



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

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

Joint Town/County

- ☒ Parks and Recreation
- ☒ Pathways
- ☒ Joint Housing Dept

Teton County

- ☐ Planning Division

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

State of Wyoming

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

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

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

Special Districts

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

Date: March 20, 2020	REQUESTS: The applicant is submitting a request for a Conditional Use Permit to add the assembly as a use for the property located at 305 W. Snow King Avenue, legally known as PT.SE1/4NE1/4, SEC. 33, TWP. 41, RNG. For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Item #: P20-058	
Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Email: tvalentine@jacksonwy.gov	
Owner Town of Jackson Applicant: TC Fair Grounds – Rachel Grimes PO Box 3075 Jackson, WY 83001 Agent: esteAM Architects – Rachel Ravitz PO Box 2406 Jackson, WY 83001	
Please respond by: April 3, 2020 (Sufficiency) April 10, 2020 (with Comments)	

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



GENERAL SERVICES

Facilities Maintenance
Fair and Fairgrounds
Information Technology
Public Information

Notification of Internal Construction Activity in the Heritage Arena on the Teton County Fairgrounds

WHEREAS, Teton County, Wyoming, a duly organized county of the State of Wyoming leases from the City of Jackson, a first class city, property commonly referred to as the Fairgrounds located on Snow King Avenue in Jackson, Wyoming;

WHEREAS, Teton County and the City of Jackson signed the lease for the fairgrounds on July 17, 2003 and the lease is valid through December 31, 2026; and


WHEREAS, the 2003 Fairgrounds Lease states in Paragraph 12 Alterations that "the lessee shall not make any alteration in the external elevation or architectural design of the buildings on the premises, or injure or remove any of the external walls or timbers thereof without the consent in writing of the Lessor, which consent shall not be unreasonably withheld"; and

WHEREAS, the 2003 Fairgrounds Lease states in Paragraph 13 New Buildings that "the lessee shall not erect or permit to be erected on the premises any new buildings or make or permit to be made any addition to the building to be erected upon the premises, except in accordance with plans and specifications approved in writing by Lessor, and pursuant to the Town of Jackson planning department requirements"; and

WHEREAS, Teton County is proposing to make internal changes to the Heritage Arena that are not encompassed by either Paragraph 12 or Paragraph 13 of the 2003 Fairgrounds Lease, thus no permission is needed from the City of Jackson under the 2003 Fairgrounds lease, however, prior to beginning construction within the Heritage Arena, Teton County desired to notify the City of Jackson of the internal activity within the Heritage Arena.

NOW THEREFORE,

Teton County hereby notifies the City of Jackson that internal construction activity will be occurring in the Heritage Arena on the Teton County Fairgrounds, in order to improve the safety of the facility.


Sarah Mann, Director

General Services

Teton County, Wyoming

LETTER OF AUTHORIZATION

Town of Jackson, WY, "Owner" whose address is: _____
P.O. box 1687150 East Pearl Avenue Jackson WY 83001
(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)
Larry Pardee, Town Administrator, as the owner of property

more specifically legally described as:

Land on which the Heritage Arena sits - 305 West Snow King Ave. Jackson WY 83001
PT. SE1/4NE1/4, SEC. 33, TWP. 41, RNG. 116 (Rodeo Grounds Includes Mateosky Park)

(If too lengthy, attach description)

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

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

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Larry Pardee, Town Administrator

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

STATE OF WYOMING

COUNTY OF TETON

)
)SS.
)

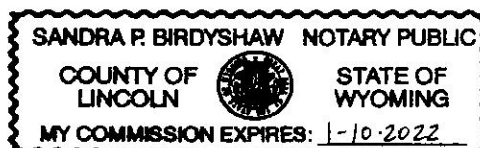
The foregoing instrument was acknowledged before me by LARRY PARDEE this 19TH day of MARCH, 2020.

WITNESS my hand and official seal.

Sandra P. Birdshaw
(Notary Public)

My commission expires: 1-10-2022

(Seal)





PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: Heritage Arena - Change of Use Designation
Physical Address: 305 West Snow King Ave. Jackson WY 83001
Lot, Subdivision: PT. SE1/4NE1/4, SEC. 33, TWP. 41, RNG. PIDN: 22-41-16-33-1-00-024

PROPERTY OWNER.

Name: Town of Jackson - Rodeo Grounds Phone: _____
Mailing Address: PO BOX 1687 JACKSON, WY ZIP: 83001-1687
E-mail: _____

APPLICANT/AGENT.

Name: Rachel Grimes - Teton County Fair & Fairgrounds Manager Phone: 307-203-0660
Mailing Address: PO Box 3075 Jackson, WY ZIP: 83001
E-mail: rgrimes@tetoncountywy.gov

DESIGNATED PRIMARY CONTACT.

____ Property Owner A Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit	Physical Development	Interpretations
____ Basic Use	____ Sketch Plan	____ Formal Interpretation
<u>C</u> Conditional Use	____ Development Plan	____ Zoning Compliance Verification
____ Special Use	____ Design Review	Amendments to the LDRs
Relief from the LDRs	Subdivision/Development Option	____ LDR Text Amendment
____ Administrative Adjustment	____ Subdivision Plat	____ Map Amendment
____ Variance	____ Boundary Adjustment (replat)	Miscellaneous
____ Beneficial Use Determination	____ Boundary Adjustment (no plat)	____ Other: _____
____ Appeal of an Admin. Decision	____ Development Option Plan	____ Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

Pre-application Conference #: _____ Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

Have you attached the following?

