural fill is used to achieve final grades, the fill may consist of select granular site material or imported pit run fill placed in horizontal lifts no greater than 12 inches loose thickness, as indicated by Table 6-1. Larger cobbles (> 4" diameter) should not be used as structural backfill, except as specified in Table 6-1.

Stony fill will compact into a dense, strong, well-drained structural fill, and tight moisture control is usually not required. Table 6-1 presents a *minimum* number of passes for each

compactor type. The actual number of passes should be determined by observing compaction after each pass to determine if the surface is non-yielding. If the fill surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed. Once the final number of passes is determined, the method may be continued for the rest of the project as long as fill properties, groundwater levels, and subgrade soil conditions remain the same. It is important to establish a method specification as early in the construction as possible and apply it consistently for the entirety of the building pad construction. Jorgensen is available to observe lift thickness, number of passes, and equipment used to verify a non-yielding state is achieved.

Table 6-1: Compaction Parameters for Stony Fill

Compactor Type	Lift Thickness	Maximum Particle Size	Minimum Number of Passes
5-ton vibratory	12 inches	9-inch*	3
1.5-ton vibratory	9 inches	6-inch	5
Hand-held	4 inches	4-inch	5

* Occasional clasts to 12-inch are permitted, if encountered, but should not be nested.

Exterior backfills should be placed as early as possible. However, do not over-compact exterior backfills against “green” foundation walls.

Utility trenches should also be backfilled in lifts and lightly compacted. The stony soils will require a vibrating smooth-drum roller or vibratory plate (i.e., hoe-pack or “jumping jack”) for compaction.

6.5 Interior Slabs-on-Grade

Interior slabs should be at least 4 inches thick, and any slabs bearing vehicles should be at least 6 inches thick, or as approved by a Structural Engineer. Minor floor cracking of slab-on-grade construction is difficult, if not impossible, to prevent. Such cracking is normal and should be expected to occur with time. Buildings are almost never free of cracks, and cracking is caused by many factors other than soil movement, such as concrete shrinkage or curling, or daily and seasonal variability in temperature and humidity.

An impermeable layer (usually plastic) is suggested beneath interior slabs, underlain by 4 inches of clean drain gravel that will act as a capillary break to reduce dampness. Three articles from the American Concrete Institute (ACI) that discuss these options are listed in the References (Holland and Walker, 1998; Suprenant and Malisch, 1998 & 1999). We are able to offer additional guidance if requested.

Two options are available to reduce the tendency for the concrete to crack or curl as it dries:

1. A blotter layer may be placed under the slab. In the past, loose sand has been used for this purpose, but is no longer recommended. A cover of 4 inches of trimmable,

compactible, granular material may be placed over the impermeable layer to receive the concrete slab. This material usually consists of "crusher run material", which varies in size from about 1.5-inch down to rock dust. Alternatively, 3 inches of compacted, fine-graded material such as crusher fines or manufactured sand may be used.

2. The blotter layer may be eliminated if the concrete is reinforced properly. The referenced article entitled "Controlling Curling and Cracking in Floors to Receive Coverings" provides a discussion of proper floor slab reinforcement. If the contractor needs additional guidance on reinforcement, a Structural Engineer should provide it.

6.6 Exterior Slabs-on-Grade

Exterior slabs such as driveways, patios, and sidewalks can move in response to changes in temperature, soil moisture, or subgrade freezing. Any fine-grained topsoil is potentially compressible and susceptible to frost heave. Any exterior flat work placed on these soils may perform poorly. Performance of exterior slabs at this site may be improved by compacting the surface of the native stony alluvium and seating the slab on at least 6 inches of road mix gravel (e.g., WYDOT Grading H).

Exterior slabs should be at least 4 inches thick, 6 inches if supporting vehicles, or as approved by the Structural Engineer. Exterior slabs should not be tied to foundation walls. Any movement of exterior slabs may be transmitted to the foundation walls, resulting in damage. Posts for patios or other exterior columns should not bear on exterior slabs. If the slabs settle or rise, the movement can be transmitted to the post, resulting in damage to the structure. Expansion joints are recommended in all concrete flatwork.

6.7 Crawlspace, Ventilation, and Radon

Evaluation of radon was beyond the scope of work; local codes should be followed and specialty contractors employed, if necessary. The building contractor is ultimately responsible for following local building codes. Crawlspace ventilation to reduce moisture and potential accumulation of radon gas is required by code. Placing a Class 1 vapor retarder in the crawlspace may reduce ventilation opening area requirements. Care should be taken while installing such a vapor retarder to avoid water overtopping and thus compromising the system. A capillary break layer (see Section 6.5) may be necessary to accommodate a radon vent pipe.

6.8 Reinforcing, Utilities Testing, and Concrete Considerations

Footings, slabs, and foundation walls should be reinforced to resist differential movement. Consultation with a Structural Engineer to specify adequate reinforcement is suggested. Water and sewer lines should be pressure tested before backfilling. Exterior concrete should contain 5% to 7% entrained air.

6.9 Observation during Construction

A representative of JG should observe construction of any foundation or drainage elements recommended in this report. Site grading, leak-proof testing, and soil compaction shall be

observed by a representative Jorgensen. Recommendations in this report are contingent upon our involvement. If any unexpected soils or conditions are revealed during construction, this office should be notified immediately to survey the conditions and make necessary modifications.

7.0 LIMITATIONS

This report has been prepared based on a limited amount of data. Actual site conditions may vary. The report is for single use and under no circumstances are the figures and text to be used separately. These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty is made or implied.

8.0 REFERENCES

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APPENDIX A

Test Pit Logs

Jorgensen Geotechnical
Jackson, WY 83002
Telephone: 307-733-5150
Fax: 307-733-5187

TEST HOLE LOG

PROJECT NAME: CWC - Veronica Lane	DATE: 11/6/2017
PROJECT LOCATION: Jackson, Wyoming	HOLE NO.: JG-1/MW-1
TEST HOLE LOCATION: See site map	

ELEVATION G.S. (ft.):	TOTAL DEPTH (ft.): 7	GROUNDWATER LEVEL (ft.): 6.5	MEASURED FROM: Ground surface
DRILL TYPE: JD 310SJ	HAMMER:	DRILL CO: Fish Creek Excavation	DRILLER: Bill / LOGGED BY: lj

DEPTH (ft.)	GRAPHICAL LOG	SAMPLE	S.P.T. (N) BLOWS/6 IN.	(N1)60 BLOWS/FT.	RECOVERY (%)	UNCONFINED STRENGTH (TSF)	CLASSIFICATION	DESCRIPTION / COMMENTS:	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMITS (%)	PLASTICITY INDEX (%)	WELL COMPLETION
1–7								0.0-2.2ft Sandy SILT: Moist, dark brown, soft to medium stiff, massive, roots down to 2-ft [TOPSOIL] 2.2-4.0ft Sandy GRAVEL/COBBLE: Slightly moist to moist, tan and light grey with rusty blotches, medium dense, stratified, 70-75% subangular to subrounded gravel/cobble up to 15-in diameter, clayey silty sand matrix, some scattered pieces of trash within upper 4-ft [ALLUVIUM/FILL] 4.0-7.0ft Sandy GRAVEL/COBBLE: Slightly moist to wet, tan and light grey with rusty blotches, medium dense, stratified, 70-75% subangular to subrounded gravel/cobble up to 15-in diameter, clayey silty sand matrix [ALLUVIUM] Notes: Groundwater encountered at 6.5-ft. Pitwalls caving at 7-ft. Stopped at request. 4-in perforated standpipe installed to 7.0-ft. Stick up of 3.0-ft. Backfilled with spoils. ▼					
8–10													

Jorgensen Geotechnical
Jackson, WY 83002
Telephone: 307-733-5150
Fax: 307-733-5187

TEST HOLE LOG

PROJECT NAME: CWC - Veronica Lane	DATE: 11/6/2017
PROJECT LOCATION: Jackson, Wyoming	HOLE NO.: JG-2/MW-2
TEST HOLE LOCATION: See site map	

ELEVATION G.S. (ft.):	TOTAL DEPTH (ft.): 10	GROUNDWATER LEVEL (ft.): 8	MEASURED FROM: Ground surface
DRILL TYPE: JD 310SJ	HAMMER:	DRILL CO: Fish Creek Excavation	DRILLER: Bill	LOGGED BY: lj

DEPTH (ft.)	GRAPHICAL LOG	SAMPLE	S.P.T. (N) BLOWS/6 IN.	(N1)60 BLOWS/FT.	RECOVERY (%)	UNCONFINED STRENGTH (TSF)	CLASSIFICATION	DESCRIPTION COMMENTS:	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMITS (%)	PLASTICITY INDEX (%)	WELL COMPLETION
1								0.0-1.9ft Sandy SILT: Moist, dark brown, soft to medium stiff, massive, roots down to 2-ft [TOPSOIL]					
2								1.9-10.0ft Sandy GRAVEL/COBBLE: Slightly moist to wet, tan and light grey with rusty blotches, dense, stratified, 70-75% subangular to subrounded gravel/cobble up to 15-in diameter, clayey silty sand matrix, rusty patches starting at 4-ft [ALLUVIUM] Notes: Groundwater encountered at 8.0-ft. Stopped at request. 4-in perforated standpipe installed to 10.0-ft. Stick up of 1.7-ft. Backfilled with spoils.					
3													
4													
5													
6													
7													
8													
9													
10													

APPENDIX B

USGS Seismic Design
Summary and Detailed Reports

USGS Design Maps Summary Report

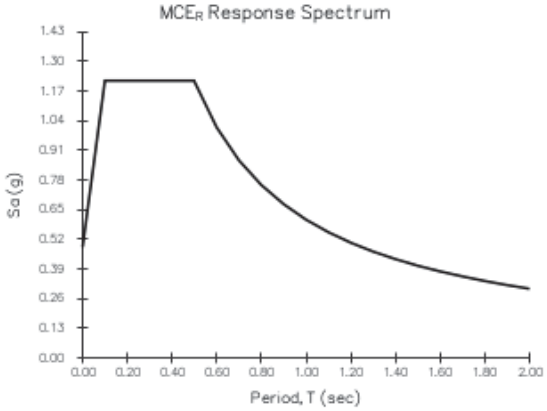
User–Specified Input

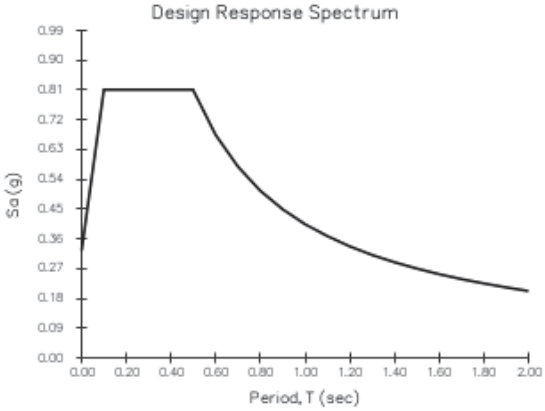
Report Title	CWC - Veronica Lane Tue November 7, 2017 16:37:40 UTC
Building Code Reference Document	ASCE 7-10 Standard (which utilizes USGS hazard data available in 2008)
Site Coordinates	43.4709°N, 110.788°W
Site Soil Classification	Site Class D – "Stiff Soil"
Risk Category	I/II/III

USGS–Provided Output

S_S =	1.185 g	S_{MS} =	1.216 g	S_{DS} =	0.811 g
S_1 =	0.362 g	S_{M1} =	0.606 g	S_{D1} =	0.404 g

For information on how the SS and S1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.





For PGA_M, T_L, C_{RS}, and C_{R1} values, please view the detailed report.

USGS Design Maps Detailed Report

ASCE 7-10 Standard (43.4709°N, 110.788°W)

Site Class D – "Stiff Soil", Risk Category I/II/III

Section 11.4.1 — Mapped Acceleration Parameters

Note: Ground motion values provided below are for the direction of maximum horizontal spectral response acceleration. They have been converted from corresponding geometric mean ground motions computed by the USGS by applying factors of 1.1 (to obtain S_S) and 1.3 (to obtain S_1). Maps in the 2010 ASCE-7 Standard are provided for Site Class B. Adjustments for other Site Classes are made, as needed, in Section 11.4.3.

From Figure 22-1 [1]	S_S = 1.185 g
From Figure 22-2 [2]	S_1 = 0.362 g

Section 11.4.2 — Site Class

The authority having jurisdiction (not the USGS), site-specific geotechnical data, and/or the default has classified the site as Site Class D, based on the site soil properties in accordance with Chapter 20.

Table 20.3–1 Site Classification

Site Class	$\overline{v}_s$	$\overline{N}$ or $\overline{N}_{ch}$	$\overline{s}_u$
A. Hard Rock	>5,000 ft/s	N/A	N/A
B. Rock	2,500 to 5,000 ft/s	N/A	N/A
C. Very dense soil and soft rock	1,200 to 2,500 ft/s	>50	>2,000 psf
D. Stiff Soil	600 to 1,200 ft/s	15 to 50	1,000 to 2,000 psf
E. Soft clay soil	<600 ft/s	<15	<1,000 psf
	Any profile with more than 10 ft of soil having the characteristics: • Plasticity index PI > 20, • Moisture content w ≥ 40%, and • Undrained shear strength $\overline{s}_u$ < 500 psf		
F. Soils requiring site response analysis in accordance with Section 21.1	See Section 20.3.1		

For SI: 1ft/s = 0.3048 m/s 1lb/ft² = 0.0479 kN/m²

Section 11.4.3 — Site Coefficients and Risk–Targeted Maximum Considered Earthquake (MCE_R) Spectral Response Acceleration Parameters

Table 11.4–1: Site Coefficient F_a

Site Class	Mapped MCE_R Spectral Response Acceleration Parameter at Short Period				
	$S_S \le 0.25$	$S_S = 0.50$	$S_S = 0.75$	$S_S = 1.00$	$S_S \ge 1.25$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	See Section 11.4.7 of ASCE 7				

Note: Use straight–line interpolation for intermediate values of S_S

For Site Class = D and S_S = 1.185 g, F_a = 1.026

Table 11.4–2: Site Coefficient F_v

Site Class	Mapped MCE_R Spectral Response Acceleration Parameter at 1–s Period				
	$S_1 \le 0.10$	$S_1 = 0.20$	$S_1 = 0.30$	$S_1 = 0.40$	$S_1 \ge 0.50$
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.7	1.6	1.5	1.4	1.3
D	2.4	2.0	1.8	1.6	1.5
E	3.5	3.2	2.8	2.4	2.4
F	See Section 11.4.7 of ASCE 7				

Note: Use straight–line interpolation for intermediate values of S_1

For Site Class = D and S_1 = 0.362 g, F_v = 1.677

Equation (11.4–1): $S_{MS} = F_a S_S = 1.026 \times 1.185 = 1.216$ g

Equation (11.4–2): $S_{M1} = F_v S_1 = 1.677 \times 0.362 = 0.606$ g

Section 11.4.4 — Design Spectral Acceleration Parameters

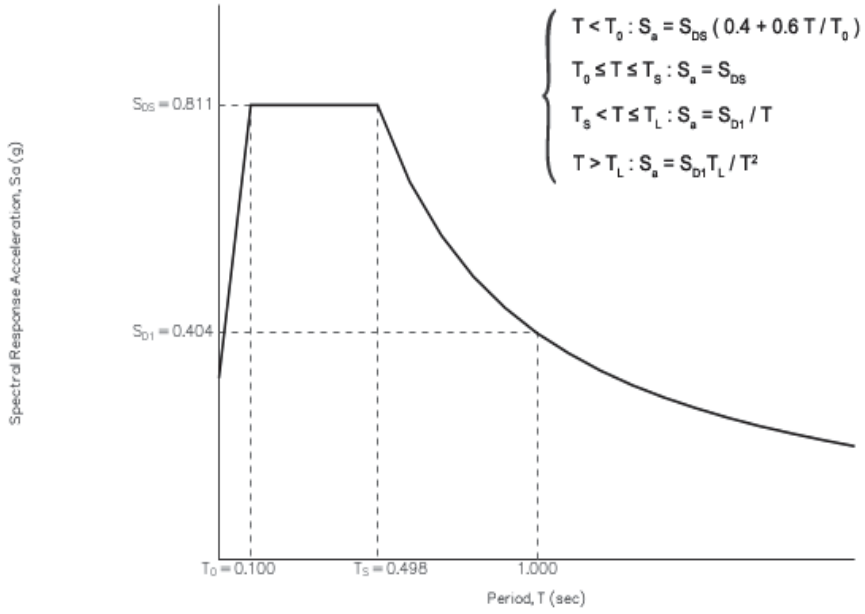
Equation (11.4–3): $S_{DS} = \frac{2}{3} S_{MS} = \frac{2}{3} \times 1.216 = 0.811$ g

Equation (11.4–4): $S_{D1} = \frac{2}{3} S_{M1} = \frac{2}{3} \times 0.606 = 0.404$ g

Section 11.4.5 — Design Response Spectrum

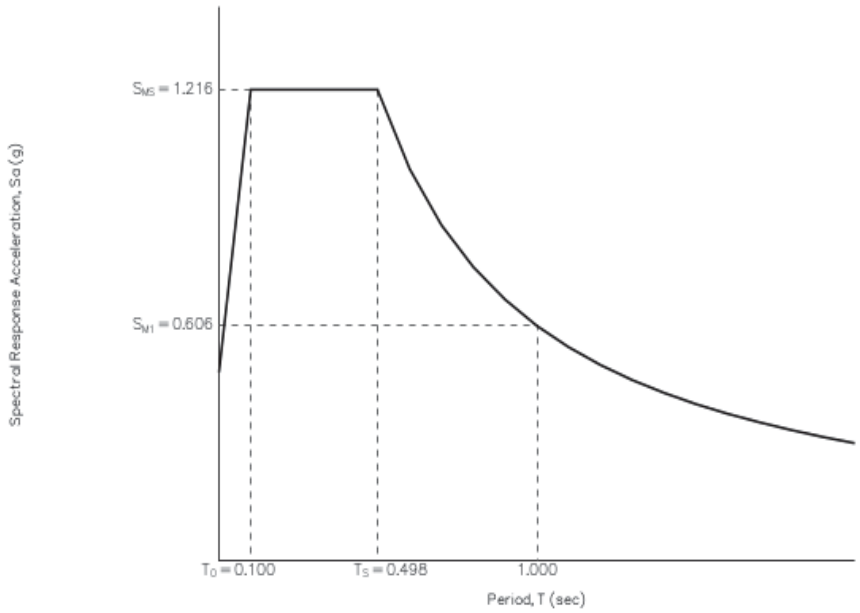
From Figure 22-12 [3] $T_L = 8$ seconds

Figure 11.4–1: Design Response Spectrum



Section 11.4.6 — Risk-Targeted Maximum Considered Earthquake (MCE_R) Response Spectrum

The MCE_R Response Spectrum is determined by multiplying the design response spectrum above by 1.5.