NA **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **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. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

_____ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

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 Property Owner or Authorized Applicant/Agent

Rachel Grimes

Name Printed

Mar 13 2020

Date

Manager Teton County Fair

Title



Heritage Arena - Designated Use Change Narrative

Conditional Use Permit (CUP) Submittal
March 16th, 2020

Project

Heritage Arena - Teton County Fairgrounds
RE: Capacity Improvement Project
305 W. Snow King Ave
Jackson, WY 83001

Applicant

Teton County Fair & Fairgrounds
Rachel Grimes, Fair & Fairgrounds Manager
PO Box 3075
305 W. Snow King Ave
Jackson, WY 83001

Planning Permit Requested

Teton County Fairgrounds, in conjunction with Teton County Facilities Management, would like to apply for a CUP for the Heritage Arena, located within the Town of Jackson. The Conditional Use Permit request is for Dual Use - both Institutional, **Assembly** (added use) and **Utility Facility** (current use approved by Planning Department.)

Findings for CUP Approval

LDR Section 8.4.2 sets out the findings for approval of a CUP

1. *Is compatible with the desired future character of the area; The Rodeo Fairgrounds is zoned P/SP Public/ Semi Public for all activities occurring in the Heritage Arena*
2. *Complies with the use specific standards of Div. 6.1. LDR Section 6.1.8 Institutional Uses includes B. Assembly, including community centers and reception halls*
3. *Minimizes adverse visual impacts; One exterior door is added, with no adverse impact*
4. *Minimizes adverse environmental impacts; No adverse impacts are anticipated, as there is no additional development proposed or additional impervious surface area.*
5. *Minimizes adverse impacts from nuisances; Impacts to the community were studied and approved at the time the Rodeo Fairgrounds was established, with over 25,000 Teton County Fair visitors during the course of 4-5 days. Heritage Arena proposed Max occupancy of 2,000 (described below) is exceeded by the adjacent rodeo arena, which formally seats 2,500. Special events in the Heritage Arena will not coincide with Rodeos.*
6. *Minimizes adverse impacts on public facilities; Safety upgrades in terms of fire alarms and egress lighting will reverse adverse impacts.*
7. *Complies with all other relevant standards of these LDR's and all other Town Ordinances: and is in substantial conformance with all standards or conditions of any prior applicable permits or approvals The building and use are in compliance*

Attached Sheets:

A001, A101, A102, A103, A301, A401 Dated March 16 2020

Housing Mitigation Plan

As a public facility, in a public zone, this project is exempt from any housing mitigation requirements, Per LDR Section 6.3.2 Applicability

Section C Exemptions

 #4. Agricultural Use

 #13. Employee Generated Housing in the Public/ Semi-Public Zone

Pertinent Fairgrounds Leases

Teton County Fairgrounds operates under multiple lease agreements. The foundational 24-year lease, between the Town of Jackson and Teton County, terminates in 2026. The Town owns the land on which the Fairgrounds resides. The County leases the land from the Town, owns and maintains all infrastructure, and pays for daily operations, including Fairgrounds staffing.

The second lease is the Rodeo Grounds Management Agreement. The RGMA outlines how the County will maintain all Fairgrounds facilities, and more specifically, the Rodeo Arena, to accommodate the Town's rodeo concessionaire. As such, the Town of Jackson pays Teton County \$60,000 per year to keep Fairgrounds facilities in working order to host rodeos.

The third lease is the Rodeo Concessionaire Agreement. The RCA is a 4-year lease between the Town and their rodeo concessionaire, which outlines the parameters under which the rodeo concessionaire may operate through their summer season and the money they owe the Town for this concession. The rodeo concessionaire gets exclusive use of all Fairgrounds facilities (including Heritage Arena) on rodeo days - 3 nights per week from Memorial to Labor Day.

Current Day-to-Day Operations

As the only indoor, public riding arena in Teton County, the Heritage Arena is a very busy place year-round! During winter months, October – April, there is activity happening daily from 8 or 9 in the morning until 8 or 9 at night. Various users/uses include Citizens Mounted Unit, team roping practice, barrel racing practice, English horseback riders, Western horseback riders, private riding lessons of both disciplines, several dog-agility groups, and Teton Archery Club. During summer months, May through September, the Heritage Arena is used by many of the same groups listed above and also serves as a warm-up arena for JH Rodeo contestants on Wednesday, Friday and Saturday nights. The Teton Barrel Racing Association utilizes the facility on Tuesday evenings.

Parking

In terms of day-to-day operations, as well as special events, informal auto parking is available throughout the entirety of the Fairgrounds. Typically, during winter months, users pulling horse trailers park to north of the Heritage Arena. During summer months and rodeo season, contestants/horse trailers park to the west and the north of the Heritage Arena, while spectator parking is reserved on the east side of the Fairgrounds, near the Fair Office and tennis courts.

Parking for special events usually occurs nearest the facility, specifically west and north of the Heritage Arena. In the past, both Snow King and Flat Creek Drive have been closed on occasion to accommodate additional parking. In 2019, for the World Series of Team Roping, Flat Creek Drive had a soft closure to accommodate additional horse trailer parking. While the west side of the Fairgrounds (west of the Heritage Arena) is not included in the lease between the Town and County, the Town recognizes the need for that space to be utilized by day-to-day Fairgrounds operations outside of winter months, for special events, and for JH Rodeo contestants during summer months. The attached site map highlights these parking areas.

Bicycle Parking

4 New Short Term U-Style Bike Racks will be installed on existing concrete aprons, 2 each at the south and west entrances to the building, as shown on the drawings. Storable temporary racks will be provided for fair week, per Pathways recommendations.