Section 11.8.3 — Additional Geotechnical Investigation Report Requirements for Seismic Design Categories D through F

From Figure 22-7 [4] PGA = 0.455

Equation (11.8–1): $PGA_M = F_{PGA}PGA = 1.045 \times 0.455 = 0.475$ g

Table 11.8–1: Site Coefficient F_{PGA}

Site Class	Mapped MCE Geometric Mean Peak Ground Acceleration, PGA				
	PGA ≤ 0.10	PGA = 0.20	PGA = 0.30	PGA = 0.40	PGA ≥ 0.50
A	0.8	0.8	0.8	0.8	0.8
B	1.0	1.0	1.0	1.0	1.0
C	1.2	1.2	1.1	1.0	1.0
D	1.6	1.4	1.2	1.1	1.0
E	2.5	1.7	1.2	0.9	0.9
F	See Section 11.4.7 of ASCE 7				

Note: Use straight–line interpolation for intermediate values of PGA

For Site Class = D and PGA = 0.455 g, F_{PGA} = 1.045

Section 21.2.1.1 — Method 1 (from Chapter 21 – Site-Specific Ground Motion Procedures for Seismic Design)

From Figure 22-17 [5] C_{RS} = 0.885

From Figure 22-18 [6] C_{R1} = 0.877

Section 11.6 — Seismic Design Category

Table 11.6-1 Seismic Design Category Based on Short Period Response Acceleration Parameter

VALUE OF S_{DS}	RISK CATEGORY		
	I or II	III	IV
$S_{DS} < 0.167g$	A	A	A
$0.167g \le S_{DS} < 0.33g$	B	B	C
$0.33g \le S_{DS} < 0.50g$	C	C	D
$0.50g \le S_{DS}$	D	D	D

For Risk Category = I and S_{DS} = 0.811 g, Seismic Design Category = D

Table 11.6-2 Seismic Design Category Based on 1-S Period Response Acceleration Parameter

VALUE OF S_{D1}	RISK CATEGORY		
	I or II	III	IV
$S_{D1} < 0.067g$	A	A	A
$0.067g \le S_{D1} < 0.133g$	B	B	C
$0.133g \le S_{D1} < 0.20g$	C	C	D
$0.20g \le S_{D1}$	D	D	D

For Risk Category = I and S_{D1} = 0.404 g, Seismic Design Category = D

Note: When S_1 is greater than or equal to 0.75g, the Seismic Design Category is **E** for buildings in Risk Categories I, II, and III, and **F** for those in Risk Category IV, irrespective of the above.

Seismic Design Category ≡ "the more severe design category in accordance with Table 11.6-1 or 11.6-2" = D

Note: See Section 11.6 for alternative approaches to calculating Seismic Design Category.

References

1. *Figure 22-1*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-1.pdf
2. *Figure 22-2*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-2.pdf
3. *Figure 22-12*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-12.pdf
4. *Figure 22-7*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-7.pdf
5. *Figure 22-17*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-17.pdf
6. *Figure 22-18*: https://earthquake.usgs.gov/hazards/designmaps/downloads/pdfs/2010_ASCE-7_Figure_22-18.pdf

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CENTRAL WYOMING COLLEGE JACKSON CENTER - TRAFFIC STATEMENT – 2/15/18

The Central Wyoming College – Jackson (CWC) facility is being developed on two adjacent platted lots within the Stockhouse-Patterson in Jackson, Wyoming. This traffic statement estimates the amount of traffic that will be generated by the CWC facility and identifies transportation demand strategies that may be undertaken by CWC to mitigate the volume of traffic generated.

CWC-Jackson currently operates out of the Center for the Arts. The Science, Nursing, and Culinary Arts programs have specialized lab and classroom space requirements that require partnerships with Jackson Hole High School, St. Johns Medical Center, and the Elks Club to provide auxiliary spaces and alleviates some of the classroom demands. The new CWC-Jackson will consolidate these programs within one approximately 18,000 square foot building.

CWC-Jackson has two types of semester patterns: one is a traditional schedule, the other is condensed. Traditional Schedule begins with the fall semester general begin on the last Monday of August, ending the 2nd week of December. Spring semester begins about the 2nd week of January and continues through the 1st or 2nd week of May. These semesters are 15 weeks long. The summer schedule begins the day after Memorial Day and generally lasts 10 weeks. Currently, CWC-Jackson does not offer in-person classes in the summer, but do anticipate offering in-person classes once they occupy the new building. The Condensed Schedule is currently only used by the Culinary and Hospitality Program. The majority of those in-person classes are offered for 9 weeks in the fall and in the spring (Oct 1 – Dec 1 and 3rd week of March – before Memorial Day). Those students are involved in work-study internships during the summer and winter seasons which are off campus.

Fall enrollment is estimated to be approximately 430 students and spring enrollment 260 students. This includes students that attend for only one month (for classes such as CNA) and weeks at a time (for noncredit). Class times occur between 8 a.m. and 9 p.m. throughout the week. CWC-Jackson maintains the ability to vary these times such that few courses are offered during peak hour commute times (7 to 9 a.m. and 4 to 6 p.m.).

The existing two lots of the proposed CWC are zoned AC and currently undeveloped. The Stockhouse-Patterson Addition includes five additional lots. All are developed with professional office buildings. The lots are served by Veronica Lane, a private subdivision road that accesses Maple Way, a Town of Jackson Street.

Maple Way has sidewalks on both sides of the street. The area is well served by START Bus with 3 dedicated stopes within 2 blocks of the proposed CWC-Jackson location.

PO Box 9550 · 1315 HWY 89 S., Suite 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

The existing traffic along Maple Way in the vicinity of Maple Way was 9,785 vehicles per day in 2014 and 9,598 vehicles per day in 2017. The volume was 9,937 vehicles per day in 2006. These counts indicate traffic volumes have been relatively stable along this corridor.

CWC-Jackson continues to develop their curriculum for this facility, and based upon information provided fall is the highest level of use with approximately 420 students attending. The facility will house 7 administrative staff, and approximately 14 adjunct professors will be teaching classes throughout the day when classes are occurring. The Institute of Transportation Engineer's (ITE) *Trip Generation, 7th Edition includes* Land Use 540 – Junior/Community College. The trip generation is identified based upon the number of students and estimated to b 1.23 trips per student. For the total population in the fall, this would be approximately 530 trips per day. Given these trips are distributed over a 14 hour period and include trips by students and staff attending shorter duration courses (i.e. CAN, non-credit, etc.), we do not anticipate this additional traffic being of issue to the adjacent transportation network. Identifying traffic demand mitigation (TDM) measures that may be implemented by CWC-Jackson to minimize the traffic that is generated by CWC will be developed. Mitigation measures that may be considered include parking limitations, quality access to bicycle and pedestrian facilities, bicycle racks, showers, access to START Bus (public transit), ride-share programs, and overall advertisement and promotion of the benefits of transit alternatives versus single occupant vehicular use. In addition, as most of our classes are scheduled to meet the needs of the students, CWC-Jackson has the flexibility to schedule most classes at times during the day that do not coincide with peak hour traffic volumes on the adjacent street network to reduce stress on parking and commuter traffic.

SECTION 6 – TITLE DOCUMENTS

- **6.1 - PLAT NO. 822 STOCKHOUSE-PATTERSON ADDITION TO THE TOWN OF JACKSON**

- **6.2 – RESOLUTION 99-03: VERONICA LANE**

- **6.3 - COVENANTS, CONDITIONS & RESTRICTIONS**

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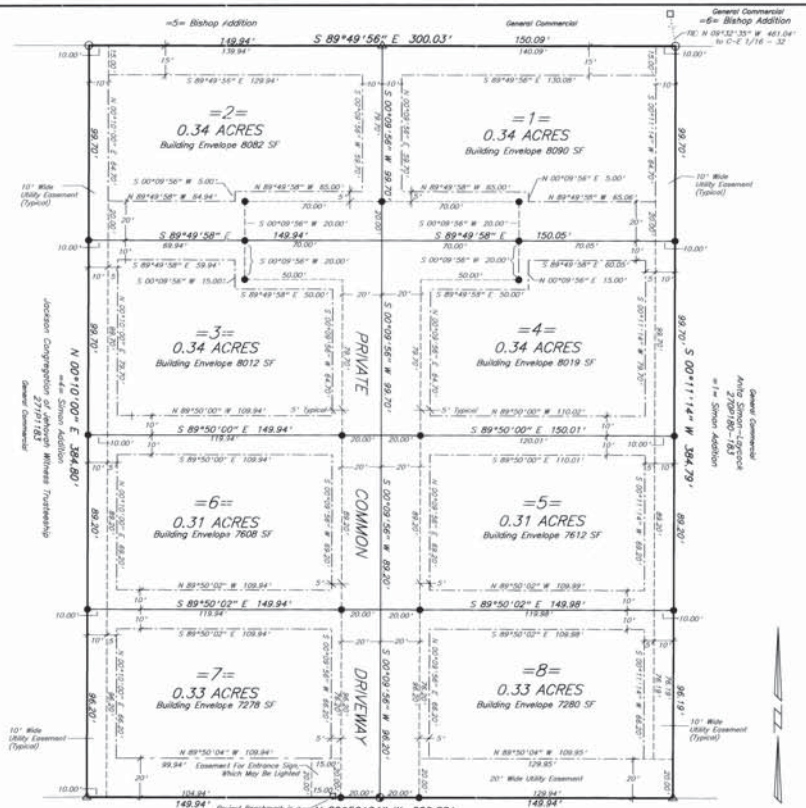


= LEGEND =

- indicates a Corner Report filed; monument found this survey.
- indicates a steel T-shaped stake with chromed cap inscribed "SURVEY POINT DO NOT DISTURB RLS 1647", found this survey.
- indicates a steel T-shaped stake found this survey.
- indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "P.M. JORGENSEN PE&LS 2612" set this survey in 1990.
- indicates a 5/8 inch diameter steel reinforcing bar with aluminum cap inscribed "P.M. JORGENSEN PE & LS 2612" set this survey in 1994.
- indicates the boundary of this subdivision.
- indicates a subdivision lot line.
- indicates an easement line.
- indicates a building envelope line; coincident with the minimum building setback requirements established for this subdivision, refer to subdivision Declaration of Covenants, Conditions and Restrictions.