Background

The Heritage Arena was built in 2006. At that time, the building use was designated Group U Utility and Miscellaneous, under which agricultural buildings, barns, and livestock shelters are listed. From a building code perspective, this U classification remains the current designation. Group U only allows for a total capacity of 160 people, even though the facility is approximately 48,000 square feet in size. While the original intent of the facility was *NOT* to be a venue for large events, the Heritage Arena morphed into just that over the years. In more recent years, the Heritage Arena has become a venue due to limited large event space in the community. The table below shows attendance at past events which have taken place in Heritage Arena.

EVENT	TIME OF YEAR	# OF ATTENDEES
Rocky Mountain Elk Foundation Banquet	May	300-400
World Series of Team Roping	June	300+
4-H Livestock Sale	July	1000+
JHSC Ski Swap	October	1000-2000
Fireman's Ball	November	1000-2000
JH Live Winter Concert	February	3000+

When organizers of these large, special events reserved the Heritage Arena as their venue, they rented the facility for 2-3 days to accommodate set-up before-hand and clean up after, in addition to the event day itself. Typically, the arena ground is compacted with a roller by a local excavation company, which results in a hard surface for event attendees and wheelchair access. Unfortunately, rolling the arena ground compromises the integrity of the material for equine users. It takes Fairgrounds staff 1-2 weeks of repeated grooming to restore the material to its original state. Equine and livestock users are of course not permitted to use the facility during these events and struggle to use it properly just afterwards. The compromised ground material is detrimental to their animal's footing and overall safety. This conflict of interests suggests that the frequency of future events not associated with building's original purpose will be scaled back, rather than expand or grow. In other words, it is not our intent at this time to

host large events involving food and music that were hosted in 2019 such as the JH Live Concert, the Rocky Mountain Elk Foundation banquet, and the Fireman's Ball.

JH Live began working with the Fair & Fairgrounds Manager in late fall of 2018 to plan a winter concert for February 2019. This was the first event of this type and size to use the Heritage Arena as their venue. In early 2019, it was brought to staff's attention that the Heritage Arena occupancy maximum was 160, based on the "as-built" building designation. Fire Marshal, Kathy Clay, made special arrangements with JH Live organizers to remain in compliance with fire code based on their estimated ticket sales.

Similar circumstances were again approved by the Fire Marshal for the 4-H Livestock Sale during the 2019 Teton County Fair. In addition to fire code regulations, Clay asked that the Fair Board place counters at each door to the Arena and have fire watch posted in the facility throughout the event duration. The counters revealed that, at one point during the sale, there were over 1200 occupants in the Heritage Arena. Fire Marshal Clay indicated firmly that she would no longer allow special events with over 160 occupants.

In 2019, both the JHSC Ski Swap and Fireman's Ball found alternative venues. In 2020, the Rocky Mountain Elk Foundation Banquet will likewise need to find an alternate venue. The most pressing event at this time is the above mentioned 4-H Livestock Sale, held on Friday night of Fair Week in late July. This is a highly specialized event that cannot practically, be accommodated at another location in the County. To truck over one hundred 4-H animals, including steers, pigs, goats and sheep, off the Fairgrounds for one evening, and then bring them back to the fairgrounds for 2 more days, is impractical if not impossible! The potential of losing these animals to excessive heat exposure and stress during relocation is too high a risk.

Another topic which emerged as problematic throughout these discussions is food service in the arena during special events. Environmental Health expressed concerns about people eating where animals defecate, with possible cross-contamination (E Coli, Salmonella, etc.) In the past, food service occurred in the arena space during special events by means of catered sit-down dinners, food trucks, tented vendor stands with barbeques, etc. Unfortunately, food service within the building cannot be permitted at all in the future. To accommodate future events, only self-contained food trucks parked outside the building will be allowed, with serving and eating also to remain outside. This factor influenced the decision to remove the kitchen components and allocate this space for restrooms required to increase occupant load.

Project Scope & Timeline

After the 2019 Fair, Teton County staff began researching what could be done to increase the facility's occupancy. Through meetings with Teton County staff and Town of Jackson Building Officials, it was determined that the change of designation will require the following: Fire code requires the installation of emergency lighting and a fire alarm system. Building code requires additional restrooms, additional egress (one exterior door) and a change in occupancy status from **Utility to a Mixed-Use** designation, **Assembly + Utility**. The building, though large, has a steel structure, with metal siding and roof. This non-combustible construction type, along with ample open space around the structure, make it ideal for occupancy increase. With regard to

funding for the following improvements to the Heritage Arena, monies budgeted and earmarked for a different Fairground's project have been reallocated for this project.

Project #1- Emergency lighting [bid out Sept 2019] ASAP As Soon As Possible

Delcon was the low bidder at \$22,860.00 and was awarded the contract.

Project #2- Fire Alarm System [bid out Sept 2019] Early May

Mountain West Electrical Services was the lowest and most responsible bidder in the amount of \$54,700.00

Project #3- Increased water fountains and restroom fixtures Fall 2020

This contract has not yet been bid out or awarded. Plans will be completed upon confirmation of a Conditional Use Permit. Furthermore, the scope is too extensive and invasive to be carried out during summer months, the facility's busiest time of year.

Working with TOJ Building Department, Architect, Rachel Ravitz, drew preliminary plans to convert from **Utility** to (Mixed Use) **Assembly + Utility** designation. An occupancy study was done to determine the best path forward. From a purely numeric standpoint, the building could hold upwards of 9,000 people. This is far more ambitious than Fairground's staff wish to support! IBC provides an exception: where approved by the building official, the actual number of occupants...although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load. Building official, Kelly Sluder, suggested that the actual riding arena area could be removed from the calculation, with the remaining square footage resulting in roughly 2500 occupants. He further agreed to cap the facility occupancy posted at **2,000** used also to determine plumbing fixture counts. Anecdotally, the existing toilet fixtures support an occupant load of 900. Egress dispersion was also reviewed, determining that an additional door is needed on the west facade to compensate for an east door which is often blocked by snow, facility-user and/or event operations.

Conclusion

While the Heritage Arena has served the community in various capacities over the past 15 years, specific upgrades are needed to continue this service in a completely transparent and safe manner. This investigation and upgrade have caused close scrutiny of appropriate uses for the building. Music concerts are unlikely to occur here in the future, nor are events of any kind exceeding 2,000 occupants. Staff will continue to assess rentals on a case-by-case basis, as event organizers consider the Heritage Arena as a potential venue. Some upgrades must be completed quickly, due to upcoming event dates. Upon full completion, Fairgrounds staff aim to satisfy all local governing agencies concerned, including Planning & Building, and Fire/EMS to once again accommodate some of these historic community events in the Heritage Arena.



SHEET LIST			
Sheet Number	Sheet Name	Designed By	Drawn By
A001	TITLE SHEETS / SITE PLAN	RR	Ravitz
A101	EXISTING FLOOR PLAN	RR	Ravitz
A102	PROPOSED REST ROOMS	RR	Ravitz
A103	Civil Overlay Scale Proposed Changes	Designer	Author
A301	EXTERIOR ELEVATIONS	RR	Ravitz
A401	SECTIONS	RR	Ravitz