= NOTES =

- PARKING ALLOWED, IN ACCORDANCE WITH CONCEPT DEVELOPMENT PLAN, IN ALL AREAS OF LOTS EXCEPT:
  1. PRIVATE COMMON DRIVEWAY RIGHTS-OF-WAY,
  2. THE SOUTH TWENTY FEET OF LOTS 7 AND 8, BEING THE FRONT SETBACK FROM MAPLE WAY.
- BASE BEARING S00°09'30"W ALONG THE EAST LINE OF LOT 1A OF THE MEADOWLARK ADDITION, IDENTICAL WITH A SEGMENT OF THE CENTERLINE OF POWDERHORN LANE.
- PROJECT BENCHMARK IS ELEVATION OF 6146.50' FOR BURY BOLT ON FIRE HYDRANT AT SOUTHWEST CORNER OF PRIVATE COMMON DRIVEWAY.
- LAND USE ACREAGES ARE AS FOLLOWS:

USE:	ACRES	% TOTAL
EASEMENTS	0.61	23%
UNENCUMBERED LOTS	2.04	77%
TOTAL	2.65	100%

= CERTIFICATE OF ACCEPTANCE =

State of Wyoming)
County of Teton) SS
Town of Jackson)

The foregoing subdivision, the STOCKHOUSE-PATTERSON ADDITION TO THE TOWN OF JACKSON, was approved at the regular meeting of the Town Planning Commission on the 1st day of June, 1994 and at the regular meeting of the Town Council on the 20th day of June, 1994 in accordance with Section 34-12-103 Wyoming Statutes 1977, as amended.

ATTEST: TOWN OF JACKSON PLANNING COMMISSION

Robert Horne, Jr., Secretary — Mark Obringer, Chairman

ATTEST: TOWN OF JACKSON

Roxanne Deihles, Deputy Clerk — Jeff Crabtree, Mayor

William Westbrook, Jr., Town Administrator — Sinclair Buckstaff, Jr., Town Engineer

ACKNOWLEDGEMENT AND ACCEPTANCE OF MORTGAGEE, TAMARACK ENTERPRISES, INC., PROFIT SHARING PLAN AND G. BLAND HOKE, JR. AND ELIZABETH S. HOKE BY SEPARATE AFFIDAVIT.

= CERTIFICATE OF OWNERS =

The undersigned, James B. Stockhouse and Ernest Hilliard Patterson, owners of Lots 2 and 3 of the Simon Addition to the Town of Jackson, a subdivision of record in the Office of the Clerk of Teton County, Wyoming as Plat No. 721, do hereby vacate said Lots in accordance with Chapter 17.20 of the Municipal Code of the Town of Jackson and Sections 34-12-108 through 34-12-110, Wyoming Statutes 1977, as amended, for the purpose of subdividing said Lots into eight differently configured lots;

that in accordance with said Section 34-12-110, said Clerk is respectfully required to write across said Lots on said Plat the word "VACATED";

that said undersigned certify that the lands contained in said Lots have been resubdivided as shown on this plat and that the subdivision is with the free consent and in accordance with the desires of the undersigned owners and proprietors of said lands;

that the name of the foregoing subdivision shall be the STOCKHOUSE-PATTERSON ADDITION TO THE TOWN OF JACKSON;

that the Town of Jackson shall have access to the private on-site sanitary sewer and water systems, including manholes, sewer cleanouts, water valves and meters and shut-off boxes, and the undersigned reserve the right to create easements across the lots of the foregoing subdivision as necessary to provide said access;

that the Town of Jackson is hereby granted a non-exclusive easement in the private common driveway right-of-way shown hereon within said STOCKHOUSE-PATTERSON ADDITION, and in all other driveways and parking areas established within said subdivision for access by police, fire and other emergency vehicles;

that the Town of Jackson shall not be responsible for the extension of sewer and water services to individual lots within the foregoing subdivision;

that a non-exclusive easement in the right-of-way of said private common driveway is hereby granted to each owner of a lot of said STOCKHOUSE-PATTERSON ADDITION for access and underground utilities, but reserving unto the undersigned owners the right to grant unto third parties a non-exclusive right-of-way over, under, across and through said right-of-way;

that each owner of a lot of the foregoing subdivision is also hereby granted the use and benefit of any other driveway, parking and access easements shown on the Neighborhood Master Plan for the Property approved by the Town of Jackson, as amended from time to time in the future; all of the parking areas shown on said Plan may be utilized by said owners and their guests and business invitees;

that non-exclusive easements within the utility easements shown hereon are hereby granted to each owner of a lot of said STOCKHOUSE-PATTERSON ADDITION, and to Lower Valley Power and Light, Inc.; Mountain States Telephone and Telegraph Company; and TCI Cable Vision of Wyoming, Inc. for the underground installation and maintenance of power, telephone, cable television, water and sewer services appurtenant to the foregoing subdivision;

that the Stockhouse/Patterson Addition Owners Association is hereby granted an easement within Lot 7 of the foregoing subdivision, as shown hereon, to construct and maintain an entrance sign for said subdivision, which may be lighted;

that the foregoing subdivision is SUBJECT to that Declaration of Covenants, Conditions and Restrictions of the Lark Addition of record in said Office in Book 137 of Photo on pages 39-44 and to that Declaration of Covenants, Conditions and Restriction of the Stockhouse/Patterson Addition to be recorded in said Office concurrently with this plat;

that all exterior building materials and colors proposed for buildings within the foregoing subdivision are to be reviewed and approved by the Town of Jackson Planning Staff;

that the foregoing subdivision is SUBJECT to any other easements, rights-of-way, covenants, conditions, restrictions, reservations, or encumbrances of sight and/or record;

that the undersigned shall comply with Section 18-15-306 (a) (xii) Wyoming Statutes 1977, as amended, and abandon the surface water rights attached to this subdivision under Permit 1404, the LaPlant Ditch, and eliminate any unadjudicated surface water rights under Permit 4800 Enl., the Enlargement South Park Supply Ditch;

that all rights under and by virtue of the Homestead Exemption Laws of the State of Wyoming are hereby waived and released.

Ernest Hilliard Patterson — ERNEST HILLIARD PATTERSON, a married man

James B. Stockhouse — JAMES B. STOCKHOUSE a married man

Ruth E. Patterson — Ruth E. Patterson, wife of Ernest Hilliard Patterson

Nancy K. Stockhouse — Nancy K. Stockhouse, wife of James B. Stockhouse

State of Wyoming) SS
County of Teton)

The foregoing instrument was acknowledged before me by Ernest Hilliard Patterson and Ruth E. Patterson, husband and wife, and James B. Stockhouse and Nancy K. Stockhouse, husband and wife, this 19th day of September 1994. Ernest Hilliard Patterson and James B. Stockhouse being the owners of the foregoing subdivision. Ruth E. Patterson and Nancy K. Stockhouse joining in solely to relinquish any rights they might have under and by virtue of the Homestead Exemption Laws of the State of Wyoming.

Witness my hand and official seal.

Francesca Pelucci Rice — Notary Public

My commission expires: November 30, 1996

= CERTIFICATE OF SURVEYOR =

State of Wyoming)
SS
County of Teton)

I, John J. Warren of Jackson, Wyoming hereby certify that this plat was made from notes taken during a survey performed by others under my supervision during December of 1989, January and June of 1990 and April through July of 1994;

that it correctly represents the STOCKHOUSE-PATTERSON ADDITION TO THE TOWN OF JACKSON which is identical with Lots 2 and 3 of the Simon Addition to the Town of Jackson, a subdivision of record in the Office of the Clerk of Teton County, Wyoming as Plat No. 721;

that the foregoing subdivision is located within the Incorporated Limits of the Town of Jackson in the SE1/4 of Section 32, T41N, R116W, 6th P.M., Teton County, Wyoming, and CONTAINS an area of 2.65 acres, more or less;

SUBJECT to any other easements, rights-of-way, reservations, covenants, conditions, restrictions, encumbrances, or agreements of sight and/or record;

that all monuments shown on this plat actually exist and their location is correctly shown;

that said STOCKHOUSE-PATTERSON ADDITION conforms to the Municipal Code of the Town of Jackson and all applicable State laws, and that the traverse of the outer boundary of said subdivision has an error of closure not greater than one in ten thousand.

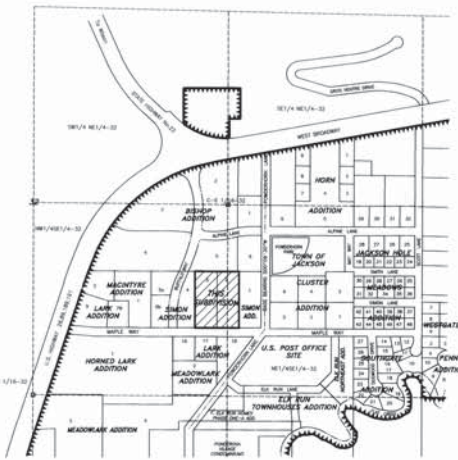
John J. Warren
Wyoming Professional Land Surveyor No. 4530

The foregoing instrument was acknowledged before me by John J. Warren this 19th day of September, 1994.

Witness my hand and official seal.

Francesca Pelucci Rice — Notary Public

My commission expires: November 30, 1996



VICINITY MAP

SHOWING A PORTION OF THE TOWN OF JACKSON WITHIN S1/2NE1/4 AND THE SE1/4 OF SECTION 32 T41N R116W

- indicates the boundary of the Incorporated Limits of the Town of Jackson
- indicates a Corner Record filed

Scale 1" = 400'

OWNERS AND SUBDIVIDERS:
Ernest Hilliard Patterson
P.O. Box 4175
Jackson, Wyoming 83001
and
James B. Stockhouse
P.O. Box 1122
Jackson, Wyoming 83001

SURVEYOR & ENGINEER:
Jorgensen Engineering & Land Surveying, P.C.
P.O. Box 1142
Jackson, Wyoming 83001

Land Use: Commercial

Zone District: General Commercial

Total Acreage: 2.65 Acres

Total Lots: 8 Lots

Setbacks As Required By Town Ordinance:
Front: 20'
Rear: 15'
Side: 10'
Variance granted to allow setbacks to be coincident with Building Envelopes shown hereon

SUBMITTAL DATE: July 27, 1994

See Affidavit Concerning Veronica Ln
bk 370 pg 258
doc 0482374

STOCKHOUSE-PATTERSON ADDITION TO THE TOWN OF JACKSON

IDENTICAL WITH
LOTS 2 AND 3
OF THE
SIMON ADDITION TO THE TOWN OF JACKSON
AND LOCATED WITHIN THE
SE1/4 SECTION 32 T41N R116W 6TH P.M.
TETON COUNTY, WYOMING

SHEET 1 OF 1

822

Grantor: STOCKHOUSE, JAMES B ET AL
Grantee: THE PUBLIC PLAT 822
Doc 0482374 bk 370 pg 0022 Filed at 3:58 on 10/07/94
T Jaylen Cosens, Teton County Clerk Fees: 50.00
By CLAIRE E ADAMS Deputy

RESOLUTION NO. 99-03

A RESOLUTION DESIGNATING VERONICA LANE AS A PRIVATE STREET WITHIN THE TOWN OF JACKSON

WHEREAS, the Mayor and Town Council of the Town of Jackson recognize that confusion over the names of streets within the Town of Jackson can be injurious to the conduct of private commerce, can be detrimental to the provision of emergency services, and can be a source of frustration to tourists and residents alike;

WHEREAS, the Mayor and Town Council of the Town of Jackson believe that the way to avoid possible confusion over the names of streets within the Town of Jackson is to officially establish such names;

WHEREAS, on August 3, 1998, the Mayor and Town Council established the names of the public and private streets within the Town of Jackson by virtue of the adoption of Resolution 98-10; and

WHEREAS, Resolution 98-10 contained an error in that it did not designate Veronica Lane as a private street, but, instead, identified it as a public street;

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Town Council of the Town of Jackson, in regular session duly assembled, that Veronica Lane is a private street within the Town of Jackson; and

BE IT FURTHER RESOLVED that by adopting this resolution the Town Council respectfully requests the Teton County Clerk to mark the common private driveway, as identified on the final plat for the Stockhouse-Patterson Addition to the Town of Jackson (otherwise known as Plat No. 822, as recorded in the office of the Teton County Clerk), as being Veronica Lane (Private Street).

The undersigned duly qualified and acting Town Clerk of the Town of Jackson certifies that the foregoing is a true and correct copy of a Resolution adopted by the Town Council on the 19th day of January, 1999.

TOWN OF JACKSON, WYOMING

BY: _____
Mayor

THE TOWN OF JACKSON INCORPORATED ★ SEAL ★ 1914 TETON COUNTY, WYOMING

ATTEST:

_____
Town Clerk

Grantor: TOWN OF JACKSON
Grantee: THE PUBLIC
Doc 0482374 bk 370 pg 258-258 Filed at 2:21 on 01/25/99
Sherry L Daigle, Teton County Clerk fees: 0.00
By WENDY R GRALUND Deputy

The foregoing instrument was acknowledged before me by Roxanne D Robinson,

of the Town of Jackson this 20 day of January, 1999.

Witness my hand and official seal.

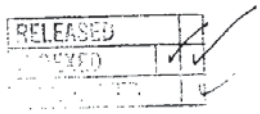
MICHELLE A. WEBER - NOTARY PUBLIC
County of Teton State of Wyoming
My Commission Expires Feb. 23, 2002

My Commission Expires

_____
Notary Public

\\TOJ_NT\D_DRIVE\HOME\SANDY\MYDOCUMENTS\RESOLUTN\STREETNAMES#2.DOC

DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR THE
STOCKHOUSE/PATTERSON ADDITION
IN
JACKSON HOLE, WYOMING



Grantor: STOCKHOUSE, JAMES ET AL
Grantee: THE PUBLIC
Doc 384140 bk 296 pg 0887-0899 Filed at 4:11 on 10/07/94
V Jolynn Coonce, Teton County Clerk fees: 30.00
By CLAIRE K ABRAMS Deputy

October 07, 1994

CCR.10(CCR.1)

INDEX

DECLARATION
OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
STOCKHOUSE/PATTERSON ADDITION

October ~~August~~ THIS DECLARATION is made effective as of the 7th day of , 1994, by the undersigned record owners, acting collectively as the Declarant.

RECITALS:

A. The Declarant is the owner of certain real property located in Teton County, Wyoming, which is generally described as the "Stockhouse/Patterson Addition" to the Town of Jackson, and is more particularly described in Exhibit A to this Declaration.

B. The Declarant is adopting these covenants, conditions and restrictions to protect the character and value of the Property for the benefit of all existing and future owners of the Property.

C. The Property is hereby made subject to the covenants and liens set forth in this Declaration, all of which shall be enforceable equitable servitudes and shall run with the land.

NOW, THEREFORE, the Declarant hereby declares that all of the Property shall be used and occupied subject to the provisions of this Declaration for the purpose of protecting the value and desirability of the Property, and which shall be construed as covenants of equitable servitude which shall run with the land and be binding on all parties having any right, title or interest in any part of the Property, and their heirs, successors and assigns.

ARTICLE I

RESTRICTIONS

Section 1. Town Requirements. Each Commercial Lot shall be utilized in a manner consistent with all applicable Town of Jackson ordinances, rules and regulations.

Section 2. Parking, Roadways and Storage. With respect to driveways and parking areas, the Association shall have full power and authority to enforce (a) the prohibition against the parking and storage of any motor homes, recreational vehicles, boats, bicycles, motorbikes, motorcycles, snowmobiles, trailers and other similar vehicles and equipment, (b) the prohibition against tenants, (c) the landscaping requirements of the Town, and (d) to regulate the use of roadways by imposing and enforcing speed limits and other restrictions, all with full power and authority to impose and enforce (by special assessments hereunder or otherwise) fines and other penalties for violations of such regulations. Snow storage may not unreasonably impede access, parking or visibility.

Section 3. Certain Additional Restrictions. The following additional restrictions are applicable to Commercial Lots. Each reference to "Owners" includes their tenants and invitees.

a. Keeping Outside Areas Clean and Sightly. The Owners shall not store anything outside on the Property except in a

facility specifically designated or approved by the Association for their storage. All Owners shall keep their Lots in a reasonably clean and sightly condition, except for reasonable activities permitted by the Association during the construction of an improvement. Any tires, lawnmowers, garden equipment and other similar items should be appropriately screened from the public view when not in use. Refuse, garbage and trash shall be kept at all times in covered containers, and such covered containers shall be screened from view other than at specified regular time periods for garbage pick-up.

b. No Fireworks. The discharge of firearms, firecrackers or fireworks is forbidden.

c. Signs. Without prior written consent of the Association, which consent will not be unreasonably withheld, Owners shall not permit any sign of any kind to be displayed to the public view from their Commercial Lot.

d. Limitations on Certain Activities. Owners shall not permit any obnoxious or offensive activity or nuisance to be carried on in or around their Commercial Lot. No light shall be emitted or reflected from any Lot which is unreasonably bright or causes unreasonable glare for any adjacent Owner. No unreasonably loud or annoying noises, or noxious or offensive odors, shall be emitted from any Commercial Lot.

e. Architectural Control. No building, fence, wall, driveway, excavation or improvement of any kind shall be commenced, erected or maintained upon the Property, nor shall any exterior addition to or change or alteration therein be made until the plans and specifications showing the exterior materials shall have been submitted to and approved in writing by the Association, for approval as to harmony of external design in relationship to the quality and appearance of the Property. The Association shall review all plans and specifications for substantial compliance to the design criteria, to-wit:

1. Architecture.

- Theme. The general architectural theme shall be contemporary western as characterized by numerous structures in Jackson and Teton County.

- Materials. All exterior materials shall be of stone and natural wood. Processed wood products, such as T-111, are not acceptable as primary siding materials.

- Windows. The generous use of windows is encouraged. Wood casements and frames are preferable. Metal window frames must be painted or anodized in non-reflective, warm earth tones.

- Roofs. Pitched roofs are encouraged. Materials may be shakes or architectural grade asphalt shingles or equivalent. Standing seam metal roofs are permitted, provided they are finished in non-reflective, warm earth tones. Flat roofs are permitted, provided parapet walls meet the criteria as set forth herein.

- Elements. Architectural elements should be selected to reinforce the general theme and to present a structure of modest scale. Porches (including wrap-around porches), decks, and balconies are encouraged. Dormers and bay windows are encouraged to add variety and to mitigate structural mass. Large expanses of blank walls are unacceptable.

2. Site Design.

- Standards. Floor area ratios (FAR), lot coverage, landscape ratios (LSR), parking ratios, and setbacks should approximate those indicated on the approved Concept Development Plan, dated May 25, 1994, a photo copy of which is attached hereto as Exhibit "B".

- Parking and Access. The development concept of the Stockhouse/Patterson Addition is based upon shared parking and access among lots. Shared driveways from Veronica Lane are encouraged. No parking shall be served directly from Veronica Lane.

- Drainage and Snow Storage. On-site drainage must conform to the approved master drainage plan for the Stockhouse/Patterson Addition. Any on-site retention areas and other landscaped areas are encouraged to be used for snow storage.

3. Landscaping.

- Theme. Landscaping shall be generally informal in order to complement the architectural theme. Formal arrangements of plant materials in rows and patterns with uniform spacing is discouraged.

- Materials. Native plant materials and other materials suitable for Zones 2 and 3 are preferred. Spruce, lodge pole, cottonwood, aspen, and willows are preferred to slower growing hardwoods. Shrubs should be hardy species such as potentilla and arctic willow.