Zoning: Civic P/SP

AIA NCARB LEED AP
Box 2406 Jackson WY 83001
(307) 699-2454
Rachel@esteAm.design



BEHLEN
M4176 2005
COLUMBUS NEBRASKA



645 West 25th street
Idaho Falls, ID 83402
(208)523-2862
Jeremy@BradleyEngineering.com

HERITAGE ARENA

Snow King Ave Jackson WY 83001

TITLE SHEETS / SITE PLAN



CONCEPT
NOT FOR
CONSTRUCTION

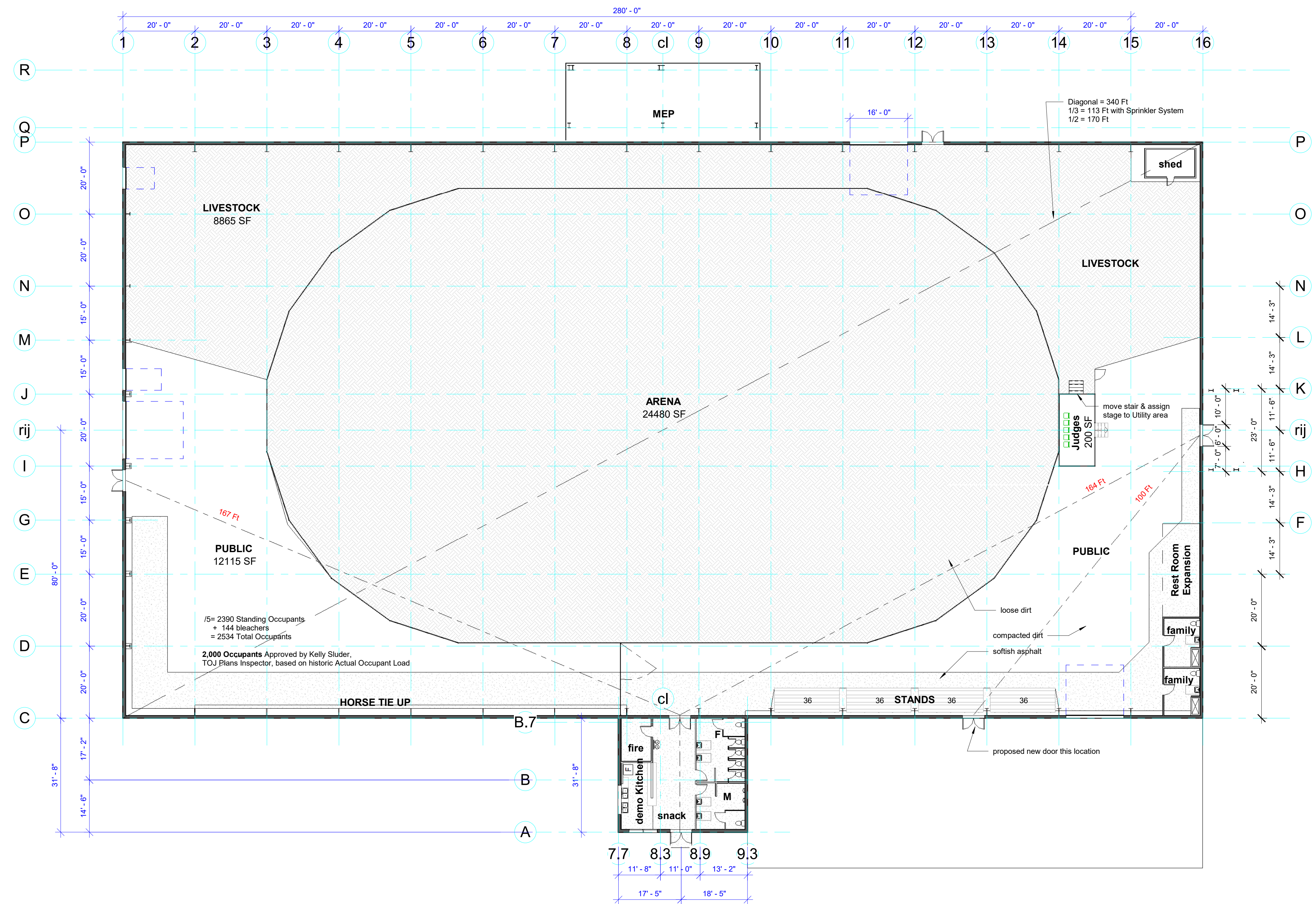
Date Mar 16 2020

A001

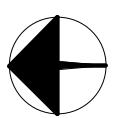
Scale 1" = 60'-0"

TYPE IIB - NON RATED
Sprinklered Building NFPA 13

UTILITY - U



1 MAIN EXIST
1/16" = 1'-0"



AIA NCARB LEED AP
Box 2406 Jackson WY 83001
(307) 699-2454
Rachel@esteAm.design



ESTEAM
ARCHITECTURE

BEHLEN
M4176 2005
COLUMBUS NEBRASKA

BRADLEY
Engineering/Chartered

645 West 25th street
Idaho Falls, ID 83402
(208)523-2862
Jeremy@BradleyEngineering.com

HERITAGE ARENA
Snow King Ave Jackson WY 83001
EXISTING FLOOR PLAN



CONCEPT
NOT FOR
CONSTRUCTION

Date Mar 16 2020

A101

Scale 1/16" = 1'-0"

2018 IBC	HERITAGE ARENA CODE STUDY										DEC 6 2019	
MIXED USE	U & A-3											
Table 1004.5	2390	5	11,950	Public use area only (Subtract Riding Arena) stands								
	144			Total Occupants Public A-3 Area								
	2534											
1004.5	Exception: Where approved by the building official, the actual number of occupants for whom each occupied space floor or building is designed, although less than those determined by calculation, shall be permitted to be used in the determination of the design occupant load. statistics showing un-even split of sexes for occupancy may be used											
	2000	Max Occupant Load Approved by TOJ and Posted in Building										
312.1	Utility Group ... Includes... Agricultural Buildings, Barns, Livestock Shelters, Stables											
Table 1004.5	300 gross	Agricultural buildings		33,545	Livestock & Arena		111.8	Occupants				
2902.1	N.A.		Utility [Arena] Portion Requires no Plumbing systems									
2902.1	Occupants Total	50% Female	factor	Toilets	50% Male		w.c.	67% can be Urinal		Lav each	Fountain	
NEW	2000	1000	65	15.4	1000	125	8.0	5.4	200	5.0	500 4.0	
EXIST	900	450	65	6.9	450	125	3.6	2.4	200	2.3	500 1.8	
	1 Assembly	Auditoriums without permanent seating, art galleries, exhibition halls, museums, lecture halls, libraries, arcades, and gymnasiums										
1109.2.1	In assembly and mercantile occupancies, an accessible family or assisted-use toilet room shall be provided where an aggregate of six or more male and female water closets is required Fixtures located within family or assisted-use toilet and bathing rooms shall be included in the number of fixtures provided											
2902.3.3	In occupancies other than covered and open mall buildings, the required public and employee toilet facilities shall be located not more than one story above or below the space required to be provided with toilet facilities and the path of travel to such facilities shall not exceed a distance of 500 feet (If events in rodeo grounds and Fair Office were not concurrent, these fixtures could serve the Arena Event load)											
2902.3.2	Prohibited - Toilet rooms shall not open directly into a room used for the preparation of foodservice to the public											
506.2	Table Allows 38,000 sq ft Sprinklered Type IIB (Non Combustible)											
	5-5 Frontage Increase Equation	825 Perimeter with 20 ft min open space surround							30	W		
		825 Entire Perimeter							30			
		38,000	1	-0.25	0.75	1			1			
		28,500	I	Frontage Increase								
	Total Area Allowed	66,500										
Table 1006.3.2	More than 1,000 occupants			minimum 4 exits								
1006.2.1.1	Four exits or exit access doorways shall be provided from any space with an occupant load greater than 1,000											
1007.1.1	paraphrase: Separation between (at least 2 of the) exits should be a minimum of 1/3 the building diagonal measurement when a sprinkler system is present. [In Heritage Arena case 300 ft approx diagonal /3 = 100 feet.]											
1007.1.2	When 3 or more exits are required... 2 shall comply with 1007.1.1. Additional Exits at a Reasonable Distance Apart											
1005.3.2	capacity in inches of means of egress with sprinkler system = occupants x .15 [1920 occupants x .15 = 288 inches / 4 exits = 72 inches = 6 feet wide per doorway											
	1920	0.15	288	4	72	12	6					
1005.5	if one exit is blocked, 50% reduced capacity not allowed											

506.3.2 Minimum frontage distance. To qualify for an area factor increase based on frontage, the public way or open space adjacent to the building perimeter shall have a minimum distance (W) of 20 feet (6096 mm) measured at right angles from the building face to any of the following:

1. The closest interior lot line.
2. The entire width of a street, alley or public way.
3. The exterior face of an adjacent building on the same property.

Where the value of W is greater than 30 feet (9144 mm), a value of 30 feet (9144 mm) shall be used in calculating the building area increase based on frontage, regardless of the actual width of the public way or open space. Where the value of W varies along the perimeter of the building, the calculation performed in accordance with Equation 5-5 shall be based on the weighted average calculated in accordance with Equation 5-4.

506.3.3 Amount of increase. The area factor increase based on frontage shall be determined in accordance with Equation 5-5:

$$I_f = [F/P - 0.25]W/30 \quad \text{(Equation 5-5)}$$

where:

I_f = Area factor increase due to frontage.

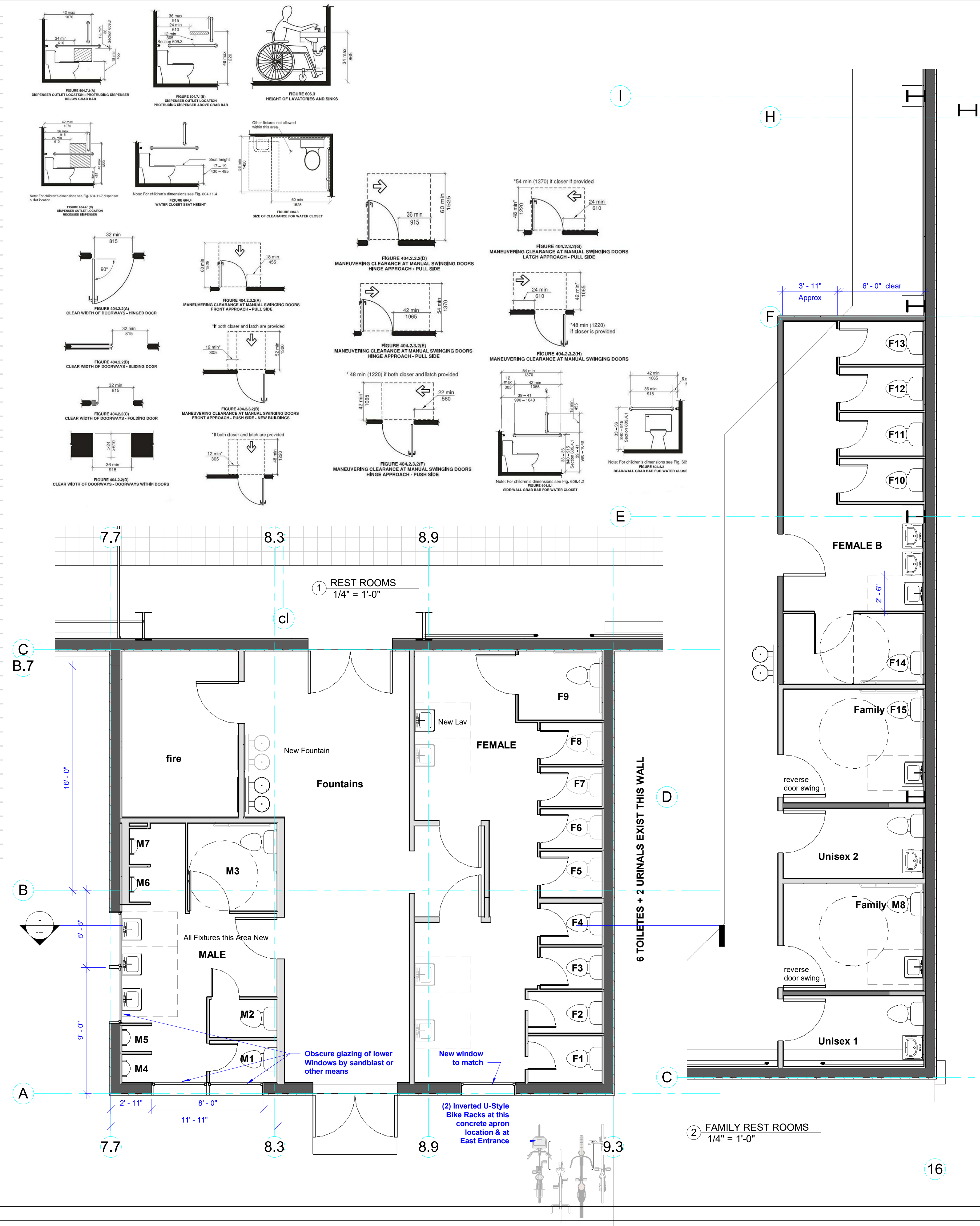
F = Building perimeter that fronts on a public way or open space having minimum distance of 20 feet (6096 mm).

P = Perimeter of entire building (feet).

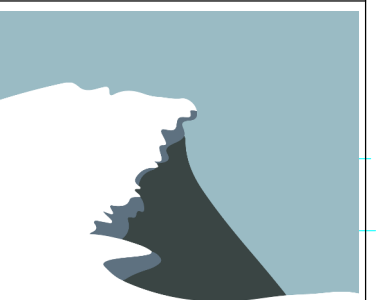
W = Width of public way or open space (feet) in accordance with Section 506.3.2.

TYPE IIB - NON RATED
Sprinklered Building NFPA 13

MIXED USE UTILITY U
and ASSEMBLY A-3
52,500 sq ft w/ eaves
Allowed 66,000 w Frontage Increase



AIA NCARB LEED AP
Box 2406 Jackson WY 83001
(307) 699-2454
Rachel@esteAm.design



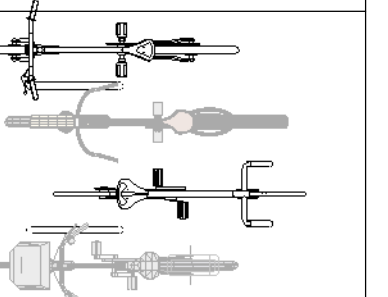
ESTEAM
ARCHITECTURE

BEHLEN
M4176 2005
COLUMBUS NEBRASKA

BRADLEY
Engineering/Chartered

645 West 25th street
Idaho Falls, ID 83402
(208)523-2862

Jeremy@BradleyEngineering.com



HERITAGE ARENA
Snow King Ave Jackson WY 83001

PROPOSED REST ROOMS

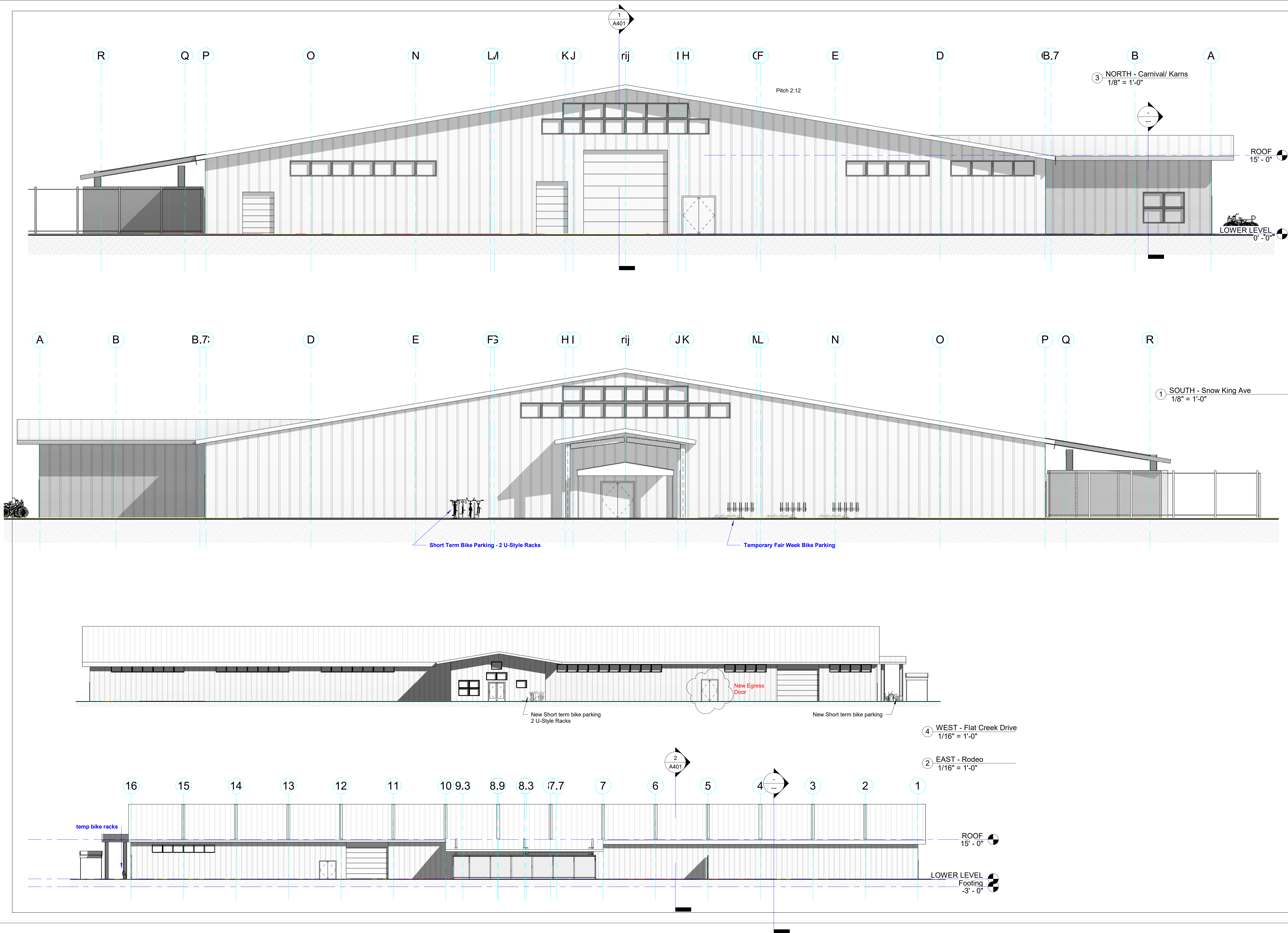


CONCEPT
NOT FOR
CONSTRUCTION

Date Mar 16 2020

A102

Scale 1/4" = 1'-0"



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HERITAGE ARENA
Snow King Ave Jackson WY 83001
EXTERIOR ELEVATIONS



CONCEPT
NOT FOR
CONSTRUCTION

Date Mar 16 2020

A301

Scale As indicated



ESTEAM
ARCHITECTURE



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HERITAGE ARENA
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SECTIONS

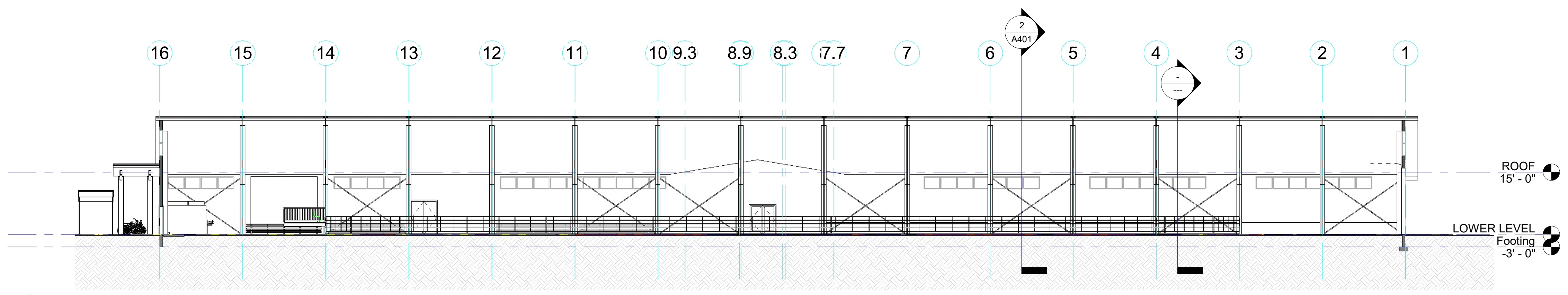


**CONCEPT
NOT FOR
CONSTRUCTION**

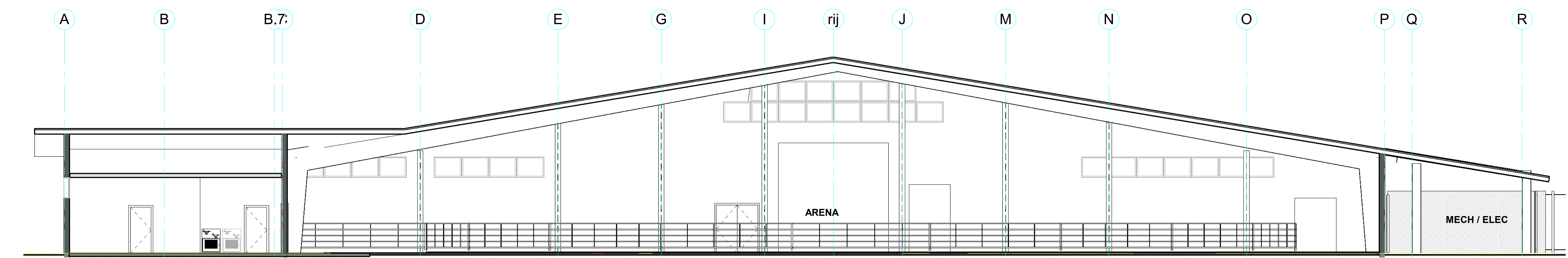
Date Mar 16 2020

A401

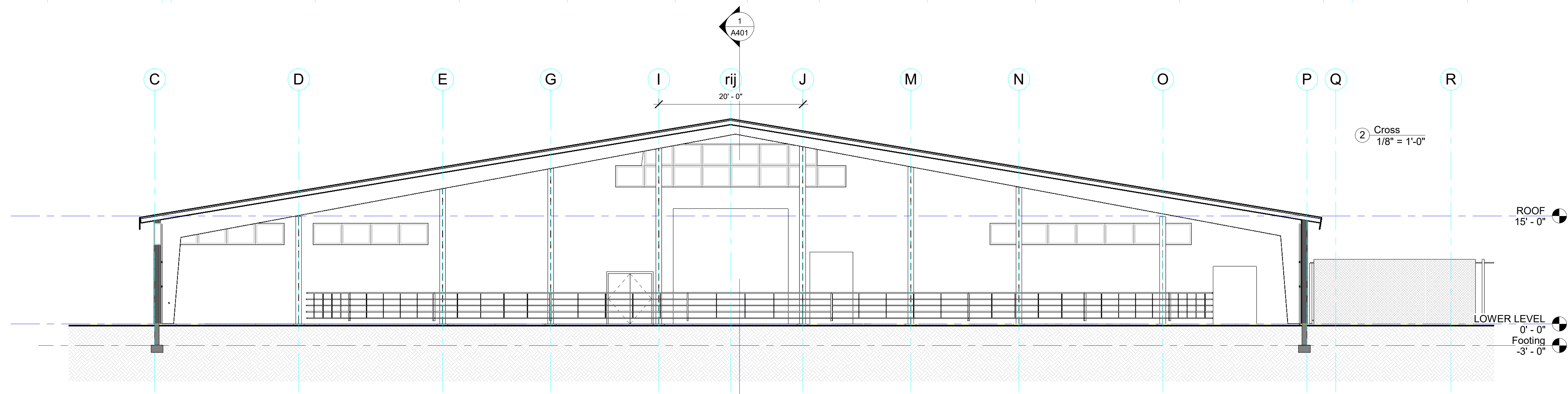
Scale As indicated



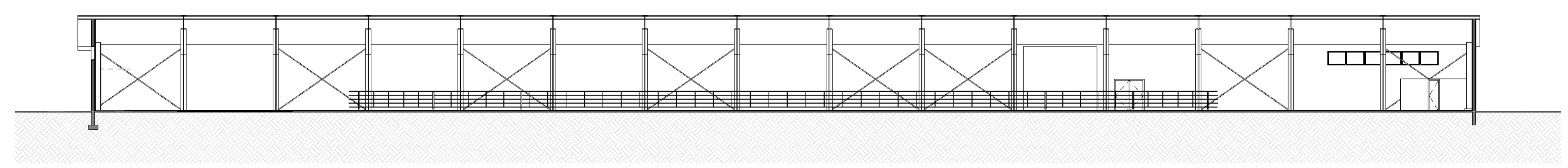
① Long
1/16" = 1'-0"



③ Concession MEP
1/8" = 1'-0"



② Cross
1/8" = 1'-0"



④ Interior Long
1/16" = 1'-0"