- Placement. Specimen trees should be located to complement buildings by softening structural mass. Filtered views of buildings and grounds are desirable. Total screening is not an objective of landscaping in the Stockhouse/Patterson Addition. Shrubs for car-height screening should be placed around parking areas. Parking lots should be kept relatively small such that landscape islands are unnecessary.

While it is understood that each and every individual criterium set forth above is not mandatory, failure to comply generally with these criteria may be grounds for denial of plans and specifications by the Association.

f. Compliance with Rules and Regulations. Owners shall not violate any rules and regulations adopted by the Association and furnished in writing to the Owners. Fines and other

penalties for violations thereof may be imposed and enforced (by special assessment or otherwise) by the Association for violations of such rules and regulations, and it is expressly understood that Owners may be held responsible for acts of their tenants and invitees.

g. Provisions in Addition to Town Land Use Regulations. Conformity with any and all applicable land use regulations of the Town of Jackson shall be required, in addition to the requirements of these covenants. In cases of any conflict, the more stringent requirements shall govern.

h. Construction. All construction shall be completed within one year from the commencement date of construction, unless the Association in its discretion approves an extension for good cause, not to exceed ten months in length. All construction work shall be subject to full regulation at all times by the Association, as to access to the site, site and work conditions (including temporary structures, hours of operations, cleanliness and other matters), and scheduling of construction work.

i. Easements. The Owners hereby grant to one another the driveway, parking and access easements shown on the Neighborhood Master Plan for the Property approved by the Town of Jackson, as amended from time to time in the future. All of the parking areas shown on said Plan may be utilized by the Owners and their guests and business invitees -- the parking spaces are available on a "fungible" basis.

j. Utilities. Connections from Lots to the underground utility lines shall be completed at the applicable Lot Owners' expense, and shall be underground. Water and sewer will be furnished by the Town of Jackson, and the applicable owner will be required to pay hook-up fees to the Town. The maintenance of the common private water and sanitary sewer infrastructure, including but not limited to private mains and the on-site sanitary sewer lift station, shall be the responsibility of the Association as a whole.

k. Temporary Structures Prohibited. No temporary structures, such as trailers, tents, shacks or other similar buildings, shall be permitted on any Commercial Lot, except during construction as authorized by the Association.

l. Maintenance Fund; Parking. In order to provide a permanent fund to maintain and repair the private common driveway (Veronica Lane) shown on the said Neighborhood Master Plan and the water and sewer systems as shown on the recorded Plat, each Owner shall pay annually to the Association a pro rata share (one share per Lot) of such expenses, said sum to be placed in an account and to be used exclusively for such purposes. The maintenance fund assessment, together with interest, costs and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which such assessment is made. Each Owner will be responsible for the construction and upkeep of the parking facilities on their own Lots and their own access driveways off Veronica Lane, and to provide sufficient parking on their own Lots required for the construction of improvements thereon.

Section 4. Definitions.

"Association" shall mean **STOCKHOUSE/PATTERSON ADDITION OWNERS ASSOCIATION**, a Wyoming non-profit association, and its successors and assigns. The Association may be incorporated in the future at the option of the Declarant.

"Property" shall mean the real property located in Teton County, Wyoming which is described in Exhibit A to this Declaration, together with improvements thereon. The Property has been subdivided into eight (8) separate Commercial Lots.

"Owner" or "Ownership" shall mean the record owner, whether one or more persons and/or entities, of a fee simple title to each Commercial Lot, including contract buyers of record but excluding mortgagees, contract sellers or others having such interest merely as security for the performance of an obligation unless and until said mortgagee or other holder of a security interest has acquired title to a Lot which is a part of the Property pursuant to forfeiture, foreclosure or a proceeding in lieu thereof. An "Owner" shall mean all of the owners of a particular Lot collectively and shall be jointly regarded as a single owner for purposes of this Declaration. Any owner of an equity interest of record in a Lot, and any partner, officer or shareholder of an entity which is an Owner of record, may be treated by the Association as the representative of all the ownership of such Lot for purposes of giving notices, voting and other matters.

ARTICLE II

THE ASSOCIATION

Section 1. Membership. Every Owner shall be a member of the Association. Membership shall be appurtenant to and may not be separated from Ownership of any Commercial Lot, and Ownership of a Commercial Lot shall be the sole qualification for membership. Each Ownership shall constitute one Member.

Section 2. Voting. Voting by Members of the Association upon any matter allowing or requiring a vote of Members shall be as follows: there shall be one (1) vote allowed for each Commercial Lot. If an Owner includes more than one person and/or entity, the vote for said Member shall be cast in such manner as the persons and/or entities constituting the same shall determine, but the decision of the Association as to the authority conferred upon one or more Owners or other representatives shall be conclusive and binding.

Section 3. Association. (a) The administration of the Property on behalf of the Association shall be conducted by a board of directors, which is referred to herein as the Board, consisting of up to three (3) natural persons who are not required to be Owners and shall not be required to be residents of the State of Wyoming. The initial Board shall consist of James Stockhouse and Ernie Patterson.

(b) At each annual meeting of the Association, the Association shall elect members to fill any vacancies on the Association.

(c) Each Member of the Board shall serve for a term of two (2) years. The members of the Board shall serve until their respective successors are elected, or until their earlier death, resignation, or removal. Any member of the Board may resign at any time by giving written notice to the Association. Any member of the Board may be removed from membership on the Board by a two-thirds majority vote of a quorum of the Association. Whenever there shall occur a vacancy on the Board due to death, resignation, removal or any other cause, the remaining members of the Board

shall appoint a successor member to serve until the next annual meeting of the Association, at which time said vacancy shall be filled by the Association for the unexpired term, if any.

(d) The members of the Board shall receive no compensation for their services, other than reimbursement of expenses, unless expressly approved by a majority of a quorum of the Association; provided, however, that any member of the Board may be employed by the Association in another capacity and receive compensation for such employment.

(e) The Board, for the benefit of the Property and the Association, shall manage the business, property and affairs of the Association and shall be entitled to enforce the provisions of the Declaration, and may adopt rules and regulations (including without limitation schedules of fines for violations) governing the Property. The Association shall have the powers, duties, and responsibilities with respect to the Property as contained in the other provisions of this Declaration.

(f) Regular annual or special meetings of the Association shall be held as all members of the Board shall determine. A simple majority of the members of the Association shall constitute a quorum, and if a quorum is present, the decision of a majority of the entire Association shall be binding. The Board shall appoint any officers of the Association.

(g) Regular meetings of the Board may be held without call or notice. For a special meeting, at least 10 days prior notice shall be given to all Board members.

(h) Any member of the Board may, at any time, waive notice of any meeting in writing, and such waiver shall be deemed equivalent to the giving of notice to the member. Attendance by a member of the Board at a meeting shall constitute a waiver of notice of such meeting except when a Board member attends the meeting for the express purpose of objecting to the transaction of any business because the meeting was not lawfully called. If all the members of the Board attend a meeting, no notice shall be required and any business may be transacted at such meeting. Any meeting of the Board may be conducted by conference telephone call or other similar means.

(i) The fiscal year of the Association shall end on December 31 of each year, or as otherwise determined by the Association.

Section 4. Officers. The officers of the Association may consist of a president, a secretary and a treasurer. No officer shall receive compensation for serving as such unless a majority in interest of a quorum of the Owners vote otherwise.

Any officer shall be subject to removal, with or without cause, at any time by the affirmative vote of a majority of the members of the Association then serving.

Section 5. Other Matters. The Association may adopt by-laws containing more detailed provisions governing its internal affairs.

Section 6. Legal Status. The sole legal entity created hereunder is the Association.

Section 7. Management. The management and maintenance of the property and the business, property and affairs of the Association shall be managed by the Association as provided in this Declaration.

Section 8. Limited Liability. Members of the Association and their officers: (1) shall not be liable to the Owners as a result of their activities as such for any mistake of judgment, negligence or otherwise, except for their own willful misconduct or bad faith; (2) shall have no personal liability in contract to an Owner or any other person or entity under any agreement, instrument or transaction entered into by them on behalf of the Association in their capacity as such; (3) shall have no personal liability in tort to any Owner or any person or entity, except for their own willful misconduct or bad faith; and (4) shall have no personal liability arising out of the use, misuse or condition of the Property which might in any way be assessed against or imputed to them as a result of or by virtue of their capacity as such.

ARTICLE III

ENFORCEMENT

Each Owner shall strictly comply with the provisions of the Declaration, and the rules and regulations issued by the Association. Failure to so comply shall be grounds for an action to recover sums due for damages or injunctive relief or both, or any other remedy allowed by the Act, other statutes or common law, maintainable by the Association or by an aggrieved Owner. Any violation of the provisions of the Declaration is declared to be and shall constitute a nuisance and may be abated by the Association or any aggrieved Owner. Such remedy shall be deemed cumulative and not exclusive of others. The Association and any aggrieved Owner shall be entitled to payment of all reasonable attorneys fees incurred by the Association or such Owner in enforcing this Declaration, payable by the Owner in violation of this Declaration. The board is entitled to file a lien against an individual Lot for non-payment of fees and charges hereunder. Liability for payment of assessments shall be joint and several against any and all persons and/or entities holding or claiming any ownership interest in the applicable Lot. The failure of the Association or an Owner to insist, in one or more instances, upon the strict performance of any of the terms of this Declaration, shall not be construed as a waiver or a relinquishment.

ARTICLE IV

AMENDMENTS

The provisions of this Declaration may be amended by the written consent of those holding at least two-thirds (2/3) of the votes of the Lot Owners. Any amendment so authorized shall be accomplished by recordation of an instrument executed by the Board. In such instrument the Board shall certify that the vote required hereby for amendment has been duly obtained.

ARTICLE V

GENERAL PROVISIONS

Section 1. Severability. The provisions of this Declaration shall be deemed independent and severable, and the invalidity or partial invalidity or unenforceability of any one provision or portion thereof shall not affect the validity or enforceability of any other provision herein.

Section 2. Governing Law. This Declaration shall be governed by and construed in accordance with the laws of the State of Wyoming.

ARTICLE VI

EFFECTIVE DATE

This Declaration shall take effect when recorded with the Clerk of Teton County, Wyoming.

IN WITNESS WHEREOF, the undersigned record owners acting as the Declarant have duly executed and delivered this instrument. The undersigned spouses of Declarants hereby join in the execution and delivery of this instrument for purposes of waiving and releasing any rights to the Property for purposes of the homestead exemption laws of the State of Wyoming.

Declarants:

James Stockhouse

Ernie Patterson

Spouses:

Nancy Stockhouse

Ruth Patterson

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing Declaration was acknowledged before me by **James Stockhouse** and **Nancy Stockhouse** this 30 day of September, 1994.

WITNESS my hand and official seal.

Patricia G. Trim-Gould
Notary Public

(seal)
My commission expires:

PATRICIA G. TRIM-GOULD - NOTARY PUBLIC
County of Teton State of Wyoming
My Commission Expires Oct. 17, 1995

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing Declaration was acknowledged before me by **Ernie Patterson** and **Ruth Patterson** this 30 day of September, 1994.

WITNESS my hand and official seal.

PATRICIA G. TRIM-GOULD - NOTARY PUBLIC
County of Teton State of Wyoming
My Commission Expires Oct. 17, 1995

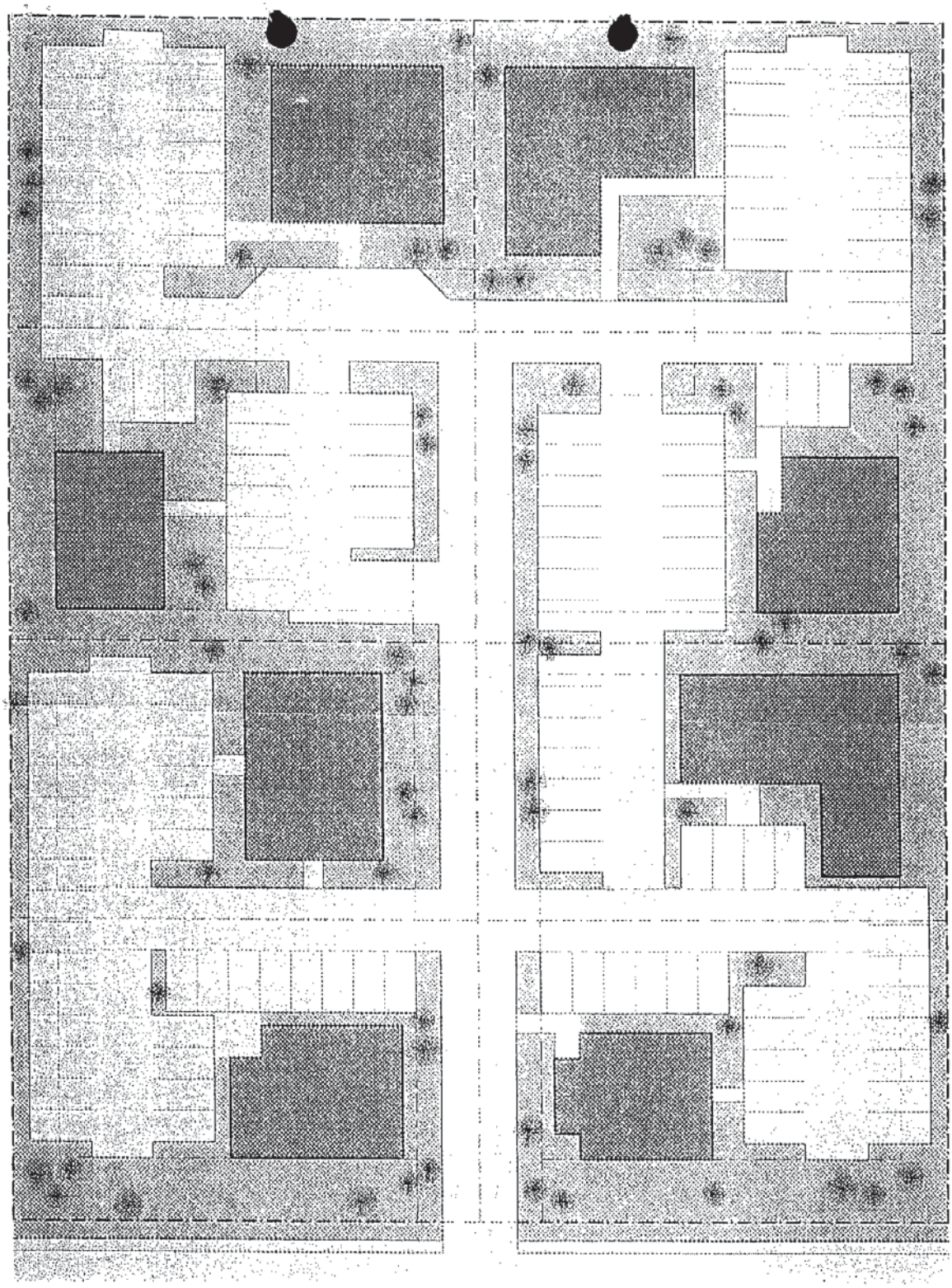
Patricia G. Trim-Gould
Notary Public

My commission expires:

Oct. 17, 1995

EXHIBIT A
TO
DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
STOCKHOUSE/PATTERSON ADDITION

Stockhouse/Patterson Addition to the Town of Jackson, Wyoming, according to Plat No. 822 recorded with the Clerk of Teton County, Wyoming.



MAPLE WAY

EXHIBIT B

CONCEPT DEVELOPMENT PLAN

PROPOSED SUBDIVISION – LOTS 2 & 3 SIMON ADDITION

1" = 40'

BRUCE HAWTIN, ARCHITECT

25 MAY 1994

THIS PLAN IS INTENDED TO SHOW THE RANGE OF OPTIONS FOR EACH LOT. GENERAL ASSUMPTIONS WERE MADE FOR EACH LOT, THESE ASSUMPTIONS PRODUCE THE FOLLOWING RANGES:

- BUILDING FOOTPRINTS RANGE FROM 1,870 TO 3,200 SQ. FT.
- BUILDINGS ARE BOTH ONE AND TWO STORY.
- GROSS BUILDING SIZES RANGE FROM 1,870 TO 4,420 SQ. FT.
- F.A.R. RANGE FROM .13 TO .31
- L.S.R. RANGE FROM .28 TO .38
- PARKING SPACES RANGE FROM 12 TO 19

SECTION 7 – APPLICATION MATERIALS

- **7.1 - Sketch Plan, Conditional Use Permit, and Zoning Map Amendment Application**
- **7.2 - Preapplication Conference Checklist**
- **7.3 - Deeds & Letter of Authorization**

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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: Central Wyoming College

Physical Address: 235 & 255 Veronica Lane

Lot, Subdivision: LOT 3 & 6, STOCKHOUSE-PATTERSON ADDITION PIDN: 22-41-32-4-29-003 & 22-42-16-32-4-29-006

OWNER.

Name: Central Wyoming College Phone:

Mailing Address: 2660 Peck Ave, Riverton, WY ZIP: 82501

E-mail:

APPLICANT/AGENT.

Name: Jorgensen Associates, P.C. Phone: 307-733-5150

Mailing Address: P.O. Box 9550 ZIP: 83002

E-mail: bschulte@jorgensenassociates.com

DESIGNATED PRIMARY CONTACT.

_____Owner X Applicant/Agent

TYPE OF APPLICATION. *Please check all that apply; see Fee Schedule for applicable fees.*

Use Permit

_____Basic Use

X Conditional Use

_____Special Use

Physical Development

X Sketch Plan

_____Development Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Development Option/Subdivision

_____Development Option Plan

_____Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

Amendments to the LDRs

_____LDR Text Amendment

X Zoning Map Amendment

_____Planned Unit Development

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

Pre-application Conference #: P17-134

Environmental Analysis #: _____

Original Permit #: _____

Date of Neighborhood Meeting: February 15, 2018

SUBMITTAL REQUIREMENTS. *Twelve (12) hard copies and one (1) digital copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department.. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant.*

Have you attached the following?

X **Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.

X **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.

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

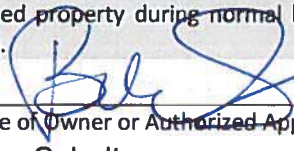
FORMAT.

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

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

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

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



Signature of Owner or Authorized Applicant/Agent

February 16, 2018
Date

Brendan Schulte
Name Printed

Senior Planner
Title

PRE-APPLICATION CONFERENCE SUMMARY

Planning & Development Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-o440
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 GENERAL INFORMATION.

PAP#: P17-134

Date of Conference: 9/19/17

Planning Staff: Paul Anthony

PROJECT.

Name/Description: Central Wyoming College new campus

Physical Address: 235/255 Veronica Lane

Lot, Subdivision: Stockhouse-Patterson PIDN:

Zoning District(s): AC

Overlay(s): None

STAKEHOLDERS.

Applicant: Jorgensen Assocaites, P.C.

Owner: Central Wyoming College

Agent: Brendan Schulte

REQUIRED APPLICATIONS. *This project will require the following applications:*

Application	Reason	Fee
Rezone from AC to P/SP	To allow desired use and flexible dimensional standards	$1,500
Conditional Use Permit (CUP)	All uses in P/SP require CUP (assuming rezone to P/SP)	$500
Sketch Plan	If development is greater than 15,000 sf	$2,500
Development Plan	Required with or without Sketch Plan approval	$2,500

MEETING ATTENDEES:

Name	Company	Phone/Email
Brendan Schulte/Ron levy	Jorgensen Assocaites, P.C.	307-733-5150

Paul Anthony	Town of Jackson	307-733-0440

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.*

The following timelines are generally applicable:

Application Types:	Sufficiency	Decision-Maker	Timeline
Rezone from AC to P/SP	Within 14 days	Town Council	PC hearing within 90 days of sufficiency TC hearing within 60 days of PC recommendation
Conditional Use Permit (CUP)	Within 14 days	Town Council	PC hearing within 90 days of sufficiency TC hearing within 60 days of PC recommendation
Sketch Plan	Within 14 days	Town Council	PC hearing within 90 days of sufficiency TC hearing within 60 days of PC recommendation
Development Plan	Within 14 days	Town Council	PC hearing within 90 days of sufficiency TC hearing within 60 days of PC recommendation

Submittal Checklist Key

√ ***Required****. Applicant must demonstrate compliance with this requirement.*

N/A ***Not Applicable****. Review requirement is not applicable to this project.*

General Information

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.	
√	**Notarized Letter of Authorization.** See "Permit and Applications" section on Planning Department website for copy of form.	
√	**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.	*Applicant may want to apply to Coucil for a fee waiver for all development application fees*
√	**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 County Surveyor, Town 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.	
√	**Digital Format.** All applications submitted to the Town of Jackson Planning Department must be submitted in digital format.	

√	**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.
N/A	**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.** Describe in detail the existing condition of the property and the proposed proposed development, use, or subdivision for which you are seeking approval.
√	**Findings for approval.** Include in your narrative a response to the findings for approval found in LDR Div 8.5, as applicable.
√	**Proposed Development Program** Provide a table that summarizes the the projects compliance with the primary development standards (setbacks, heights, FAR, LSR, etc.). An example is found in the Administrative Manual.
√	**Site Plan.** Provide a detailed site plan of the proposed project. A list of minimum standards for a site plan are 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.

ARTICLES 2 (COMPLETE NEIGHBORHOODS), 3 (RURAL AREA ZONES), and 4 (SPECIAL PURPOSE ZONES).

Applicable Zone: AC and/or P/SP

Applicable LDR Section: Sec. 2.3.5 or Sec. 4.2.1

PHYSICAL DEVELOPMENT. *Please see Subsection B in applicable Zone District for specific standards.*

	Requirement	**Notes**
√	**Structure Location and Mass** (setbacks, height, FAR, etc.)	
√	**Maximum Scale of Development** (individual building size)	15,000 sf in AC, no limit in P/SP
√	**Design Review** (Design Guidelines and Design Review Committee)	
√	**Site Development** (driveway and access limits)	
√	**Landscaping** (see Div. 5.5 for more information)	
√	**Fencing** (see Sec. 5.1.2 for more information)	

N/A	**Environmental Standards (see Div. 5.1 and 5.2 for more information)**	

- Natural Resource Buffers
- Irrigation Ditch Setback
- Wild Animal Feeding
- Natural Resource Overlay Standards
- Bear Conflict Area Standards

√	**Scenic Standards (see Div. 5.3 for more information)**	Lighting standards only

- Exterior Lighting
- Scenic Resource Overlay (SRO) Standards

√	**Natural Hazards to Avoid (see Div. 5.4 for more information)**	

- Steep Slopes
- Areas of Unstable Soils
- Fault Areas
- Floodplains
- Wildland Urban Interface

√	**Signs (see Div. 5.6 for more information)**	
√	**Grading, Erosion Control, Stormwater (see Div. 5.7 for more information)**	

- Grading
- Erosion Control
- Stormwater Management

USE STANDARDS. *Please see Subsection C in applicable Zone District for specific standards.*

Requirement		Notes
√	**Allowed Uses** (see Div. 6.1 for more information)	
√	**Parking** (see Div. 6.2 for more information)	
N/A	**Employee Housing** (see Div. 6.3 for more information)	Institutional uses exempt under 6.3.1.E
√	**Maximum Scale of Use**	
√	**Operational Standards (see Div. 6.4 for more information)**	

- Outside Storage
- Refuse and Recycling
- Noise
- Vibration
- Electrical Disturbances
- Fire and Explosive Hazards
- Heat and Humidity
- Radioactivity

DEVELOPMENT OPTIONS. *Please see Subsection D in applicable Zone District for specific standards.*

Requirement		Notes
√	**Allowed Subdivision and Development Options** (see Div. 7.1 and 7.2 for more information)	
N/A	**Residential Subdivision Requirements** (see Div. 7.4 and 7.5 for more information) • Affordable Housing • School and Parks Exactions	
√	**Infrastructure (see Div. 7.6 and 7.7 for more information)** • Transportation Facilities • Required Utilities	

OTHER APPLICABLE LDR STANDARDS

Requirement		Notes:
N/A	**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	
N/A	**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	

ADDITIONAL COMMENTS

•

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.***

	Agency	Required for:
√	Building Official	
√	Town Attorney	
√	Town Engineer	
	Title Company	
	County Surveyor	
√	Fire Marshal	
√	Housing Authority	
	Integrated Solid Waste & Recycling	

____	National Park Service
v	Parks and Recreation Department
v	Pathways Coordinator
____	Public and Environmental Health
v	Police Department
____	Teton Conservation District
____	Teton County School District
____	Teton County (required when subdividing land within one mile of the Town of Jackson)
____	U.S. Forest Service (if adjacent to or accessing through forest service lands)
____	Weed & Pest
____	Wyoming Department of Game & Fish
____	Other

WARRANTY DEED

First American Title Insurance Company

Scott Kirkpatrick and Carrie F. Kirkpatrick, husband and wife, GRANTORS, of Teton County, Wyoming, for and in consideration of TEN DOLLARS ($10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, and pursuant to an I.R.C. § 1031 tax deferred exchange for benefit of Grantors, CONVEY and WARRANT to Fremont County Community College District dba Central Wyoming College, GRANTEE, whose address is 2660 Peck Avenue, Riverton, Wyoming 82501, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 3 of the Stockhouse-Patterson Addition to the Town of Jackson, Teton County, Wyoming according to that plat filed in the office of the Teton County Clerk on October 7, 1994 as Plat No. 822.

PIN: 22-41-16-32-4-29-003

Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, and rights-of-way of record.

WITNESS our hands this 5 day of July, 2017.

Scott Kirkpatrick

Carrie F. Kirkpatrick

STATE OF Wyoming)
COUNTY OF Teton)

The foregoing instrument was acknowledged before me this 5th day of July, 2017 by Scott Kirkpatrick and Carrie F. Kirkpatrick.

WITNESS my hand and official seal.

Notary Public
My Commission Expires: _____

JEREMY J. GOSINSKI - NOTARY PUBLIC
County of Teton
State of Wyoming
My Commission Expires October 30, 2018

GRANTOR: KIRKPATRICK, SCOTT ET UX
GRANTEE: FREMONT COUNTY COMMUNITY COLLEGE*
Doc 0931149 Filed At 12:15 ON 07/05/17
Sherry L. Daigle Teton County Clerk fees: 12.00
By Mary D Antrobus Deputy

RELEASED	
INDEXED	✓
ABSTRACTED	✓
SCANNED	

3

RELEASED	
INDEXED	✓
ABSTRACTED	
SCANNED	

WARRANTY DEED

Minichristel II LLC, a Wyoming limited liability company, of Teton County, Wyoming, GRANTOR, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, as an Internal Revenue Code Section 1031 tax deferred exchange, CONVEYS AND WARRANTS unto **Fremont County Community College dba Central Wyoming College,** whose address is 2660 Peck Avenue, Riverton, Wyoming 82501, GRANTEE, the following-described property situated in the County of Teton, State of Wyoming, to-wit:

> **Lot 6 of the Stockhouse-Patterson Addition to the Town of Jackson, Teton County, Wyoming, according to Plat No. 822 recorded in the Office of the Teton County Clerk on October 7, 1994,**
>
> including and together with all and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, and all furnishings and appliances therein, and any rights of grantor to minerals thereunder, but subject to taxes, assessments, covenants, conditions, restrictions, reservations, rights-of-way, easements and other encumbrances of sight or record.
>
> *Parcel Identification No. 22-41-16-32-4-29-006,*

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, for purposes of this conveyance.

WITNESS the due execution and delivery of this instrument effective as of the 29th day of June, 2017.

Minichristel II LLC
A Wyoming limited liability company

By: _____
John Michael Cottingham, Manager

By: _____
Helen M. Cottingham, Manager

First American Title Insurance Company

1

GRANTOR: MINICHRISTEL II LLC
GRANTEE: FREMONT COUNTY COMMUNITY COLLEGE DBA'
Doc 0931170 Filed At 14:16 ON 07/05/17
Sherry L. Daigle Teton County Clerk fees: 15.00
By Mary D Antrobus Deputy

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the 29 day of June, 2017 before me personally came **John Michael Cottingham** and **Helen M. Cottingham,** to me known, who, being by me duly sworn, did depose and say that they are the Managers of **Minichristel II LLC**, a Wyoming limited liability company described in the foregoing instrument and who executed the foregoing instrument, and that they signed their names thereto on behalf of said Company, and acknowledged that this instrument is duly executed as the free act and deed of said Company.

WITNESS my hand and official seal.

JEREMY J. GOSINSKI - NOTARY PUBLIC
County of Teton
State of Wyoming
My Commission Expires October 30, 2018

Notary Public

(Seal)
My commission expires:

LETTER OF AUTHORIZATION

CENTRAL WYOMING COLLEGE DISTRICT ,"Owner" whose address is: _____

2660 PECK AVENUE RIVERTON, WYOMING 82501

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

CENTRAL WYOMING COLLEGE DISTRICT , as the owner of property more specifically legally described as: LOT 3 & 6, STOCKHOUSE-PATTERSON ADDITION

(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:

Dennis Egge _____

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: State of Wyoming, Construction Management Dept. CWC assigned Project Manager

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

STATE OF _____)
)SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____ this _____ day of _____, 200__.

WITNESS my hand and official seal.

(Seal)

_____

(Notary Public)

My commission expires: