



# TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

## TRANSMITTAL MEMO

### Town of Jackson

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

### Joint Town/County

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

### Teton County

- ☐ Planning Division

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

### State of Wyoming

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

### Federal Agencies

- ☐ Army Corp of Engineers

### Utility Providers

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

### Special Districts

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

<p>Date: August 19, 2020</p> <p>Item #: P20-161</p> <p>Planner: Brendan Conboy</p> <p>Phone: 733-0440 ext. 1302</p> <p>Fax: 734-3563</p> <p>Email: <a href="mailto:bconboy@jacksonwy.gov">bconboy@jacksonwy.gov</a></p> <p><b>Owner:</b> 505 Simpson, LLC &amp; Lisa Elenz PO Box 642 Jackson, WY 83001</p> <p><b>Applicant:</b> Jorgensen Associates – Ron Levy PO Box 9550 Jackson, WY 83002</p>	<p style="text-align: center;"><b>REQUESTS:</b></p> <p>The applicant is submitting a request for a Subdivision Plat, for the properties located at 505 &amp; 475 E. Simpson Ave legally known as, Lot 7, Plat 278 &amp; Lot 14, Plat 1186.</p> <p>For questions, please call Brendan Conboy at 733-0440, x1302 or email to the address shown below. Thank you.</p>
<p><b>Please respond by: September 2, 2020 (Sufficiency)</b> <b>September 9, 2020 (with Comments)</b></p>	

**RESPONSE:** For Departments not using Trak-it, please send responses via email to:  
[tstolte@jacksonwy.gov](mailto:tstolte@jacksonwy.gov)



**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](http://www.jorgeng.com)

August 17, 2020

Mr. Brendan Conboy  
Town of Jackson Planning Dept.  
P.O. Box 1687  
150 E. Pearl Avenue.  
Jackson, WY 83001  
*-Digitally Delivered-*

**RE: Behome Addition to the Town of Jackson Subdivision Plat (S/D)**

Dear Brendan,

Attached for sufficiency review, please find one copy of the Subdivision Plat Application for the Behome Addition to the Town of Jackson (**Behome Addition**) that we are submitting on behalf of co-applicants 505 Simpson, LLC and Lisa Elenz. This subdivision application involves vacating two lots from their respective subdivisions to create three lots with a new plat. The project is located on approximately 0.55 acres, and will vacate Lot 14 of the John D. Hall Ninth Addition to the Town of Jackson and Lot 7 of the Bruce Porter Subdivision 2<sup>nd</sup> Filing. Said Lot 14 and a portion of said Lot 7 will be reconfigured as the Behome Addition. This property is not located near any known fault lines.

- Planning Permit Application and Response to Checklist
- Jorgensen Associates, Inc. Check No. 11429 for application fees.
- Application Materials
- Title Reports
- Draft Recordable Documents
- Draft Plat Map

Posted Notice will be erected and maintained on the land subject to this application once the meeting dates have been scheduled.

Once we receive a sufficiency determination, we will provide any updates you request to the application in electronic format, and/or hard copies as requested in the number and type you would like for distribution to review agencies. Please call me if you have any questions, or if you require additional information at this time. Thank you for your assistance.

Sincerely,

JORGENSEN ASSOCIATES, INC.

Ron Levy, Land Use Planning

## **Narrative: Behome Addition to the Town of Jackson Subdivision Plat**

### **Subdivision Summary**

This Subdivision Plat (S/D) application is for the Behome Addition to the Town of Jackson. Historically, Lots 10, 11 and were vacated from the John D. Hall Plat 131; these three lots were reconfigured into two lots by the John D. Hall Ninth Addition Plat 1168 in 2005. The project is located on approximately 0.55 acres, and will vacate Lot 14 of the John D. Hall Ninth Addition to the Town of Jackson and Lot 7 of the Bruce Porter Subdivision 2<sup>nd</sup> Filing. Said Lot 14 and a portion of said Lot 7 will be reconfigured in to three lots as the Behome Addition.

### **A. FINDINGS FOR APPROVAL**

#### **Division 8.5.3 Subdivision Plat Findings for Approval**

**1. *Is in substantial conformance with an approved development plan or development option plan.***

This Subdivision Plat application for the Behome Addition is in substantial conformance to the Development (**P20-062**) Approved by the Town Council on July 20<sup>th</sup>, 2020. **Complies.**

**2. *Complies with the standards of the Section.***

This Subdivision Plat complies with all the standards required by Division 8.5.3. of the Town of Jackson Land Use Development Regulations (LDRs). **Complies.**

**3. *Complies with the subdivision standards of Division 7.2..***

This Subdivision Plat complies with the development standards required by Division 7.2. Subdivision Standards of the LDRs, such as requirements for: new sidewalks; water and sewer infrastructure; utilities; parks; and other physical improvements necessary to safely serve newly subdivided property and to minimize impacts on existing community services and infrastructure. This Subdivision Plat reflects the guidance of the Applicant's Design Team, the ToJ Staff and acceptance by Town Council. **Complies.**

**4. *Complies with all other relevant standards of these LDRs and other Town Ordinances.***

This Subdivision Plat is in compliance with all relevant standards of the LDRs and Town Ordinances; it is important to note that this Plat has benefited from a public review at a sufficient level of detail to determine compliance with these LDRs prior to preparation of plat documents. **Complies.**

### **B. GENERAL INFORMATION**

**Title Report** – Complete Title Reports for all relevant lots is included in this application.

### C. INITIAL SUBMITTAL

This application is for one new Subdivision Plat: Behome Addition to the Town of Jackson.

1. **Draft Plat Map** – Draft subdivision plats or maps of survey prepared in association with a Subdivision Plat or application shall contain the information required by State statute and Section 8.5.3 Subdivision Plat.
2. **Notice of Intent** – Applicant has published “Notice of Intent to Subdivide” in the Jackson Hole News and Guide, once each week for 2 weeks within 30 calendar days prior to filing this application, pursuant to Wyoming statutes as amended. Evidence of Notice of Intent is included with this application.
3. **Documents to be Recorded** – Applicant has included draft copies of the following documents to be recorded concurrently with this application:
  - a. Grant of Access and Utility Easement





**PLANNING PERMIT APPLICATION**  
**Planning & Building Department**

150 E Pearl Ave. | ph: (307) 733-0440  
P.O. Box 1687 | [www.townofjackson.com](http://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: \_\_\_\_\_  
Physical Address: \_\_\_\_\_  
Lot, Subdivision: \_\_\_\_\_ PIDN: \_\_\_\_\_

**PROPERTY OWNER.**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ ZIP: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**DESIGNATED PRIMARY CONTACT.**

\_\_\_\_\_ Property Owner \_\_\_\_\_ Applicant/Agent

**TYPE OF APPLICATION.** Please check all that apply; review the type of application at [www.townofjackson/200/Planning](http://www.townofjackson/200/Planning)

**Use Permit**

\_\_\_\_\_ Basic Use  
\_\_\_\_\_ Conditional Use  
\_\_\_\_\_ Special Use

**Relief from the LDRs**

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

**Physical Development**

\_\_\_\_\_ Sketch Plan  
\_\_\_\_\_ Development Plan  
\_\_\_\_\_ Design Review

**Subdivision/Development Option**

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

**Interpretations**

\_\_\_\_\_ Formal Interpretation  
\_\_\_\_\_ Zoning Compliance Verification

**Amendments to the LDRs**

\_\_\_\_\_ LDR Text Amendment  
\_\_\_\_\_ Map Amendment

**Miscellaneous**

\_\_\_\_\_ Other: \_\_\_\_\_  
\_\_\_\_\_ Environmental Analysis

**PRE-SUBMITTAL STEPS.** To see if pre-submittal steps apply to you, go to [www.townofjackson.com/200/Planning](http://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](http://www.townofjackson.com/200/Planning) and select the relevant application type for submittal requirements.

Have you attached the following?

\_\_\_\_\_ **Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://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](http://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](http://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.

Garon M. Levy  
Signature of Property Owner or Authorized Applicant/Agent

\_\_\_\_\_  
Date

\_\_\_\_\_  
Name Printed

\_\_\_\_\_  
Title

# Jackson Hole News&Guide

# Public

# NOTICES

## What is a Public Notice?

These pages include a variety of notices required by Town, County and State statutes and regulations. These notices include Meeting Agendas, proposed city and county ordinances, tax and budget information, Liquor Licenses, foreclosures, summonses and bid invitations.

## How to place a Public Notice

Jackson Hole News&Guide • PO Box 7445  
Jackson, WY 83002 • (307) 733-2047

Rate: \$10.05 per column inch

Preferred Method of Submission is via Email in a Word/Text document to Legals@jhnewsandguide.com. Legals submitted via hard copy or PDF will be charged a typesetting fee of \$10.00 per typed page

LEGAL DEADLINE: THURSDAY AT 3:00 PM

AUGUST 12, 2020

### TETON COUNTY NOTICES

#### Teton County Board of Commissioners

##### • MEETING NOTICES •

Teton County Board of Commissioners  
Voucher Meeting Notice  
200 S. Willow, Jackson, Wyoming  
Monday, August 17, 2020, 9:00 a.m.  
Meeting agenda is available on tetoncountywy.gov  
Meeting streaming is available online.  
Be advised the online meeting agendas may be revised up until 5:00pm the day before the meeting.  
**Publish: 08/12/20**

##### • OFFICIAL PROCEEDINGS •

OFFICIAL SUMMARY PROCEEDINGS OF THE BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, WYOMING  
The Teton County Board of Commissioners met in regular session on July 20, 2020 in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:03am.

Commission present: Natalia Macker Chair, Greg Epstein Vice-Chair, Mark Barron, and Luther Propst were present. Mark Newcomb arrived at 9:07am.

##### ADOPT AGENDA

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to adopt the agenda as it stands. Chair Macker called for a vote. The vote showed all in favor and the motion carried.

##### PUBLIC COMMENT

Public comment was given by Jared Baecker, Snake River Fund regarding BLM Parcel Transfers.

##### ACTION ITEMS

##### 1. Consideration of Payment of County Vouchers

A motion was made by Commissioner Propst and seconded by Commissioner Barron to approve the July 20, 2020 county voucher run in the amount of \$424,662.46 Chair Macker called for a vote. The vote showed all in favor and the motion carried.

##### 2. Consideration of Administrative Items

##### a. 24-Hour Liquor Permit

i. C&C Chefs dba Provisions, Private Event at JH Winery, July 31, 2020  
There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the malt beverage picnic permit submitted by C&C Chefs dba Provisions for a private event to be held at Jackson Hole Winery, 2800 Boyles Hill Road, Jackson, WY on July 31, 2020 with the permit being valid for a 24-hour period. Chair Macker called for a vote. The vote showed all in favor and the motion carried.

##### b. SLIB Drawdowns

##### c. Tax Corrections

d. Human Service/Community Development Contracts for Service

e. Special Events Permits – Applications Pending (for informational purposes, no action taken)

i. Lotoja – September 12th; Cyclists enter Teton County via US-89 (Snake River Canyon), ride through the Jackson area via South Park Loop Road, and finish at the base of Jackson Hole Mountain Resort in Teton Village; Attendees – 1400

ii. Jackson Hole Ultra – September 5th, 50K race consists of a 6.5 mile out and back and then a 9 mile out and back. The shorter distance races will contain the 6.5 mile out and back and then a 1 mile out and back and a 6.5 mile out and back and a 6.8 mile out and back; attendees – 250  
Commissioner Newcomb joined the meeting at 9:07am.

##### 3. Consideration of Approval of Face Covering Recommendation Resolution

Keith Gingery, Deputy County Attorney, presented to the Board for consideration of approval a Face Covering Recommendation Resolution.

Public comment was given by Candra Day.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the resolution as presented.

A friendly amendment was proposed by Commissioner Propst to add “The Teton County Board of County Commissioners supports the Teton District Health Officer’s request to the State Health Officer to enact an Order requiring the wearing of face coverings in public, including any exceptions the state deems necessary.” Commissioner Barron and Commissioner Epstein approved the amendment. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

TETON COUNTY BOARD OF COUNTY COMMISSIONERS  
TETON COUNTY, WYOMING

RESOLUTION NO. 20-034

##### FACE COVERING RECOMMENDATION RESOLUTION

WHEREAS, on March 16, 2020, at 9:00 a.m., the Board of County Commissioners of Teton County, Wyoming, met in regularly scheduled and public meeting of the Board of County Commissioners at the Teton County Administration Building, located at 200 S. Willow Street, in Jackson, Wyoming, and declared a state of emergency for Teton County, Wyoming due to the coronavirus disease (COVID-19) pandemic; and WHEREAS, Travis Riddell, M.D., the Teton District Health Officer, issued a recommendation on April 6, 2020, that is still

in effect, recommending that all individuals in public settings wear face coverings; and WHEREAS, Travis Riddell, M.D., the Teton District Health Officer, submitted on July 6, 2020 a proposed order for approval to the State Health Officer, requiring individuals to wear face coverings in certain public settings with exceptions, to be applicable throughout the Teton Health District, which includes all of Teton County including the City of Jackson. In Dr. Riddell’s proposed order, he stated numerous findings in support of the proposed order including that respiratory droplets from infected individuals are a major mode of SARS-CoV-2 transmission. Droplets do not only come from coughing or sneezing; in a-/pre-symptomatic individuals, droplets are generated via talking and breathing. SARS-CoV-2, the virus that causes novel coronavirus disease (COVID-19), may be broadcast in respiratory droplets “from normal breathing;” Dr. Riddell’s findings also stated that face coverings reduce droplet dispersal and wearing a face covering will slow the spread of COVID-19. NOW THEREFORE BE IT RESOLVED, that having duly met on July 20, 2020, at a regularly scheduled meeting, which was properly noticed and open to the public, and having fully considered the matter at hand,

1. It is recommended that individuals wear a face covering in public settings, combined with practicing social distancing and washing hands often.

2. The recommendation to wear a face covering does not apply to children that are 2 years old or younger, or a person who has a medical condition, mental health condition, or disability that prevents wearing a face covering, or persons who are hearing impaired, or communicating with an individual who is hearing impaired, where the ability to see the mouth is essential for communication.

3. The Teton County Board of County Commissioners supports the Teton District Health Officer’s request to the State Health Officer to enact an Order requiring the wearing of face coverings in public, including any exceptions the state deems necessary.

RATIFIED AND AFFIRMED ON THIS 20th day of July 2020. Natalia D. Macker, Chairwoman, Teton County Board of County Commissioners

Seal

Attest: Maureen E. Murphy, Teton County Clerk

4. Consideration of Proposed Outgoing Commissioner Correspondence  
a. Letter to Senator John Barrasso Regarding the Transfer of BLM Lands

There was no public comment.

A motion was made by Commissioner Propst and seconded by Commissioner Newcomb to approve the letter dated July 20, 2020 to the Honorable John A. Barrasso, MD, US Senate, with the revisions discussed this morning. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

##### DISCUSSION ITEMS

##### 1. Known Matters for Discussion

##### a. Identify Consent Agenda

The agenda for July 21, 2020 was reviewed and items for the consent agenda were pulled.

b. River Access from the County’s Land in Hoback Junction Alyssa Watkins, Board of County Commissioners Administrator, addressed the Board regarding the quickest way to move forward with the most effective way to restrict vehicle access.

##### c. Teton Pass Trail Improvement Project

Heather Overholser, Director of Public Works, addressed the Board regarding the budgeting for this project. This project was budgeted in FY20, not FY21, however the work was not able to be done until July 2020. The funds are currently in the capital funds and there is a request to budget amend the funds for the work done.

##### 2. Other Matters for Discussion

A. Commissioner Epstein brought up discussion on contact tracing and what are the next steps to make this a more efficient, robust system with automation through an app.

##### MATTERS FROM COMMISSIONERS

1. Calendar review - The Board reviewed their weekly calendar.

2. BCC Administrator – Alyssa Watkins, Board of County Commissioners Administrator, gave updates via email on Water Quality, Housing, Transportation, Culture of Leadership, LDRs, and Areas of Focus.

##### 3. Liaison reports / Commission updates

A. Commissioner Macker had no updates.

B. Commissioner Epstein asked Keith Gingery to give an update on the Teton County School Board and what the plans are for school restarting in the fall.

C. Commissioner Barron had no updates.

D. Commissioner Newcomb gave an update on the Teton County Historic Preservation Board regarding the historic Mercill building being moved to a new site.

E. Commissioner Propst had no updates.

##### EXECUTIVE SESSION

There was no executive session.

The meeting was recessed at 9:45am and reconvened at 10:02am.

##### WORKSHOPS

##### 445 E. KELLY DEVELOPMENT OPTIONS

April Norton, Housing Director, presented to the Board this workshop to discuss development options at 445 E. Kelly Avenue. An overview of the property as it currently sits was shown. Development options: 1) Teton Habitat for Humanity (3/5 units), 2) RFP; 3) Hybrid – RFP including an opportunity for Teton Habitat to participate. There is the possibility to

partner with Parks & Recreation to extend parking, reduce curb cuts, and provide safer pedestrian amenities at Mike Yokel Park.

Staff is looking for direction on the Board’s priorities related to Affordability, Own/Rent, Historic Preservation, Enhanced connectivity to Mike Yokel Park, Improved access to water, pedestrian amenities, and the process: Teton Habitat partnership, RFP for development, or hybrid.

The meeting was recessed at 10:50am and reconvened at 11:04am.

##### INDIAN SPRINGS / TETON SCIENCE SCHOOL INTERSECTION

Heather Overholser, Director of Public Works and Amy Ramage, County Engineer, presented to the Board this workshop to discuss Indian Springs Ranch and Teton Science Schools (Coyote Canyon) intersection with WY-22. The purpose of this workshop is for the Board to provide direction to staff on preferred level of county involvement in the planning for intersection improvements of two private roads (Indian Springs Ranch Road and Coyote Canyon Road) with WY-22, if welcomed by the private landowners and WYDOT.

The Indian Springs/Coyote Canyon intersection was included in the Tribal Trail Connector study area due to the plat and WYDOT access permit requirements to abandon the Indian Springs access to WY-22 if and when the Tribal Trail Connector (TTC) is constructed. Additionally, this intersection is difficult to navigate and left-turn movements onto WY-22 are time-consuming and dangerous. To improve safety, preliminary design work was done to consolidate the Indian Springs/Coyote Canyon and Tribal Trail intersections. The plat includes an easement for Indian Springs Drive to connect with the potential future TTC; however, a fen wetland was identified in the easement vicinity during the wetland delineation for the TTC project. So as not to cause unmitigatable impacts to the fen, the planned use of the easement was eliminated from consideration.

The TTC study then looked at several options for a frontage road on the north and south sides of WY-22 to connect all three intersections. Due to the fen wetland on the south side and the need for significant hillside cuts and large retaining walls on the north side, all frontage road alternatives were ultimately eliminated from consideration. Since the two intersections cannot feasibly be combined and hence improve safety at the Indian Springs/Coyote Canyon intersection, both preferred alternatives for TTC include the construction of a separate underpass at that location to allow for all turning movements using right on/right off access. Below is one of the two TTC preferred alternatives showing a possible Indian Springs-Coyote Canyon underpass intersection design.

It is possible that the other TTC preferred alternative (interchange) may need to overlap with these approaches to accommodate weaving and lane taper distance; however, efforts would be made to avoid this.

Accommodating wildlife permeability through a possible underpass at the Indian Springs/Coyote Canyon location would be an added benefit of the intersection improvement project. A wildlife overpass to the west near the Bar Y area is recommended within the WYDOT PELS and the Teton County Wildlife Crossing Master Plan; however, allowing additional wildlife crossing opportunities by enlarging the Indian Springs/Coyote Canyon underpass structure, along with appropriate fencing, would enhance the overall wildlife permeability of the WY-22 corridor. That said, providing only the underpass to accommodate wildlife movements, which would also have vehicular use, in lieu of a wildlife overpass is not the most desirable or effective solution.

Because the Indian Springs/Coyote Canyon intersection and potential future TTC intersection will be in close proximity, and providing wildlife crossing connectivity is important at the identified Bar Y wildlife crossing, close coordination between the county, WYDOT and the private landowners will be critical throughout the permitting, design and construction process for TTC. As Coyote Canyon and Indian Springs are private roads, an agreement on implementing their intersection project, including funding, must be negotiated between private landowners and WYDOT, and the preliminary design must also be approved through WYDOT’s access permitting process. Teton County is not responsible for the planning, design, or construction of this private intersection, unless the Commissioners choose to direct staff to play a more active role in providing technical assistance on the project, and the private landowners and WYDOT are open to this involvement.

Dave Schuler, Senior Manager of Assets at Teton Science School, addressed the Board regarding issues and safety of the Coyote Canyon Road/Highway 22 intersection.

Christine Watkins, President of Indian Springs Homeowners Association, addressed the Board regarding issues of the intersection at Indian Springs and Highway 22. Mike Halpin spoke on behalf of Indian Springs HOA.

##### ADJOURN

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to adjourn. Chair Macker called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 11:57am.

Respectively submitted: sdf

TETON COUNTY BOARD OF COMMISSIONERS

/s/ Natalia D. Macker, Chair

ATTEST: /s/ Maureen E. Murphy, County Clerk

AIRGAS USA LLC 723.43 / AIRPRO INC 679.60 ALLEGANCE BENEFIT PLAN MGMT 149,518.20 / ALBERTSONS/SAFEWAY 146.60 ALLEGANCE BENEFIT PLAN



MANAGEMENT 99.75 / AMAZON CAPITAL SERVICES, INC. 120.14 AMERICAN SECURITY CABINETS 2,654.00 / APPARATUS EQUIPMENT & SERVICES INC 51.02 ASCENTIS CORPORATION 50.00 / BOUND TREE MEDICAL, LLC 2,122.67 CENTURYLINK 2,007.01 / CONVERGEONE INC. 20,270.40 CURRAN-SEELEY FOUNDATION 5,321.25 / DELTA DENTAL 16,081.60 / ECOLAB INC. 584.19 ELECTION SYSTEMS & SOFTWARE LLC 7,701.42 EMERGENCY MEDICAL PRODUCTS, INC. 116.59 / ERC WIPING PRODUCTS INC 383.00 E.R. OFFICE EXPRESS INC. 1,228.80 / FORSGREN ASSOCIATES INC. 15,000.00 FSI 4,500.00 / GOLDBER ASSOCIATES INC 28,955.15 GORDON ENVIRONMENTAL PSC 9,346.75 / GRAINGER 1,166.20 / GREG EPSTEIN 60.00 ISWR - PETTY CASH 5.75 / JACKSON CURBSIDE, INC. 1,971.00 JACKSON PEDIATRICS, P.C. 2,532.50 / JAMES C. PHILLIPS 1,842.09 JACKSON WHOLE FAMILY HEALTH 380.00 / JH20 WATER CONDITIONING & FILTRATIO 357.90 JH COMMUNITY COUNSELING CENTER 261.00 / LONG BUILDING TECHNOLOGIES, INC. 168.15 LOWER VALLEY ENERGY 19,796.72 / LUTHER PROPT 60.00 / MARILU HERNANDEZ 16.94 MOUNTAIN ALARM/WATCHGUARD 960.00 / NATALIA D. MACKER 60.00 PLAINSMAN PRINTING & SUPPLY 911.12 / PORTERS OFFICE PRODUCTS 546.10 HAL JOHNSON JR. PROFESSIONAL EXPRESS 285.63 / PRIORITY HEALTHCARE DIST 1,995.00 QUICK MED CLAIMS LLC 3,504.39 / ROCKY MOUNTAIN COMPETITIVE SOLUTION 248.85 RTR SERVICES LLC 219.50 / SETON 254.40 / SHERVIN'S INDEP. OIL 212.49 SILVER STAR COMMUNICATIONS 4,132.24 / STANDARD DRYWALL INC 600.00 ST JOHN'S MEDICAL CENTER 306.00 / ELJOR INC. 2,519.25 TETON COUNTY TREASURER 46,672.60 / TETON CO. WEED & PEST 2,101.64 THOMSON REUTERS-WEST 1,303.98 / TIAA COMMERCIAL FINANCE INC 230.63 TORMACK CUSTOM SCREEN PRINTING, INC 510.00 / TOWN OF JACKSON 12,979.25 TOWN OF JACKSON 2,265.73 / TOWN OF JACKSON 13,803.13 / TREES INC. 1,400.00 TYLER TECHNOLOGIES INC. 1,004.67 / UNIFORMS 2 GEAR 164.12 LOCAHAN LLC dba VALLEY OFFICE SYST 161.07 / VICKI ROSENBERG, PHN 385.00 VISA 2,204.69 / VOTEC CORPORATION 3,480.00 / WESTERN LAND GROUP INC 19,388.91 WEST BANK SANITATION 168.83 / WEST GROUP 1,248.00 WYOMING LAW ENFORCEMENT ACADEMY 682.60 / WYOMING SECRETARY OF STATE 30.00 XEROX FINANCIAL SERVICES 44.90 / XEROX CORPORATION 1,397.92

**Publish: 08/12/20**

## OFFICIAL SUMMARY PROCEEDINGS

OF THE BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, WYOMING

The Teton County Board of Commissioners met in regular session on July 21, 2020 in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:03am and the Pledge of Allegiance was recited.

## ROLL CALL

County Commission: Natalia Macker Chair, Greg Epstein Vice-Chair, Mark Barron, Mark Newcomb, and Luther Propst were present.

## ADOPTION OF AGENDA

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to adopt today's agenda as presented. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

## MINUTES

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to approve the 07/06/2020, 07/07/2020, and 07/13/2020 minutes. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

## CONSENT AGENDA

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to place the following Matters from Staff on a Consent Agenda:

1. Consideration of Approval of a Contract for Phone System Upgrade
2. Consideration of Approval of a Contract with CenturyLink for Phone Service
3. Consideration of Approval of the Purchase of Additional Hardware to Support Virtual Desktops on Premise
6. Consideration of Approval of a Contract with Golder Associates, Inc. for Groundwater Monitoring Well and Methane Probe Installation at the Transfer Station
9. Consideration of Approval of Community Juvenile Services Grant from Wyoming Department of Family Services
11. Consideration of Approval of MOU with State of Wyoming for UW Extension Service
12. Consideration of Approval of Agreement with University of Wyoming for Clerical Staff at Extension Office
13. Consideration of Approval of Agreement with University of Wyoming for 4-H Educator at Extension Office
14. Consideration of Approval of Treatment Court Contract with the State of Wyoming
15. Consideration of Approval of Online Learning Management System

Chair Macker called for the vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Epstein and seconded by Commissioner Propst to approve the items on the Consent Agenda with the motion as stated in their respective staff report. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

## MATTERS FROM COMMISSION AND STAFF:

1. Consideration of Approval of a Contract for Phone System Upgrade
- To approve the proposal for the County Phone System Upgrade from ConvergeOne in the amount of \$30,236.22.
2. Consideration of Approval of a Contract with CenturyLink for Phone Service
- To accept the SIP phone contract with CenturyLink for 36 months.
3. Consideration of Approval of the Purchase of Additional Hardware to Support Virtual Desktops on Premise
- To approve the proposal from Worldwide Technology for Virtual Desktop Infrastructure in the amount of \$41,623.68.
6. Consideration of Approval of a Contract with Golder Associates, Inc. for Groundwater Monitoring Well and Methane Probe Installation at the Transfer Station
- To approve a sole-source contract with Golder Associates for engineering and installation of landfill monitoring infrastructure and for assistance with post closure monitoring procurement for the Little Horse Thief Canyon Landfill in an amount

not to exceed \$156,806.00, and the addition of a force account in the amount of \$15,680.00, for a total project cost not to exceed \$172,486.00.

9. Consideration of Approval of Community Juvenile Services Grant from Wyoming Department of Family Services

To approve the grant agreement contract with the Wyoming Department of Family Services on behalf of the Community Juvenile Services Board in the amount of \$22,500 for FY2021.

11. Consideration of Approval of MOU with State of Wyoming for UW Extension Service
- To approve the MOU with the University of Wyoming for the Extension Office.

12. Consideration of Approval of Agreement with University of Wyoming for Clerical Staff at Extension Office
- To approve the Annual Compensation Agreement with the University of Wyoming for the UW Extension Clerical position.

13. Consideration of Approval of Agreement with University of Wyoming for 4-H Educator at Extension Office
- To approve the Annual Compensation Agreement with the University of Wyoming for the 4-H Educator position.

14. Consideration of Approval of Treatment Court Contract with the State of Wyoming
- To approve the Contract between the Wyoming Department of Health and Teton County for the Teton County Court Supervised Treatment Program and accept state funding in the amount of \$46,193.05.

15. Consideration of Approval of Online Learning Management System
- To approve the Order from for annual subscription to Learning Management System with Ascentis.

## DIRECT CORRESPONDENCE

1. Rebecca Hawkins 6/30/2020 email regarding COVID-19
2. Charlie Ross 7/1/2020 email regarding COVID-19
3. Kathy Karahadian 6/30/2020 email regarding COVID-19

4. Drew Myers 6/30/2020 email regarding Rec Center Expansion

5. Peri Sasnett 7/1/2020 email regarding COVID-19
6. Alex Stevens 7/1/2020 email regarding COVID-19
7. Timothy Day, Ninth Judicial District Court 7/1/2020 email regarding COVID19

8. Todd Seeton 7/1/2020 email regarding Planning Commission

9. Hal Hutchinson 7/1/2020 email regarding Northern South Park
10. Sandy Shuptrine 7/1/2020 email regarding Fwd: Jackson Hole/Teton County Receive Earthcheck Silver Sustainable Destination Certification

11. Andrea Riniker 7/2/2020 email regarding AMD2020-0001

12. Si Matthias 7/2/2020 email regarding AMD2020-0001
13. Chuck Parquet 7/2/2020 email regarding COVID19
14. Erin Abel 7/2/2020 email regarding AMD2020-0001
15. Mickey Babcock 7/2/2020 email regarding AMD2020-0001

16. Perrin Rutter 7/2/2020 email regarding AMD2020-0001
17. Elizabeth Kelleher 7/2/2020 email regarding COVID19
18. Trent Abel 7/3/2020 email regarding AMD2020-0001
19. John Miller 7/3/2020 email regarding AMD2020-0001
20. Jamie Young 7/3/2020 email regarding AMD2020-0001
21. Grace Barca 7/3/2020 email regarding COVID19
22. Heather Rogers 7/3/2020 email regarding COVID19
23. Lorna Miller 7/3/2020 email regarding Wildlife Crossings

24. Karen Etchandy 7/3/2020 email regarding AMD2020-0001

25. Ann Smith 7/3/2020 email regarding AMD2020-0001
26. Ross MacIntyre 7/3/2020 email regarding Wildlife Crossings

27. Jane Folgeman 7/3/2020 email regarding AMD2020-0001

28. Robert Aland 7/3/2020 email regarding AMD2020-0001
29. Virginia Lynch Dean 7/3/2020 email regarding AMD2020-0001

30. Gloria Polis 7/3/2020 email regarding AMD2020-0001
31. Dick Beck 7/4/2020 email regarding AMD2020-0001

32. Len Carlman 7/4/2020 email regarding AMD2020-0001
33. Sarah Kraemer 7/5/2020 email regarding AMD2020-0001

34. Stephanina Conrad 7/5/2020 email regarding AMD2020-0001

35. Roger Altman 7/5/2020 email regarding AMD2020-0001
36. Judd Grossman 7/5/2020 email regarding 2020-2025 START Route Plan

37. Debra Patla 7/5/2020 email regarding AMD2020-0001
38. Dean Erickson 7/5/2020 email regarding 2020-2025 START Plan

39. Lisa Robertson 7/6/2020 email regarding AMD2020-0001

40. Kristina Nealis 7/6/2020 email regarding AMD2020-0001
41. Ernest Cockrell 7/6/2020 email regarding AMD2020-0001

42. Jared Baecer, Snake River Fund 7/6/2020 email regarding Wilson Boat Ramp/R Park Hold Harmless Agreement County Road Access/Flat Creek Restoration

43. Joe Larrow 7/6/2020 email regarding Detrimental erosion to a beautiful beach and entry road
44. Maggie Fellner Hunt 7/6/2020 email regarding AMD2020-0001

45. Tim Young 7/6/2020 email regarding Wildlife Crossings
46. Anne Cresswell, Jackson Hole Community Housing Trust 7/6/2020 email regarding LDR Cleanup

47. Elizabeth Wright-Clark 7/6/2020 email regarding AMD2020-0001

48. Jon Stuart 7/6/2020 email regarding COVID19
49. Sonia Reid 7/6/2020 email regarding AMD2020-0001

50. Gloria Courser 7/6/2020 email regarding COVID19
51. Kaitlin Doolittle 7/7/2020 email regarding Budget

52. Pete Jorgensen 7/8/2020 email regarding COVID19
53. Paul Hansen 7/8/2020 email regarding COVID19

54. Jean Barash 7/8/2020 email regarding COVID19
55. Yves Desgouttes 7/8/2020 email regarding COVID19

56. Paul Beaupre, St. Johns Health 7/8/2020 email regarding COVID19
57. Phil Stevenson 7/8/2020 email regarding COVID19

58. Alexandra Altman 7/8/2020 email regarding AMD2020-0001
59. Jim Lewis 7/8/2020 email regarding COVID19

60. Susan Berger 7/8/2020 email regarding COVID19
61. Brian King 7/9/2020 email regarding Budget
62. Devra Davis 7/9/2020 email regarding COVID19
63. Chris Colligan, Greater Yellowstone Coalition 7/9/2020 email regarding Wildlife Crossings
64. Jackson Hole Masons 7/9/2020 email regarding Budget
65. Anton Wahlman 7/9/2020 email regarding COVID19
66. Mary Bergeron 7/10/2020 email regarding COVID19
67. Melissa Shinkle, County Assessor 7/10/2020 email regarding 2020 State Abstract
68. Dolores Bernardo 7/10/2020 email regarding COVID19
69. Mary Bergeron 7/12/2020 email regarding COVID19
70. Candra Day 7/12/2020 email regarding COVID19
71. Annette Osos 7/12/2020 email regarding COVID19
72. Bonny Hershberger 7/13/2020 email regarding COVID19

73. Shelby Shields, Legislative Assistant, Senator John Barrasso 7/13/2020 email regarding BLM Parcels / Snake River Corridor Management Ownership Transfer Plan

74. Nancy Shea 7/13/2020 email regarding COVID19
75. Amanda Flosbach 7/13/2020 email regarding COVID19

76. Kathy Tompkins 7/13/2020 email regarding Comp Plan
77. Amberley Baker 7/13/2020 email regarding Northern South Park

78. Joe Larrow 7/14/2020 email regarding Hoback Beach
79. Director Luke Reiner, Wyoming Department of Transportation 7/6/2020 letter regarding WYDOT Funding - Strategic Redirection

80. Evie Lewis 7/14/2020 email regarding COVID19
81. William Rode 7/14/2020 email regarding Concerns in Hoback Junction

82. Pam Winters 7/14/2020 email regarding COVID19
83. Sarah Platt 7/14/2020 email regarding Additional Special Events

84. Sarah Platt 7/14/2020 email regarding COVID19

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127. Sarah Platt 7/14/2020 email regarding COVID19



A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the issuance of a County Malt Beverage Permit to Astoria LLC for the time period of July 22, 2020 through January 6, 2021. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

10. Consideration of Approval to Begin Public Comment Period for Amendments to Title 3, Chapter 3

Regarding Small Wireless Facilities in County Right of Way

Keith Gingery, Deputy County Attorney, presented to the Board for consideration of approval to authorize to begin 45-day comment period to potentially amend pursuant to the Wyoming Administrative Procedures Act (Wyo. Stat. §16-6-103) Title 3 Chapter 3 regarding Use of County Right of Way for Small Wireless Facilities.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to authorize to begin the 45-day comment period to potentially amend Chapter 3 to Title 3 regarding Use of County Right of Way for Small Wireless Facilities. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

The meeting was recessed at 9:40am and reconvened at 9:45am.

## MATTERS FROM PLANNING & DEVELOPMENT:

1. Findings of Fact and Conclusions of Law: VAR2020-0002  
Froedman, Robert L.

John Graham, Deputy County Attorney, presented to the Board for consideration of approval the Findings of Fact, Conclusions of Law and Order granting approval of a Variance (VAR2020-0002) upon the application of landowner Robert Froedman to vary Section 5.1.1.D.2.a for a reduction to the 150-foot river setback to 110' to permit the construction of a 215 square foot habitable addition and a 100 square foot covered deck.

There was no public comment.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to approve the Findings of Fact, Conclusions of Law and Order granting approval of a Variance (VAR2020-0002). Chair Macker called for the vote. The vote showed all in favor and the motion carried.

2. Applicant: AJL DUERSCH, LLC  
Presenter: Chandler Windom  
Permit No.: DEV2016-0002

Request: Request for a 4-Unit Subdivision Planned Residential Development pursuant to Section 2320 of the 4th Printing of the 1994 LDRs.

Location: The subject property is located east of N State Line Road in Alta. The land is zoned Rural and is not within any overlays.

Chandler Windom, Planning Staff, presented to the Board for consideration of approval a Development Permit pursuant to Section 2320 of the 2015 Teton County Land Development Regulations (LDRs) for a 4-unit Subdivision Planned Residential Development. The applicant, Y2 Consultants, on behalf of the property owners, AJL Duersch, LLC and PWD Duersch, LLC, are requesting a Development Permit to subdivide a 48.03-acre parcel into 4 lots using the Planned Residential Development (PRD) option. This original application was submitted in March of 2016. It was put on hold in February of 2017 in order for the applicant to work on outstanding requirements and to collaborate with neighbors to address their concerns. It was deemed that the applicant was not unresponsive, and instead was actively working on resubmittal requirements. The applicant waived the timeline for review of the application as outlined in the LDRs. Since this application was deemed sufficient on March 26, 2016 the project is to be reviewed under the PRD standards effective at that time. This was prior to the adoption of the most recent Teton County Land Development Regulations on April 1st, 2016.

The applicant is proposing 4 lots, three of which will be 13 acres and a fourth lot of 9.05 acres. The open space proposed is a majority of each lot, totaling 35.24 acres or 74.68% of the base site area. The applicant has requested a new conservation easement from the Teton County Scenic Preserve Trust, EAS2019-0002, which will be brought before the Board of County Commissioners concurrent with this application. The open space is valued for its agricultural activities and scenic views.

The recommended findings, pursuant to Section 5100 of the Land Development Regulations:

1. The proposed Development Plan shall be consistent with the purposes, goals, objectives, and policies of the Comprehensive Plan, including standards for building and structural intensities and densities, and intensities of use. – Can be made.
2. The proposed Development Plan shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities. – Can be made.
3. The proposed Development Plan shall achieve the standards and objectives of both the NRO, pursuant to Division 3200, Natural Resources Overlay (NRO), and the SRO, pursuant to Division 3300, Scenic Resources Overlay (SRO) District. – Can be made.

4. The proposed Development Plan shall comply with all standards imposed on it by all other applicable provisions of these Land Development Regulations for use, layout, and general development characteristics. – Can be made.

5. The proposed Development Plan shall comply with the conditional or special use standards, as applicable, pursuant to Section 5140.b, Conditional Use Standards, if the proposed use is specified as a Conditional or Special use in Table 2200, Use Schedule. – Not applicable.

Hal Hutchinson, on behalf of the applicant, addressed the Board regarding the application. Public comment was given by Michael Scheller, Greg Such, and Allen Lynch.

Chris Neubecker, Director of Planning and Building Services, addressed the Board regarding past and current regulations and how they pertain to the application.

Stacy Stoker, Housing Manager, addressed the Board regarding past and current regulations and how they pertain to the housing fees-in-lieu.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to continue DEV2016-0002 and EAS2019-0002 to the August 25, 2020 regular meeting. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to direct staff to look into other solutions regarding the access from Targhee Towne at Table Rock West to the actual property. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

3. Applicant: AJL DUERSCH, LLC & PWD  
DUERSCH, LLC

Presenter: Chandler Windom  
Permit No.: EAS2019-0002

Request: Request to accept a new easement to the Teton County Scenic Preserve Trust to allow approval of a Planned Residential Development

Location: The subject property is located east of N State Line Road in Alta. The land is zoned Rural and is not within any overlays.

This item was continued to the August 25, 2020 BCC hearing. The meeting was recessed at 12:12pm and reconvened at 1:30pm.

4. Applicant: HARRIS, SCOTT  
Presenter: Andrew Bowen  
Permit No.: CUP2020-0001

Request: Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations, to permit a paragliding landing zone.

Location: Teton County Village Exaction Parcel, bordering State Highway 390 and accessed from Apres Vous Road. The property is zoned Public/Semi-Public and is located within the Scenic Resources Overlay.

Andrew Bowen, Planning Staff, presented to the Board for consideration of approval of a Conditional Use Permit pursuant to Section 8.4.2 of the Teton County Land Development Regulations (LDR), to permit a paragliding landing zone that will be a termination point for all Jackson Hole Mountain Resort (JHMR) private and commercial flights. Note: Jackson Hole Paragliding is not a commercial venture of JHMR.

The proposed paragliding zone is Open Space Uses/Outdoor Recreation Use un LDR Section 6.1.3.C, as it is a passive use of land that requires no permanent and/or physical development. The only physical impacts on the property that will result from the proposed use will be grass mowing when required for safety purposes.

The proposed use would involve silent, non-motorized paragliders touching down on the grass surface of the field, then walking clear of the field to Apres Vous Rd once the paraglider materials have been folded and stowed into backpacks. The specified flight path is high over Teton Village, with the paragliders only descending to landing altitude once clear of all residential areas and over unpopulated land east of Moose-Wilson Rd. There are no obstacles, hazards, or overhead utilities along the flight corridor or landing approach.

Pursuant to Section 8.4.2.C of the Land Development Regulations, a Conditional Use Permit shall be approved upon finding the application complies with the following:

1. Is compatible with the desired future character of the area – Can be made.
2. Complies with the use specific standards of Div. 6.1. and the zone – Can be made.
3. Minimizes adverse visual impacts – Can be made.
4. Minimizes adverse environmental impacts – Can be made.
5. Minimizes adverse impacts from nuisances – Can be made.
6. Minimizes adverse impacts on public facilities – Not applicable.
7. Complies with all other relevant standards of these LDRs and all other County Resolutions – Can be made.
8. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals – Not applicable.

Scott Harris, Jackson Hole Paragliding, addressed the Board regarding the application.

There was no public comment.

A motion was made by Commissioner Newcomb and seconded by Commissioner Epstein to approve Conditional Use Permit CUP2020-0001 for an Outdoor Recreation Use to permit a paragliding landing zone as set forth in the application dated May 1, 2020 being able to make all eight (8) findings of Section 8.4.2.C of the Teton County Land Development Regulations, with one condition of approval as reflected below and in the applicable staff report dated July 21, 2020.

1. The applicant shall obtain a new letter from Four Shadows LLC (or current holder of reverter interest), that extends their non-use of the reverter clause as referred to in this staff report for every year of operation on the subject property. A copy of said letter shall be provided to the Teton County Planning Director no less than one month prior to the initiation of operations for that calendar year.
2. This conditional Use Permit shall not take effect unless and until a lease for the use of this landing site is fully executed by the Teton County Board of County Commissioners (BCC) and the Applicant.
3. This Conditional Use Permit shall expire if a lease for the property is not executed on or before June 1, annually. Chair Macker called for the vote. The vote showed all in favor and the motion carried.

5. Consideration of the Comprehensive Plan Work Plan Kristi Malone, Senior Long-Range Planner, presented to the Board for consideration of approval the proposed FY2021 Implementation Work Plan dated June 29, 2020.

Discussion included Northern South Park, Outdoor Reception Sites, and Natural Resource Regulations.

A motion was made by Commissioner Newcomb and seconded by Commissioner Barron to approve the proposed FY21 Implementation Work Plan dated June 29, 2020 with the following amendments:

- To remove the Neighborhood Plans item for now and replace it with a Neighborhood Plan for Northern South Park only, with the details of process, timeframe, and lead agency(ies) to be decided.
- To continue analysis of Outdoor Reception Sites, review and permitting.
- To provide a status update and resource inventory for the Natural Resource Regulations update.

Chair Macker called for the vote. The vote showed 4-1 in favor with Commissioner Epstein opposed and the motion carried.

A motion was made by Commissioner Barron and seconded by Commissioner Newcomb to direct staff to prepare a scope of work and request for proposals for a Neighborhood Plan for Northern South Park to be presented to the County Commissioners and Town Council for review and comment and at a Joint Information Meeting for final consideration. The proposed

scope of work may include:

- Defined Project Goals and Objectives
- Density and land use options with complete neighborhood zoning, such as the new Town zoning
- Affordability Options and Analysis
- Job Generation Analysis
- Market Analysis and Projected Population
- Fiscal Impacts to the County, Town, and future residents
- Site design and general bulk and scale characteristics
- Multi-modal transportation connectivity and traffic impacts
- Community amenities and services (parks, schools, playgrounds, open space, etc.)
- Infrastructure (drinking water, sewer, drainage, electricity, etc.)
- Environmental impacts
- Implementation of Comprehensive Plan values
- Community and stakeholder engagement and participation

Chair Macker called for the vote. The vote showed 4-1 in favor with Commissioner Epstein opposed and the motion carried.

## EXECUTIVE SESSION

There was no executive session today.

## MATTERS FROM COMMISSION

### ADJOURN

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to adjourn. Chair Macker called for a vote. The vote showed all in favor and the motion carried. The meeting adjourned at 2:37pm.

Respectively submitted: sdf

TETON COUNTY BOARD OF COMMISSIONERS

/s/ Natalia D. Macker, Chair

ATTEST: /s/ Maureen E. Murphy, County Clerk

**Publish: 08/12/20**

OFFICIAL SUMMARY PROCEEDINGS OF THE BOARD OF COUNTY COMMISSIONERS, TETON COUNTY, WYOMING  
The Teton County Board of Commissioners met in regular session on July 27, 2020 in the Commissioners Chambers located at 200 S. Willow in Jackson. The meeting was called to order at 9:00am.

Commission present: Natalia Macker Chair, Greg Epstein Vice-Chair, Mark Barron, and Luther Propst were present. Mark Newcomb arrived at 9:08am.

## ADOPT AGENDA

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to adopt the agenda as presented. Chair Macker called for a vote. The vote showed all in favor and the motion carried.

## PUBLIC COMMENT

Public comment was given by Nicole Krieger regarding the Water Resource Development Act.

Julianne Fries, Director of Human Resources, introduced Oscar Gittemeier, the new Director of the Teton County Library.

## ACTION ITEMS

1. Consideration of Payment of County Vouchers

A motion was made by Commissioner Propst and seconded by Commissioner Barron to approve the July 27, 2020 county voucher run in the amount of \$1,217,863.74. Chair Macker called for a vote. The vote showed all in favor and the motion carried.

2. Consideration of Administrative Items

a. 24-Hour Liquor Permit

b. SLIB Drawdowns

i. Horsethief Canyon Landfill Closure Project

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the drawdown requests for the Horsethief Canyon Landfill Closure Project as presented. Chair Macker called for a vote. The vote showed all in favor and the motion carried.

c. Tax Corrections

d. Human Service/Community Development Contracts for Service

e. Special Events Permits – Applications Pending (for informational purposes, no action taken)

i. Lotoja – September 12th; Cyclists enter Teton County via US-89 (Snake River Canyon), ride through the Jackson area via South Park Loop Road, and finish at the base of Jackson Hole Mountain Resort in Teton Village; Attendees – 1400

ii. Jackson Hole Ultra – September 5th, 50K race consists of a 6.5 mile out and back and then a 9 mile out and back. The shorter distance races will contain the 6.5 mile out and back and then a 1 mile out and back and a 6.5 mile out and back and a 6.8 mile out and back; attendees – 250

3. Consideration of Approval of Paragliding Lease with Jackson Hole Free Flight Club and Lease with Jackson Hole Paragliding, LLC

John Graham, Deputy County Attorney, presented to the Board for consideration of approval a lease agreement with Jackson Hole Free Flight Club and a lease agreement with Jackson Hole Paragliding, LLC. These two proposed leases would allow paragliders who use the Jackson Hole Mountain Resort as a takeoff point to land on the parcel Teton County owns at Teton Village. This item is being considered in conjunction with a Conditional Use Permit for the Jackson Hole Free Flight Club (JHFFC) and Jackson Hole Paragliding, LLC (JHPG) to use the property as a landing site. As part of the lease, JHFFC and JHPG are required to maintain adequate insurance levels and indemnify Teton County for any claims brought as a result of either entity's use of the property. The lease also provides for immediate termination with notice which means this use would not interfere with any future potential development.

Scott Harris, Jackson Hole Paragliding, addressed the Board regarding the cost of the lease, winter use and snow packing, and the lease term. Bob McLaurin, Jackson Hole Free Flight Club, addressed the Board regarding a letter from the Jackson Hole Land Trust.

There was no public comment.

A motion was made by Commissioner Barron and seconded by Commissioner Epstein to approve the lease with the Jackson Hole Paragliders subject to a few amendments:

- a. The date for the lease termination will be on February 19, 2021 to coincide with Four Shadows;
  - b. The lease amount will \$500 a month; and
  - c. There will be no winter landing in the conservation land without specific permission from the Jackson Hole Land Trust.
- Chair Macker called for a vote. The vote showed all in favor and the motion carried.

A motion was made by Commissioner Barron and seconded

# • PUBLIC NOTICE •

by Commissioner Epstein to approve the Jackson Hole Free Flight Club lease being annual for February 19, 2020 and no winter landing in the conservation land without specific permission from the Jackson Hole Land Trust. Chair Mackler called for a vote. The vote showed all in favor and the motion carried.

4. Consideration of Proposed Outgoing Commissioner Correspondence

There was no outgoing correspondence.

## DISCUSSION ITEMS:

Matters for Discussion / Updates

1. Known Matters for Discussion

A. Monthly Updates

i. Health Department – COVID 19 Response

Jodie Pond, Health Director, gave an update on COVID-19 testing, the number of cases in Teton County, and Teton County's 7-Point Plan.

ii. START

Darren Brugmann, START Manager, gave updates on Route Match, Ridership, Route Plan, Mask Mandate on buses, Electric buses, Ski Passes, and commuter buses.

iii. Attorney

The Attorney's Office gave updates through a confidential and privileged letter.

iv. Planning

Chris Neubecker, Director of Planning and Building Services, gave updates on Comp Plan Public Comment period, upcoming meeting items and dates, and personnel vacancies

v. Engineering

Heather Overholser, Director of Public Works, gave updates on Northern South Park / Transportation, Tribal Trail Connector Road, Indian Springs Ranch / Teton Science School Intersection, BUILD Grant, Highway 22 / 390 Project, Septic Regulations, Water Quality Planning, and Gros Ventre Road.

vi. Fire/EMS – Station 1 Construction

Joseph Bolton, Forsgren Associates LLC, gave updates via email on Fire Station 1 regarding financials

and construction progress.

The meeting was recessed at 10:43am and reconvened 10:50am.

B. Housing Department – Mid-Year Report Update

April Norton, Housing Director, addressed the Board regarding the Mid-Year Report. It was reported on the number of ownership units, compliance violations, compliance rate, weekly drawings and number of units sold, employee housing leases, capital projects, and COVID-19.

C. Law Enforcement / Human Services / Public Safety Task Force

The Board discussed a Stakeholder Group, support from staff regarding diverse constituency representatives, an assessment to define scope of work and an RFP.

D. NRTAB / Natural Resource LDRs

Chris Neubecker, Director of Planning and Building Services, addressed the Board regarding what type of potential projects and protections the Board is looking for, goals of the Board and what needs to be accomplished, where the process was left off in 2018 and what steps need to be taken to continue the process.

2. Other Matters for Discussion

A. Commissioner Propst brought up discussion regarding a possible workshop possible federal legislation on levees.

## MATTERS FROM COMMISSIONERS

A. Calendar review - The Board reviewed their weekly calendar.

B. BCC Administrator – Alyssa Watkins, Board of County Commissioners Administrator, gave updates via email on Water Quality, Housing, Transportation, Culture of Leadership, LDRs, and Areas of Focus.

C. Liaison reports / Commission updates

A. Commissioner Mackler had no updates.

B. Commissioner Epstein had no updates.

C. Commissioner Barron had no updates.

D. Commissioner Newcomb gave an update on camping in non-allowed areas in the forest.

E. Commissioner Propst gave an update regarding FLAP Grant for transportation.

## EXECUTIVE SESSION

There was no executive session.

## WORKSHOPS

## ADJOURN

A motion was made by Commissioner Epstein and seconded by Commissioner Barron to adjourn. Chair Mackler called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 11:55am.

Respectively submitted: sdf

TETON COUNTY BOARD OF COMMISSIONERS

/s/ Natalia D. Mackler, Chair

ATTEST: /s/ Maureen E. Murphy, County Clerk

AIRGAS USA LLC 43.92 / ALPHAGRAPHICS 288.46 AMAZON CAPITAL SERVICES, INC. 3,492.62 / ARCHITECTURAL BUILDING SUPPLY 130.00 ARLEEN WERMUTH 52.50 / ASD HEALTHCARE 1,245.00 / AT&T MOBILITY 1,468.83 BAHLEN MANUFACTURING CO. 9,921.00 / BIG R RANCH & HOME 262.46 BIOTA RESEARCH & CONSULTING, INC. 1,396.14 / BOUNDTREE MEDICAL 446.31 CATOR, RUMA & ASSOCIATES 27,207.51 / CANYON TRUCKING 1,795.00 CDW GOVERNMENT, INC. 176.29 / CENTURY-LINK 1,219.56 / CIVIC PLUS INC. 716.63 CURRAN-SEELEY FOUNDATION 1,029.48 / DCI 39.00 DEPARTMENT OF THE TREASURY 1,762.76 / EDITH LOPEZ 910.00 ELECTRICAL WHOLESALE SUPPLY CO., INC. 69.58 / E.R. OFFICE EXPRESS INC. 145.34 ESI ACQUISITION INC. 16,180.00 / FER-GUSON ENTERPRISES, INC. #3007 194.93 FLAT CREEK SADDLE SHOP 3,715.00 / GRAINGER 1,111.32 / GRAVITY GRAPHICS 352.33 HARRIS COMPUTER SYSTEMS 4,625.00 / HARRIS MOUNTAIN WEST-IDAHO 1,422.50 HEALTH-SPACE USA INC. 5,600.00 / HIGH COUNTRY LINEN SUPPLY LLC 3,784.56 INTERSTATE BATTERY SYSTEM OF IDAHO 433.85 / JANET LAWRENCE GARLAND, RN 182.71 JACKSON LUMBER 664.59 / JH2O WATER CONDITIONING & FILTRATIO 139.00 JACKSON HOLE CHAMBER OF COMMERCE 199.00 / JHYB 3,060.00 / JTR INC. 102.68 JORGENSEN ASSOCIATES PC 210.00 / JULIA GUZMAN 139.35 / KUKER-RANKEN INC 350.00 LOCAL GOVERNMENT LIABILITY POOL 142,216.00 / LOWER VALLEY ENERGY 70.77 MATTHEW BENDER & CO., INC. 1,017.24 / MARY HURST 21.00 MD NURSERY & LANDSCAPING INC.

79,723.46 / MEDELA, INC 2,151.20 MERIDIAN ENGINEERING P.C. 9,086.31 / MJ BROWN 708.78 NAVITUS HEALTH SOLUTIONS, LLC 35,764.07 / NASP, INC 40.00 NATALIE WINMILL 45.00 / NELSON ENGINEERING COMPANY 514.00 OLD WEST PRESS LLC 115.00 / OWENS LAW OFFICE, PC 150.00 HAL JOHNSON JR-PROFESSIONAL EXPRESS 110.00 / PRIORITY HEALTHCARE DIST 1,303.04 QUADIENT FINANCE USA INC 6,000.00 / REDWOOD TOXICOLOGY LABORATORY INC 699.00 RAFTER J IMPROVEMENT & SERVICE DIST 129.00 ROCKY MOUNTAIN COMPETITIVE SOLUTION 535.41 / ROB DEARING 300.00 RSCI 321,686.46 / PVH CORP. 1,114.32 / STAPLES ADVANTAGE 1,646.71 STAPLES CREDIT PLAN 488.81 / STERICYCLE, INC. 275.62 ST JOHN'S MEDICAL CENTER 395.78 / STINKY PRINTS, INC. 83.70 ELIOR INC. 2,505.88 / SWAGIT PRODUCTIONS LLC 29,000.00 TETON COUNTY ENVIRONMENTAL HEALTH 20.00 / TETON COUNTY FAIR BOARD 500.00 TETON CO. SCHOOL DISTRICT #1 5,850.04 / TETON COUNTY TREASURER 37,345.74 TETON COUNTY TREASURER 71,604.94 / TETON COUNTY TREASURER 40,400.00 TETON MEDIA WORKS INC. 8,200.67 / THE MASTER'S TOUCH LLC 355.30 THOMSON REUTERS-WEST 1,248.00 / TLC ELECTRIC INC. 603.86 TM COMMERCIAL CLEANING LLC 12,476.70 / TOWN OF JACKSON 459.22 TODD TAYLOR 27,500.00 / TREES INC. 250.00 LOCAHAN LLC dba VALLEY OFFICE SYST 86.01 W.A.R.M. PROPERTY INSURANCE POOL 273,392.70 / WELLRIGHT 1,000.00 WILLIAM A. MORROW 606.85 / WORLAND CYCLE AND SAW LLC 200.00 XEROX CORPORATION 1,272.94 / ZOHO CORPORATION 309.00

**Publish: 08/12/20**

## TETON COUNTY DIVISION OFFICES

### • PUBLIC NOTICE •

## 2020 GENERAL ELECTION PROCLAMATION

### TETON COUNTY

STATE OF WYOMING )  
 ) SS  
COUNTY OF TETON )  
OFFICE OF THE COUNTY CLERK

### TO THE VOTERS OF TETON COUNTY, WYOMING:

IN COMPLIANCE WITH SECTION 22-2-109 STATUTES, STATE OF WYOMING ELECTIONS LAWS, IT IS HEREBY PROCLAIMED THAT A GENERAL ELECTION WILL BE HELD THROUGH THE 18 ELECTION DISTRICTS AND PRECINCTS OF SAID TETON COUNTY ON TUESDAY, NOVEMBER 3, 2020. THE NAMES OF ALL OFFICES TO BE FILLED AT SAID ELECTION AND THE NUMBER OF PERSONS REQUIRED BY LAW TO FILL SUCH OFFICES ARE AS FOLLOWS:

### PARTISAN OFFICES TO BE ELECTED AT THE GENERAL:

NO.	TITLE:	TERM:
1	PRESIDENT & VICE PRESIDENT	4 YEARS
1	UNITED STATES SENATOR	6 YEARS
1	UNITED STATES REPRESENTATIVE	2 YEARS
1	STATE SENATOR, DISTRICT 16*	4 YEARS
1	STATE REPRESENTATIVE, HOUSE DISTRICT 16**	2 YEARS
1	STATE REPRESENTATIVE, HOUSE DISTRICT 22***	2 YEARS
1	STATE REPRESENTATIVE, HOUSE DISTRICT 23****	2 YEARS
2	COUNTY COMMISSIONERS	4 YEARS

\*SENATE DISTRICT 16 INCLUDES DIST. AND PREC. 1-10 SOUTH HOBACK; 4-1 WILSON SOUTH; 4-3 WILSON NORTH

\*\*HOUSE DISTRICT 16 INCLUDES DIST. AND PREC. 1-2 MID-EAST JACKSON; 1-5 MIDWEST JACKSON; 1-6 COTTONWOOD PARK; 1-8 EAST JACKSON; AND 1-9 WEST JACKSON.

\*\*\*HOUSE DISTRICT 22 INCLUDES DIST. AND PREC. 1-10 SOUTH HOBACK; 4-1 WILSON SOUTH; 4-3 WILSON NORTH IN TETON COUNTY, AND PARTS OF LINCOLN COUNTY AND SUBLETTE COUNTY.

\*\*\*\*HOUSE DISTRICT 23 INCLUDES DIST. AND PREC. 1-1 SOUTH OF JACKSON; 1-3 SKYLINE/HI COUNTRY/GROS VENTRE BUTTE/ELK REFUGE; 1-4 NORTH JACKSON; 1-7 RAFTER J; 1-11 INDIAN TRAILS; 2-1 KELLY/TETON VALLEY HIGHLANDS/MOOSE/AIRPORT; 3-1 MORAN/YNP; 4-2 MOOSE/WILSON ROAD WEST; 4-4 TETON VILLAGE/MOOSE-WILSON RD; AND 5-1 ALTA.

### NON-PARTISAN OFFICES TO BE ELECTED AT THE GENERAL:

NO.	TITLE:	TERM:
1	MAYOR OF THE TOWN OF JACKSON	4 YEARS
2	COUNCIL MEMBERS FOR THE TOWN OF JACKSON	4 YEARS
4	TETON COUNTY SCHOOL DISTRICT #1 TRUSTEE	4 YEARS
3	ST. JOHN'S HOSPITAL DISTRICT TRUSTEE	4 YEARS
1	TETON CONSERVATION DISTRICT SUPERVISOR AT LARGE	4 YEARS
1	TETON CONSERVATION DISTRICT SUPERVISOR	

URBAN 4 YEARS

QUESTIONS TO BE VOTED UPON AT THE GENERAL:

STATE OF WYOMING CONSTITUTIONAL AMENDMENT A:

This amendment will remove the constitutionally specified limit on the amount of debt a municipality can create for sewer projects and would allow the legislature to prescribe by law the debt limit for municipal sewer projects.

FOR  
AGAINST

JUSTICE(S) OF THE WYOMING SUPREME COURT

8 Year term – Shall Lynne Boomgaarden be retained in office?

YES NO

8 Year term – Shall Kari Jo Gray be retained in office?

YES NO

JUDGE(S) A OF THE DISTRICT COURT OF THE NINTH JUDICIAL DISTRICT

6 Year term – Shall Judge Jason M. Conder be retained in office? YES NO

JUDGE(S) OF THE CIRCUIT COURT OF THE NINTH JUDICIAL DISTRICT

4 Year term – Shall Judge Robert B. Denhardt be retained in office? YES NO

4 Year term – Shall Judge Curt A. Haws be retained in office? YES NO

4 Year term – Shall Judge James L. Radda be retained in office? YES NO

TETON COUNTY GENERAL REVENUE SALES AND USE TAX:  
SHALL TETON COUNTY, WYOMING BE AUTHORIZED TO IMPOSE AN ADDITIONAL ONE PERCENT (1%) GENERAL REVENUE SALES AND USE TAX TO BE USED FOR GENERAL REVENUE PURPOSES.

FOR THE COUNTY SALES AND USE TAX  
AGAINST THE COUNTY SALES AND USE TAX

AUGUST 5 THROUGH AUGUST 24, 2020 - FILING DATES FOR SCHOOL BOARD CANDIDATES, HOSPITAL BOARD CANDIDATES, CONSERVATION DISTRICT BOARD CANDIDATES AND INDEPENDENT CANDIDATES.

SEPTEMBER 18, 2020 – ABSENTEE VOTING BEGINS

OCTOBER 19, 2020 – LAST DAY TO REGISTER WITH THE COUNTY CLERK BEFORE GENERAL ELECTION DAY. YOU MAY STILL COME TO THE ABSENTEE POLLING SITE WITHIN THE 14 DAY REGISTRATION CUT OFF PERIOD TO REGISTER, BUT YOU MUST BE PREPARED TO VOTE BY ABSENTEE AT THE SAME TIME. VOTER REGISTRATION IS ALSO PERMITTED AT THE POLLS ON GENERAL ELECTION DAY.

OCTOBER 27, 2020 - CANDIDATES MUST FILE A STATEMENT OF CAMPAIGN CONTRIBUTIONS & EXPENDITURES.

NOVEMBER 3, 2020 – GENERAL ELECTION DAY

NOVEMBER 13, 2020 – CANDIDATES MUST FILE AN AMENDED STATEMENT OF CAMPAIGN CONTRIBUTIONS & EXPENDITURES.

STATE AND FEDERAL CANDIDATES FILE WITH THE SECRETARY OF STATE, COUNTY AND MUNICIPAL CANDIDATES FILE WITH THE COUNTY CLERK. A CANDIDATE WHO FAILS TO FILE A FULL AND COMPLETE ITEMIZED STATEMENT OF CONTRIBUTIONS & EXPENDITURES MAY BE CHARGED WITH A MISDEMEANOR AS PROVIDED BY W.S. 22-26-112. A CANDIDATE WHO FAILS TO FILE THE STATEMENT OF CAMPAIGN CONTRIBUTIONS & EXPENDITURES REQUIRED BY THE SEVENTH DAY BEFORE THE ELECTION SHALL HAVE HIS NAME PRINTED ON A LIST DRAFTED BY THE APPROPRIATE FILING OFFICE SPECIFIED UNDER 22-25-107. THE LIST SHALL IMMEDIATELY BE POSTED IN THE FILING OFFICE AND MADE AVAILABLE TO THE PUBLIC.

A LIST OF VOTE CENTER LOCATIONS FOR THE GENERAL ELECTION MAY BE FOUND AT WWW.TETON-COUNTY.WY.GOV/CC

ATTEST: MAUREEN E. MURPHY, TETON COUNTY CLERK AUGUST 15, 2020  
**Publish: 08/12/20**

The Teton County Clerk's Office will be closed on Primary Election Day, August 18th, 2020, to all nonelection business except for the recording of documents.

**Publish: 08/12/20**

### NOTICE OF INTENT TO ADOPT

AMENDMENTS TO THE 2019 JACKSON/TETON COUNTY AFFORDABLE HOUSING DEPARTMENT RULES AND REGULATIONS FOR TETON COUNTY, WYOMING

Public Hearing October 5, 2020

Notice is hereby given pursuant to Wyoming State Statute § 16-3-103, et. seq. that the Jackson/Teton County Affordable Housing Department has been directed by the Teton County Board of County Commissioners and Jackson Town Council to release the amended "Housing Department Rules and Regulations" for the 45-day public review period prior to adoption by the Teton County Board of County Commissioners and the Jackson Town Council.

The Public Hearing will be held in the Commissioners Meet-



ing Room of the Teton County Administration Building at 200 S. Willow Street in Jackson, Wyoming on October 5, 2020, in Joint Information Meeting of the Teton County Board of County Commissioners and the Jackson Town Council at the County Commissioner's Chambers located at 200 S. Willow St., Jackson, Wyoming, which begins at 3:00 PM. Comment can be made in person at that meeting, or in writing, prior to the meeting, by submitting correspondence through email at housing@tetoncountywy.gov or U.S. mail, at P.O. Box 714, Jackson, WY 83001.

The Jackson/Teton County Affordable Housing Department Rules and Regulations Amendments are available for review online at JHaffordablehousing.org. The Jackson/Teton County Housing Department will have the proposed rules and regulations available for review at the following offices: the Teton County Clerk's Office 200 S. Willow St. Jackson, WY, and the Jackson/Teton County Housing Department, 320 S. King St., Jackson, WY.

The proposed amendments to the Housing Department Rules and Regulations are primarily edits to correct scrivener's errors or clarification of existing policies. Substantive changes include changes to the requirements for owners with multiple defaults to sell their home, and definitions.

All proposed changes are being implemented to address the shortage of affordable housing in Teton County. These actions are taken pursuant to Wyoming State Statute § 16-3-103, et. seq. Pursuant to Wyoming State Statute §9-5-304, the agency anticipates non-applicability to the Wyoming Regulatory Takings Act.  
**Publish: 08/12/20**

#### NOTICE OF INTENT TO ADOPT AMENDMENTS TO THE TETON COUNTY LAND DEVELOPMENT REGULATIONS (LDRs) REGARDING STANDARDS FOR WIRELESS COMMUNICATIONS FACILITIES (AMD2019-0005)

Notice is hereby given pursuant to Wyoming Statute §16-3-103 that Teton County is considering adoption of amendments to the Teton County Land Development Regulations (LDRs) regarding standards and regulations for wireless communications facilities, including new regulations for small wireless communications facilities. This amendment proposal is made by the Teton County Planning Division to primarily address the Federal Communication Commission's September 27, 2018 Declaratory Ruling and Third Report and Order policies and to implement standards and regulations for small wireless facilities outside of the public right-of-way. The proposal also includes clarification and cleanup of existing standards for non-small wireless communications facilities. These are new LDRs which are authorized pursuant to Wyoming Statute §18-5-201. The Teton County Planning Dept. has complied with the requirements of Wyoming Statute §9-5-304 and a copy of the assessment may be obtained from the Teton County Planning Dept.

The proposed amendment includes updated processing timelines, sufficiency and tolling standards for wireless facility applications, fee schedules for small wireless facility applications, and locational preference and design standards for small wireless facilities and associated support structures to respond to the policies embodied in the Federal Communication Commission's Declaratory Ruling and Third Report and Order of September 27, 2018. It also adds and modifies definitions of wireless communications facility, small wireless facility, and related terms, to align with Federal Communication Commission definitions. The proposed amendment further specifies design requirements for the monopine concealment method and adds consideration of scenic context to performance criteria for concealed towers and the visibility standards for new towers. Pursuant to Wyoming Statute §18-5-202(b) the Teton County Planning Commission shall hold a public hearing at which a recommendation will be made on the proposed Teton County LDR amendments to the Teton County Board of County Commissioners. The Teton County Planning Commission public hearing will take place September 14, 2020 at 6 p.m. in the Commissioners Meeting Room of the Teton County Administration Building at 200 S. Willow St. in Jackson, Wyoming. The Teton County Board of Commissioners will hold a public hearing to make a decision on the proposed amendment on October 6, 2020 at 9:00 a.m. at the same location.

All interested parties may obtain a hard copy of the proposed new LDRs at the Teton County Planning Division office at 200 S. Willow St., Jackson, WY or may view a copy of the proposed new LDRs online at <http://jacksontetonplan.com/>. Written comments may also be submitted to the Teton County Planning Director, P.O. Box 1727, Jackson, WY 83001 or at [trooney@tetoncountywy.gov](mailto:trooney@tetoncountywy.gov).

Maureen E. Murphy Teton County Clerk  
**Publish: 08/12/20**

#### • CONTINUED PUBLICATIONS •

#### NOTICE OF ACCEPTANCE AND FINAL PAYMENT TO CONTRACTOR

#### STATLINE ROAD SOUTH LEIGH CREEK PROJECT

#### TETON COUNTY, WY

Pursuant to W.S. 16-6-116, notice is hereby given that Teton County, WY (OWNER) has accepted the work as completed according to the plans and specifications set forth in the Contract dated January 28, 2019, between the OWNER and Century Contractors, Inc. (CONTRACTOR), and that the CONTRACTOR is entitled to Final Settlement thereof.

Notice is further given that on September 8, 2020, said date being the forty - first (41st) day after the first publication of this Notice, OWNER will pay to said CONTRACTOR the full amount due under the Contract.

If any individual, company, organization, or other entity has any outstanding financial claim against the CONTRACTOR concerning Final Settlement of this Contract, the party should contact Amy Ramage /Teton County Engineering Department at [aramage@tetoncountywy.gov](mailto:aramage@tetoncountywy.gov) or 307.732.8574 prior to September 8, 2020.  
**Publish: 08/05, 08/12, 08/19/20**

#### NOTICE OF ACCEPTANCE AND FINAL PAYMENT TO CONTRACTOR

#### TETON COUNTY UNDERGROUND STORAGE TANK REMOVAL TETON COUNTY, WY

Pursuant to W.S. 16-6-116, notice is hereby given that Teton County, WY (OWNER) has accepted the work as completed according to the plans, specifications, and rules set forth in the Contract between the OWNER and MD Landscaping and Excavation, (CONTRACTOR), and that the CONTRACTOR is entitled to Final Settlement thereof.

Notice is further given that on September 8th, 2020 said date being the forty - first (41st) day after the first publication of this Notice, OWNER will pay to said CONTRACTOR the full amount due under the Contract.

If any individual, company, organization, or other entity has any outstanding financial claim against the CONTRACTOR concerning Final Settlement of these Contracts, the party should contact Paul Cote /Teton County Facilities Division at P.O. Box 3594, Jackson, WY, 83001, [pcote@tetoncountywy.gov](mailto:pcote@tetoncountywy.gov) or 307.732.8585 prior to September 8th, 2020.  
**Publish: 07/29, 08/05, 08/12/20**

## TOWN OF JACKSON NOTICES

#### • OFFICIAL PROCEEDINGS •

#### TOWN COUNCIL PROCEEDINGS - UNAPPROVED AUGUST 3, 2020 JACKSON, WYOMING

The Jackson Town Council met in special session in the Council Chambers of the Town Hall at 150 East Pearl at 1:34 P.M. Upon roll call the following were found to be present: TOWN COUNCIL: in person: none. via Webex: Mayor Pete Muldoon, Vice-Mayor Hailey Morton Levinson, Jim Stanford, Arne Jorgensen, and Jonathan Schechter. Executive Session. A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to adjourn meeting to executive session to consider matters concerning litigation to which the governing body is a party or proposed litigation to which the governing body may be a party in accordance with Wyoming Statute 16-4-405(a)(iii). The vote showed all in favor and the motion carried. The meeting adjourned at 1:35 p.m. minutes:spb. Review complete & approved minutes at [www.jacksonwy.gov/491](http://www.jacksonwy.gov/491)  
**Publish: 08/12/20**

#### TOWN COUNCIL PROCEEDINGS - UNAPPROVED AUGUST 3, 2020 JACKSON, WYOMING

The Jackson Town Council met in regular session in the Council Chambers of the Town Hall located at 150 East Pearl at 6:01 P.M. Upon roll call the following were found to be present: TOWN COUNCIL: In-person: None. via Webex: Mayor Pete Muldoon, Vice-Mayor Hailey Morton Levinson, Jim Stanford, Arne Jorgensen, and Jonathan Schechter. Public Comment. None. Consent Calendar. A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to approve the consent calendar including items A-E as presented with the following motions: A. Meeting Minutes. To approve the meeting minutes as presented for the July 20 workshop and regular meeting, and two special meetings on July 27, 2020. B. Disbursements. To approve the disbursements as presented. 260 West Pearl LLC \$8,500.00; 842-Ncpers Group Wyoming \$112.00; Ace Hardware \$454.23; Afac \$2,769.65; Amazon Capital Services \$1,147.45; AT&T \$1,324.21; B-Cycle LLC \$588.49; BMV LLC \$16.47; C & A Professional Cleaning Serv LLC \$6,927.94; Centurylink \$1,973.20; Chargepoint, Inc \$63,309.00; Charlier Associates Inc. \$1,937.50; Commercial Tire-Id Falls \$1,727.92; Control System Technology, Inc. \$625.00; Convergeone, Inc \$319.26; Copyworks, LLC \$196.80; Core & Main LP \$1,618.76; Delcon Inc \$953.74; Dell \$17,839.08; DLT Solutions, Inc. \$1,510.70; E.R. Office Express \$169.74; Energy Laboratories Inc \$2,877.00; Evans Construction Inc \$230.34; Frederick Landscaping \$1,982.48; Freedom Mailing Service Inc. \$1,786.54; Gillig LLC \$5,332.01; High Country Linen \$2,917.45; Intoximeters Inc. \$195.25; Jackson Animal Hospital \$210.00; Jackson Curbside Inc. \$1,375.00; Jackson Hole Law, Pc \$1,500.00; Jackson Lumber Inc \$106.47; Jorgensen Associates, Pc \$1,701.25; Kellerstrass Enterprises, Inc \$17,326.66; Kenworth Sales Company Dept #1 \$181.98; Lepco \$924.00; Lincoln National Life \$6,927.08; Long Building Technologies Inc. \$5,790.48; Lower Valley Energy Inc \$44.81; Morillon-Arellano, Shellie \$307.78; MSC Industrial Supply Co \$326.62; Naturescape Designs \$800.00; Nelson Engineering \$34,249.00; O'Donnell, Stephen \$208.60; OPS Strategies, LLC \$11,375.00; Pethalth Services Inc \$635.00; Premier Truck- Salt Lake City \$1,744.88; Rafelis \$36,486.26; Rendezvous Insurance Inc. \$118,531.57; Rink-Tec International, Inc \$658.72; Rocky Mountain Appraisals \$3,750.00; Rui Inc. Dba Village Gardner \$1,113.37; Smith, Christian \$208.60; Snake River Roasting \$244.75; Spring Creek Animal Hospital \$54.39; Stanard & Associates, Inc \$90.00; Standard Drywall, Inc \$5,600.70; Storrud, Joshua \$155.00; Team Laboratory Chemical Corp \$847.50; Teton County District Court \$441.75; Teton County Transfer Station \$151.00; Teton County-Fund 10 \$175,000.00; Teton Motors Inc \$200.00; Title 22 Consultants \$876.00; Uhl, Angelo \$541.20; Virginian Village Condo HOA \$1,080.00; Visa \$10,389.61; Vision Service Plan - (Wy) \$3,587.63; Watkins, Mark \$150.80; Weber Drilling \$3,644.56; Westbank Sanitation \$1,207.18; Westwood Curtis \$41,489.55; White Glove Cleaning, Inc. \$2,568.13; Winters, Gary \$5,000.00; Wy Child Support Enforcement \$146.76. C. Special Event: Teton Gravity Research Outdoor Film. To approve the special event application made by Teton Gravity Research for the outdoor film premier at the Teton County Rodeo Arena, subject to the conditions and restrictions listed in the staff report. D. Special Event: LOTOJA Classic Bike Race. To approve the application made by Epic Events for the LOTOJA Classic Bike Race special event, subject to the conditions and restrictions listed in the staff report. E. Agreement for Drug and Alcohol Testing Services. To approve the contract with WYTest and authorize the Town Manager to

execute the contract on behalf of the Town subject to any corrections or changes by the Town Attorney. There was not any public comment on the Consent Calendar. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. Special Event: Old Bill's Fun Run for Charity. A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to approve the temporary banners in conjunction with the Old Bill's Fun Run subject to three conditions of approval. Mayor Muldoon called for the vote. The vote showed 4-1 in favor, with Stanford opposed. The motion carried. Vaping Regulations Discussion. A motion was made by Jim Stanford and seconded by Arne Jorgensen to place Ordinance XX for consideration later on in the meeting that would allow only those businesses that prohibit entry to persons under 21 years of age to sell flavored vape products. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. Food Trucks. A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to table this item. Mayor Muldoon called for the vote. The vote showed 3-2 in favor, with Muldoon and Stanford opposed. The motion carried. Item P208128, §129: Conditional Use Permit for Snow King Zip Line and Snow Making Pump House. Item B - Zip Line: Based upon the findings as presented in the staff report and as made by the applicant for Item P20-128, a motion was made by Hailey Morton Levinson and seconded by Jim Stanford to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/ LDRs; and 8) Previous Approvals for a Conditional Use Permit to approve a zip line facility located at 402 East Snow King Avenue, subject to the department reviews attached to this staff report prepared on July 23, 2020, and the following conditions of approval: 1. All extra days and hours that exceed the established hours of operation for outdoor recreation activities shall be provided to the Town annually for review by the Planning Department. 2. The components for any zip-line shall use the most current technology to limit noise from trolleys traveling down the cable at its initial installation and during regular maintenance and repair; this would include, but not limited to, coated cables and arresting mechanisms. This shall apply to all Snow King Mountain zip lines located on private property and United States Forest Service property. 3. The expiration date for this Conditional Use Permit shall be two years from the date of approval unless the use has been commenced or a physical development permit has been issued and is active for physical development needed to commence the use. 4. The applicant shall provide the Snow King Code of Conduct to Town staff for review and approval prior to commencement of any construction on the zip line. The applicant shall include implementation strategies for how said code will be provided to participants and enforced by the applicant and better define that it is the responsibility of Snow King Mountain to communicate with and engage visitors. In addition to the items presented, it shall include a supervised ambassador program to ensure accountability for the entire Code of Conduct program. 5. Building permits within Sub-Area #2 of the Snow King Planned Resort District Master Plan shall not be issued until construction has commenced on an aerial tramway (i.e. gondola). Nor shall the proposed zip-line in sub area #4 of the Snow King Planned Resort District Master Plan be allowed to open until construction of the gondola has commenced. Notwithstanding the foregoing, if SKRMA proceeds with its application and construction of a gondola in good faith, this condition shall not take effect if a regulatory or judicial circumstance prevents SKRMA from building the gondola. 6. The proposed Hours of Operation for the proposed zip line and existing mountain coaster shall be amended to include a closing time from June 15 to August 15 of 8:00 p.m. Mayor Muldoon called for the vote. The vote showed 3-2 in favor, with Stanford and Jorgensen opposed. The motion carried. Item P198242: Snow King Mountain and Town of Jackson Gondola Lease Agreement. A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to continue this item to the next council meeting on August 17, 2020. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. Item P208089, §090, §091, §092: Development Plan, Variances and Amendments Adjustment at 175 N. Jackson for Rusty Parrot. A motion was made by Jonathan Schechter and seconded by Hailey Morton Levinson to continue this item to the next council meeting on August 17, 2020. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. Item P208116: Subdivision Plat at 306 & 404 Hidden Hollow Drive was heard next. Based upon the findings as presented in the staff report and as made by the applicant for Item P20-116, a motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to make findings 1-4 as set forth in Section 8.5.3.C (Subdivision Plat) of the Land Development Regulations relating to 1) Conformance with Development Plan or Development Option Plan; 2) Complies with standards of Section 8.5.3. Subdivision Plat; 3) Complies with standards of Division 7.2. Subdivision Standards; 4) Complies with other relevant standards of these LDRs, and to approve a Subdivision Plat for the Hidden Hollow Second Addition to the Town of Jackson for the property addressed at 306, 404, 410, and 428 Hidden Hollow Drive, and legally described as Lots 16, 17, 18, and 20 of the Hidden Hollow First Addition to the Town of Jackson, subject to the departmental reviews attached to this staff report dated July 30, 2020, and the following two conditions of approval: 1. Within thirty (30) calendar days from the date of Town Council approval, the applicant shall satisfactorily address all comments made by the Town of Jackson and other reviewing entities included in the attached Departmental Reviews and submit the corrections to the Planning Department. The Planning Director shall review and approve all required changes prior to recording the plat with the County Clerk. 2. Prior to recording the Subdivision Plat the applicant shall pay Park and School exactions in the amount specified in this report date July 30, 2020. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. Item P208045 & §046: Development Plan and Planned Unit Development at 625 Powderhorn Lane for Employee Housing. Development Plan: Based upon the findings for a Development Plan as presented in the staff report and by the applicant for Item P20-045 related to 1)



Consistency with the Comprehensive Plan; 2) Achieves purpose of NRO & SRO overlays; 3) Impact of public facilities & services; 4) Compliance with Town Design Guidelines; 5) Compliance with LDRs & Town Ordinances; 6) Conformance with past permits & approvals, a motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to make findings 1-6 as set forth in Section 8.3.2.C (Development Plan) of the Land Development Regulations to approve Phase 2 of the Powderhorn Employee Housing PUD land division at the property addressed as 625, 645, and 675 Powderhorn Lane, subject to the department reviews, this staff report dated July 30, 2020, and the following conditions of approval: 1. The applicant shall record the Housing Mitigation Agreement and all required deed restrictions prior to Certificate of Occupancy of the proposed units and it shall have 46 plant units. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. Ordinance T: An Ordinance Granting AT&T a Franchise. AN ORDINANCE GRANTING A FRANCHISE TO NEW CINGULAR WIRELESS PCS, LLC, ON BEHALF OF ITSELF TO OPERATE AND MAINTAIN WIRELESS TELECOMMUNICATIONS FACILITIES FOR THE PURPOSE OF SUPPLYING SERVICE TO THE TOWN OF JACKSON AND PROVIDING AN EFFECTIVE DATE. BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED, THAT: A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to approve Ordinance T at second reading. Mayor Muldoon called for the vote. The vote showed 4-1 in favor with Stanford opposed. The motion carried. Ordinance U: An Ordinance Adding Community Development Director Duties to Jackson Land Development Regulations Section 4. AN ORDINANCE AMENDING AND REENACTING SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND SECTIONS 4.3.1.E.3, 4.3.1.E.8.a, 4.3.1.F.4, 4.3.1.F.6.a.ii, 4.3.1.F.7, 4.3.1.F.9.b OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS TO ADD COMMUNITY DEVELOPMENT DIRECTOR DUTIES AND RESPONSIBILITIES AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT: A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to approve Ordinance U at second reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. Ordinance V: An Ordinance Adding Community Development Director Duties to Jackson Land Development Regulations Section 8. AN ORDINANCE AMENDING AND REENACTING SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND SECTIONS 8.2.4.D, 8.2.4.F, 8.6.2.C, 8.7.1, 8.7.2, 8.7.3.F.2, 8.9.2.B, 8.9.4.A AND 8.10 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS TO ADD COMMUNITY DEVELOPMENT DIRECTOR DUTIES AND RESPONSIBILITIES AND PROVIDING FOR AN EFFECTIVE DATE. NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT: A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to approve Ordinance V at second reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. Ordinance W: An Ordinance Prohibiting the Sale of Flavored Tobacco Products. No action was taken. Ordinance XX: An Ordinance Prohibiting the Sale of Flavored Tobacco Products with Exception. A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to continue Ordinance XX to the next available Council meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. Matters from Mayor and Council. Residential Parking Permits. A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to direct staff to bring back a workshop item on the residential parking program when time allows. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. Planning Commission Membership. A motion was made by Pete Muldoon and seconded by Arne Jorgensen to direct staff to bring back an update on the Planning Commission and Board of Examiners residency requirements and other amendments as necessary. Mayor Muldoon called for the vote. The vote showed 4-1 in favor, with Stanford opposed. The motion carried. Review Police Department Budget and Services. A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to direct the Town Manager to work with Town Council to determine whether a Council review of the current police department budget and structure should be placed on a future workshop agenda and in context with our set priorities. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. Town Manager's Report. A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to accept the Town Manager's Report into the record. The Town Manager's Report contained an update on Center Street Hotel Parking Space use. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. Adjourn. A motion was made by Hailey Morton Levinson and seconded by Jonathan Schechter to adjourn the meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 10:27 p.m. minutes:spb. Review complete & approved minutes at [www.jacksonwy.gov/491](http://www.jacksonwy.gov/491)  
**Publish: 08/12/20**

• PUBLIC HEARINGS •

The Town of Jackson Town Council will hold a public hearing to consider a request for approval of a Development Plan for the property located at 55 Karns Meadow Drive, legally known as, PT. SW1/4NE1/4 & PT. SE1/4NW1/4 SEC. 33, TWP. 41, RNG. 116. The hearing is scheduled for Monday, September 8, 2020, beginning at 6:00 p.m. at the Town Hall, 150 East Pearl

Avenue, Jackson, WY– Please go to <https://www.jacksonwy.gov/491/Agendas-Minutes> and click on the meeting agenda for directions to view and participate in the meeting. The application can be viewed online at: <http://townofjackson.com/467/> Current-Applications. For further information, please contact the Planning Dept. at 733-0440, Ext. 1305. [Item P20-056 Valentine]  
**Publish: 08/12/20**

## GENERAL PUBLIC NOTICES

• ESTATE PROBATE •

In the Matter of the Estate of:

THOMAS C. STEPHENS,

Deceased; and

In the Matter of the Estate of:

JAUNICE STEPHENS,

Deceased.

NOTICE OF APPLICATION FOR DECREE OF SUMMARY DISTRIBUTION OF PROPERTY PURSUANT TO W.S. § 2-1-205

NOTICE IS HEREBY GIVEN:

That Lephon Corder Stephens Trustee, Trustee of the JAUNICE STEPHENS REVOCABLE TRUST dated March 20, 2012 ("Trustee") filed in the District Court of the Ninth Judicial District, Teton County, State of Wyoming, an Application for Decree of Summary Distribution and a Sworn Affidavit in support thereof pursuant to Wyoming Statutes § 2-1-201 through § 2-1-205, praying that the Court distribute all of decedents' probate estates, including its undivided two-thirds interest in the following described real property: That parcel of land being part of that tract described in Book 240 of Photo on Pages 280-282, lying in the SE1/4 NE1/4 of Section 20, T40N, R116W, Teton County, Wyoming, described as follows: Commencing at the North 1/16th corner between Sections 20 and 21 which is marked by a Brass cap on a steel pipe and has a CLCRC filed in said Office, Thence S 69° 19' 49"W, by 897.53 feet to the POINT of BEGINNING which is the Northeast corner of that tract described in said Book 240, THENCE S 19° 32' 09" E, 98.14 feet along the easterly line of said tract to the southeast corner of said tract, THENCE S 77° 43' 53" W, 19.15 feet along the south line of said tract to a point, THENCE N 19° 32' 09" W, 95.72 feet parallel with said easterly line to a point, THENCE N 70° 27' 51" E, 19.00 feet to the POINT of BEGINNING. Together with and subject to any covenants, easements, and restrictions of record.

That objections must be filed within thirty (30) days of the first publication of this notice, with the District Court of Teton County, Wyoming located at 180 S. King Street, Jackson, Wyoming. If no objections are filed, the Court will enter its decree establishing right and title to the property as requested by the Trustee.

DATED this 10th day of June, 2020.

Vonde M. Smith, Wy Bar No. 6-2832  
Richard R. Thomas, Wy Bar No. 7-5865  
SMITH LC  
Post Office Box 8729  
Jackson, Wyoming 83002  
T: 307-201-6000  
E: vsmith@smith-lc.com

Attorneys for the Trustee  
**Publish: 08/12, 08/19/20**

• REQUEST FOR BIDS •

ADVERTISEMENT FOR BIDS  
Jackson, Wyoming  
Creekside Village Water and Sewer Improvements Project

Notice is hereby given that the Creekside Village HOA is accepting Bids for a general contract for the construction of the Creekside Village Water and Sewer Improvements Project.

Sealed Bids for the construction of the Project will be received at the Office of the Engineer, Nelson Engineering, PO Box 1599, located at 430 S. Cache St, Jackson, WY 83001 until August 27, 2020 at 2:00 PM. At that time the Bids received will be publicly opened and read.

The Project consists of: curbstop valve exploration, cleaning, and replacement; installation of three new 4" dia PVC sewer cleanouts and repairs to existing cleanouts; cutting and capping sections of old sewerlines at manholes; sewerline and manhole cleaning; and installation of 60' of new 6" dia PVC sewerline and two new 4" dia manholes; and all other incidentals required to complete the work.

The Issuing Office for the Bidding Documents is: Nelson Engineering, P.O. Box 1599, 430 S. Cache St, Jackson, WY 83001, 307-733-2087, [slagerman@nelsonengineering.net](mailto:slagerman@nelsonengineering.net)

Prospective Bidders may obtain the Bidding Documents from the issuing office. All official notifications, addenda, and other Bidding Documents will be offered only through the issuing office. Neither Owner nor Engineer will be responsible for Bidding Documents, including addenda, if any, obtained from sources other than the designated issuing office.

Questions regarding the Bidding Documents should be directed to Dave Dufault, PE, Nelson Engineering, 307-733-2087, [ddufault@nelsonengineering.net](mailto:ddufault@nelsonengineering.net)

For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents. A bid security in the amount of 5% of the bid shall accompany each bid. All bids are to be prepared in accordance with the Bidding Documents.

The Creekside Village HOA reserves the right to reject any and all bids, and to waive all informalities. Further, the Creekside Village HOA may accept any bid which, in its opinion, best serves its interests.

**Publish: 08/12, 08/19/20**

• PUBLIC NOTICE •

PROPOSED DISCHARGE OF DREDGED OR FILL MATERIAL TO A TRIBUTARY OF FISH CREEK

The Wyoming Department of Environmental Quality (WDEQ) has received a request from Alder Environmental for State certification of U.S. Army Corps of Engineers (USACE) Nationwide Permit #27, for discharge of dredged or fill material to West Drainage/Ward Foster Ditch, a tributary to Fish Creek near Wilson, Wyoming. The purpose of the project is wetland and stream habitat enhancement. All waters within the Fish Creek drainage are designated Class 1 waters where point source discharges are prohibited except for storm water and construction related discharges. This certification will require meeting the provisions in Chapter 1, Section 7(b) of the WDEQ Water Quality Rules and Regulations, which allows these discharges under certain circumstances.

Proposed activities include establishing wetland benches and stabilizing eroding banks. This will involve excavation of 360 cubic yards (CY) of material to create a deep aquatic bed riverine habitat and re-sloping of banks. Approximately 280 CY of excavated material will be re-distributed to establish the wetland benches with native emergent wetland vegetation. No net loss of wetlands is anticipated.

Requests for information about the proposed water quality certification should be directed to Eric Hargett by email ([eric.hargett@wyo.gov](mailto:eric.hargett@wyo.gov)) or phone (307-777-6701). Comments must be addressed to Eric Hargett, Wyoming DEQ/WQD, 200 W. 17th Street – 4TH floor, Cheyenne, WY, 82002, and be postmarked on or before 5:00 p.m. on August 26, 2020 to be considered. Phone or email comments will not be accepted. Para español, visite [deq.wyoming.gov](http://deq.wyoming.gov).  
**Publish: 08/12/20**

NOTICE OF ACCEPTANCE  
AND  
FINAL PAYMENT TO CONTRACTOR  
FOR  
2020 McCOLLISTER DRIVE SEWER MAIN REPLACEMENT PROJECT

Notice is hereby given that the Teton Village Water and Sewer District has accepted, as completed according to the plans, specifications and rules governing the same, the work performed under that contract dated May 15, 2020 between the Teton Village Water and Sewer District and Westwood Curtis Construction, Inc., the Contractor; that work under said contract, known as the 2020 McCollister Drive Sewer Main Replacement Project, is complete, and the Contractor is entitled to final payment. Notice is further given that subsequent to the forty-first (41st) day after the first publication of this notice, to wit, September 22, 2020 the Teton Village Water and Sewer District will pay to said Contractor the full amount under the contract.  
**Publish: 08/12, 08/19/20**

Notice of Right to Reclaim Abandoned Property

To: Peggy L Jennings and All Other Occupants

The property located at 548 Snow King Loop 481, Jackson, WY 83001 is owned by the Nationstar Mortgage LLC d/b/a Mr. Cooper. Upon notification that the property was vacant, the owner's agent attempted to secure the premises and found that the following personal property remained at the property: Miscellaneous household and personal items. To claim this property, please contact the Owner's Agent,

Weinstein and Riley, P.S. at 307-462-2690.

You must take possession of the property to which you are entitled or notify the agent in writing of your intent to take possession, within seven (7) days from the date this notice is published. If you notify the agent in writing of your intent to take possession of the property, you must take possession within fifteen (15) days from the date this notice is published. The property will be deemed abandoned and disposed of if you do not take possession of it within the stated time period.

Nationstar Mortgage LLC d/b/a Mr. Cooper,  
Lucky McMahon - #6-4270  
Weinstein & Riley, P.S.  
123 West 1st Street, Suite 433  
Casper, WY 82601-2482  
(307) 462-2690  
Attorney for Owner  
**Publish: 08/12/20**

• FORECLOSURES •

NOTICE OF REAL ESTATE MORTGAGE FORECLOSURE

WHEREAS, default in the payment of principal and interest has occurred under the terms of a promissory note ("Note") and real estate mortgage ("Mortgage"). The Mortgage, dated September 13, 2016, was executed and delivered by Heinz Munz (now deceased) and Babs Munz (now deceased), husband and wife ("Mortgagors") to Meridian Trust Federal Credit Union ("Mortgagee") as security for the Note of the same date, and said Mortgage was recorded on September 28, 2016, in Book



# • Public Notices •

930 at Page 1001-1012 in the records of the office of the County Clerk of Teton County, State of Wyoming; and

WHEREAS, the Mortgage contains a power of sale which by reason of said default, Mortgagee declares to have become operative, and no suit or proceeding has been instituted at law to recover the debt secured by the Mortgage, or any part thereof, nor has any such suit or proceeding been instituted and the same discontinued; and

WHEREAS, written notice of intent to foreclose the Mortgage by advertisement and sale has been served upon the record owners and the party in possession of the mortgaged premises at least ten (10) days prior to the commencement of this publication, and the amount due upon the Mortgage on the date of first publication of this notice of sale, August 12, 2020, being the total sum of \$900,259.75 which sum consists of the unpaid principal balance of \$389,837.41, interest accrued to the date of the first publication of this notice in the amount of \$23,940.84, billed fee in the amount of \$99.00, the amount paid by Meridian Trust Federal Credit Union to the Bank of Jackson Hole to protect its interest in the subject property in the amount of \$482,155.94, interest accrued on that amount to the date of the first publication of this notice in the amount of \$4,226.56, plus attorneys' fees, costs expended, and accruing interest after the date of first publication of this notice of sale in amounts yet to be determined; and

WHEREAS, the property being foreclosed upon may be subject to other liens and encumbrances that will not be extinguished at the sale. Any prospective purchaser should research the status of title before submitting a bid;

NOW, THEREFORE Meridian Trust Federal Credit Union, as the Mortgagee, will have the Mortgage foreclosed as by law provided by causing the mortgaged property to be sold at public venue by the Sheriff or Deputy Sheriff in and for Teton County, Wyoming to the highest bidder for cash at 10:00 o'clock in the morning on September 10, 2020 at the Teton County Courthouse, 180 South King, Jackson, Wyoming 83001, for application on the above-described amounts secured by the Mortgage, said mortgaged property being described as follows, to-wit:

Lot 7 of Deer Creek Heights Subdivision, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on October 1, 1974 as Plat No. 250.

Commonly known as 1155 E. Deer Creek Drive, Jackson, Wyoming.

DATED: August 12, 2020.

Meridian Trust Federal Credit Union  
By: Gregory C. Dyekman of  
Long Reimer Winegar LLP  
Publish: 08/12, 08/19, 08/26, 09/02/20

## • CONTINUED PUBLICATIONS •

IN THE MATTER OF:

THE JANICE M. HERBST REVOCABLE TRUST U/A/D  
JANUARY 4, 2006

NOTICE OF INTENT TO DISTRIBUTE PURSUANT TO  
W.S. § 4-10-507

TO ALL PERSONS INTERESTED IN SAID TRUST:

You are hereby notified that as of the 29th day of July, 2020, Julie E. Smetzer, as Trustee of the Janice M. Herbst Revocable Trust U/A/D January 4, 2006, and any amendments thereto (the "Trust") intends to make distributions of property owned by the Settlor, Janice M. Herbst, from the Trust as permitted under the terms of the Trust. Pursuant to W.S. § 4-10-507, creditors of Janice M. Herbst or the Trust shall file claims against the assets of the Trust or commence judicial proceeding to contest the validity of the Trust within one hundred twenty (120) days from the first publication of this notice, or thereafter be forever barred.

DATED this 29th day of July, 2020.

Anne Kent Droppert  
Geitmann Larson Swift LLP  
155 E. Pearl Ave., Suite 100  
P.O. Box 1226  
Jackson, WY 83001  
akd@glslp.com  
(307) 733-3923 - voice  
(307) 733-3947 - facsimile

Publish: 08/05, 08/12/20

IN THE DISTRICT COURT OF TETON COUNTY, WYO-  
MING

NINTH JUDICIAL DISTRICT

IN THE MATTER OF THE ESTATE OF )  
Probate No. 3336 )

Frederick M. Toland, deceased )

Deceased ) NOTICE OF PROBATE

TO ALL PERSONS INTERESTED IN SAID ESTATE:  
You are hereby notified that on the 25th day of June 2020 the Last Will and Testament of the above-named decedent was admitted to probate by the above-named court and that Washington Trust Bank and Wyoming attorney Leonard R. Carlman were appointed co-executors thereof. Any action to set aside the Will shall be filed in the court within three months from the date of the first publication of this Notice or thereafter be forever barred.

Notice is further given that all persons indebted to the Decedent or to his estate are requested to make immediate payment to the Washington Trust Bank, c/o Leonard R. Carlman, 320 East Broadway, Suite 2A, P.O. Box 1172, Jackson, Wyoming 83001. Creditors having claims against the decedent or the estate are required to file them in duplicate with the necessary vouchers in the office of the Clerk of said Court on or before three months after the date of the first publication of this Notice; and if such claims are not so filed, unless otherwise allowed or paid, they will be forever barred.

Dated this 22nd day of July 2020.

/s/ Leonard R. Carlman  
Leonard R. Carlman  
Co-Executor

Publish: 07/29, 08/05, 08/12/20

## NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with §18-5-306 Wyoming Statutes that 505 Simpson, LLC and Lisa Elenz intend to apply for a permit to subdivide in the Town of Jackson. A public hearing for said permit will occur at a regular meeting of the Town Council at the Jackson Town Hall. Please contact the Town of Jackson Planning Office at 733-0440 for scheduled meeting dates. The proposed subdivision involves vacating two lots from their respective subdivisions to create three lots with a new plat. The project is located on approximately 0.55 acres, and will vacate Lot 14 of the John D. Hall Ninth Addition to the Town of Jackson and Lot 7 of the Bruce Porter Subdivision 2nd Filing. Said Lot 14 and a portion of said Lot 7 will be reconfigured as the proposed subdivision. The street addresses of said lots 14 and 7 are 505 and 475 East Simpson Avenue, Jackson, WY 83001, respectively. The name of the proposed subdivision is Behome Addition to the Town of Jackson.

Publish: 07/29, 08/05, 08/12, 08/19/20



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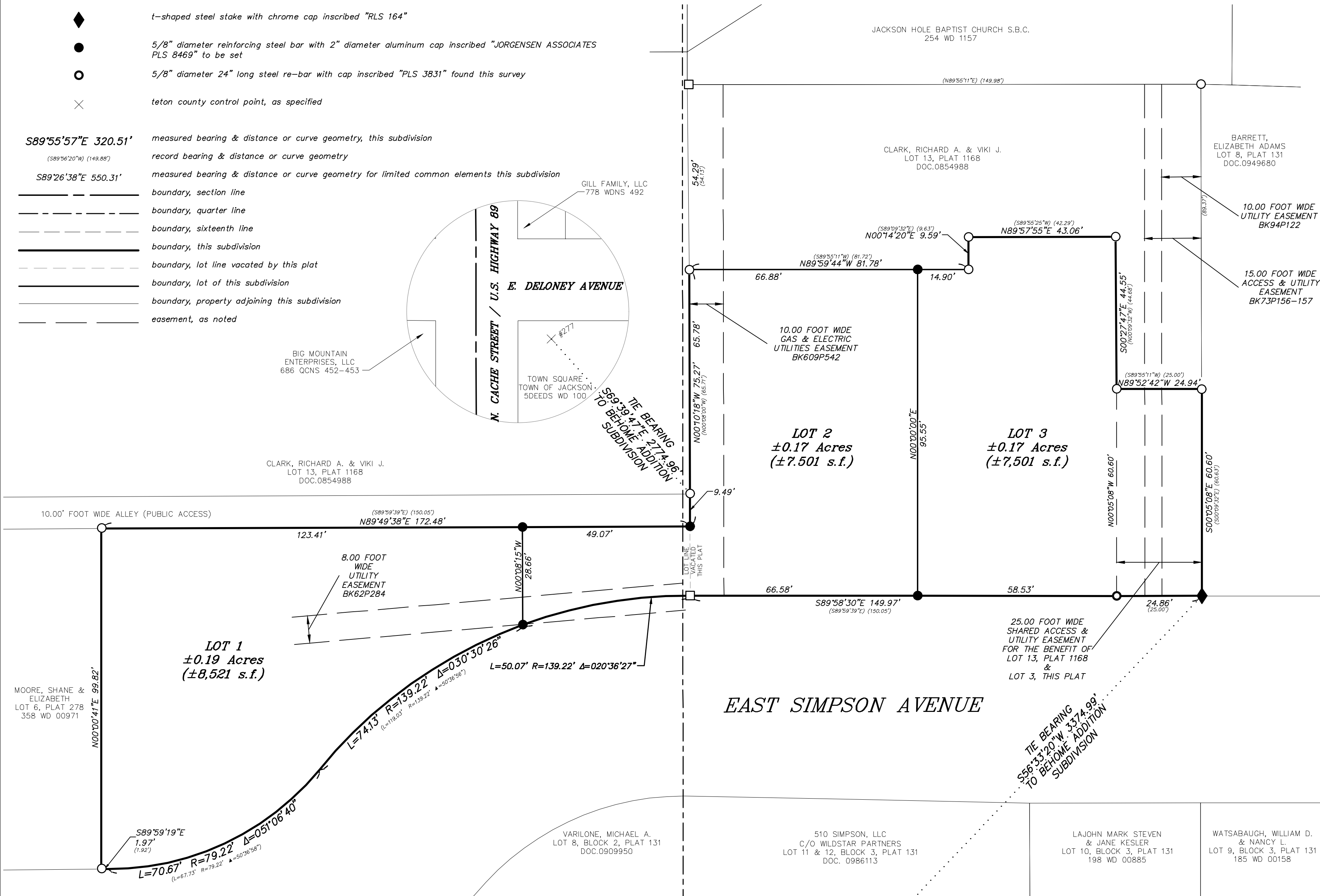
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LEGEND

- 5/8" diameter steel re-bar with cap inscribed "PE&LS 578" found this survey
- indicates a 2-1/2" diameter pipe with brass cap inscribed "RLS 164" found this survey
- t-shaped steel stake with chrome cap inscribed "RLS 164"
- 5/8" diameter reinforcing steel bar with 2" diameter aluminum cap inscribed "JORGENSEN ASSOCIATES PLS 8469" to be set
- 5/8" diameter 24" long steel re-bar with cap inscribed "PLS 3831" found this survey
- teton county control point, as specified
- measured bearing & distance or curve geometry, this subdivision
- record bearing & distance or curve geometry
- measured bearing & distance or curve geometry for limited common elements this subdivision
- boundary, section line
- boundary, quarter line
- boundary, sixteenth line
- boundary, this subdivision
- boundary, lot line vacated by this plat
- boundary, lot of this subdivision
- boundary, property adjoining this subdivision
- easement, as noted



CERTIFICATE OF SURVEYOR

I, Kenneth G. Magrath, a Wyoming Professional Land Surveyor, employed by Jorgensen Associates, Inc. of Jackson, Wyoming hereby certify that this plat was made from data obtained during field surveys performed by Jonathan H. Patterson, Wyoming PLS 13629, under my direction from September 2019 to June 2020 and from records in the Office of the Clerk of Teton County, Wyoming;

that this plat correctly represents BEHOME ADDITION TO THE TOWN OF JACKSON, the boundary of which is IDENTICAL to the following described lands:

LOT 7, of the Bruce Porter Subdivision 2nd filing, a subdivision of record as Plat 278 in the Office of County Clerk for Teton County, Wyoming, said lands lying within the E1/2NW1/4 of Section 34, Township 41 North, Range 116 West, 6th P.M.

and

LOT 14, of the John D. Hall Ninth Addition to the Town of Jackson, a subdivision of record as Plat 1168 in the Office of County Clerk for Teton County, Wyoming, said lands lying within the W1/2NE1/4 of Section 34, Township 41 North, Range 116 West, 6th P.M.

The above-described lands contain an area of 0.54 acres, more or less;

BEHOME ADDITION TO THE TOWN OF JACKSON being SUBJECT TO and/or having the use and benefit of easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements, and encumbrances as called for in the Certificate of Owner and/or as shown on any or all sheets of this plat.



Kenneth G. Magrath  
Wyoming PLS 8469

The foregoing instrument was acknowledged before me by Kenneth G. Magrath this \_\_\_ day of \_\_\_\_\_, 2020.

WITNESS my hand and official seal.

Notary Public  
My commission expires:

NOTES

- THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISION EXCEPT AS PERMITTED BY THE TOWN OF JACKSON, WYOMING.
- BEHOME ADDITION WILL CONNECT WITH THE TOWN OF JACKSON PUBLIC SEWAGE COLLECTION AND TREATMENT SYSTEM. MAINTENANCE OF THE SEWER MAINS WITHIN THE SUBDIVISION, OWNED BY THE OWNER, WILL BE THE RESPONSIBILITY OF THE OWNER.
- BEHOME ADDITION WILL CONNECT WITH THE TOWN OF JACKSON PUBLIC WATER TREATMENT, SUPPLY AND DISTRIBUTION SYSTEM. MAINTENANCE OF THE WATER MAINS WITHIN THE SUBDIVISION, OWNED BY OWNER, WILL BE THE RESPONSIBILITY OF THE OWNER.
- NO PUBLIC MAINTENANCE OF SHARED ACCESS AND UTILITY EASEMENT.
- THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

ACKNOWLEDGEMENT OF MORTGAGEES

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., acting solely as nominee for First Interstate Bank – BY SEPARATE AFFIDAVIT

U.S. BANK, a National Banking Association – BY SEPARATE AFFIDAVIT

U.S. BANK, a National Banking Association – BY SEPARATE AFFIDAVIT



CERTIFICATE OF OWNER

State of Wyoming )  
County of Teton ) SS

The undersigned, acting for and on behalf of, the owner and proprietor of the lands described in the Certificate of Surveyor and illustrated on Sheet 1 of this plat, do hereby certify;

that the name of the foregoing subdivision shall be BEHOME ADDITION TO THE TOWN OF JACKSON;

that the lands contained within said BEHOME ADDITION TO THE TOWN OF JACKSON, more particularly described in the Certificate of Surveyor hereon are hereby subdivided and that the foregoing subdivision of said lands as shown on this plat is with the free consent and in accordance with the desires of said owners;

that Lot 7 of the Bruce Porter Subdivision 2nd filing, of record as Plat 278 in the Office of the County Clerk for Teton County, Wyoming, and that Lot 14 of the John D. Hall Ninth Addition to the Town of Jackson, of record as Plat 1168 in the Office of County Clerk for Teton County, Wyoming and described in the Certificate of Surveyor hereon, are hereby vacated in accordance with Section 34-12-106 through Section 34-12-110 Wyoming Statutes, and that in accordance with said Section 34-12-110 said Clerk is respectfully requested to write VACATED across said lots on said Plat 278 and 1168;

that the foregoing subdivision is in accordance with, and SUBJECT TO the terms and conditions of the Development Plan P20-062 as approved by the Town Council on the 20th day of July, 2020.

that this subdivision is SUBJECT TO the following:

- that Lot 1 and a portion of Lot 2 are subject to all matters as delineated on the Official Plat of Bruce Porter Subdivision – 2nd Filing, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 278;
- that Lot 3 and a portion of Lot 2 are subject to all matters as delineated on the Official Plat of John D. Hall, Ninth Addition, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 278;
- that 8 foot wide easement reserved in that Deed recorded in said Office in Book 62 of Photo, page 107;
- that 15 foot wide easement reserved in that Deed recorded in said Office in Book 35 of Photo, page 107;
- that 15 foot wide easement granted to the Town of Jackson recorded in said Office in Book 73 of Photo, page 156-157;
- that 10 foot wide easement recorded in said Office in Book 94 of Photo, page 122;
- that 10 foot wide easement reserved in that Deed recorded in said Office in Book 609 of Photo, page 542;
- that 25 foot wide non-exclusive shared access and utility easement is hereby granted across Lot 3 for the benefit of Lot 3 of this plat and Lot 13 of the John D. Hall Ninth Addition to the Town of Jackson, of record as Plat 1168 in the Office of County Clerk for Teton County, Wyoming;
- that easements across the subdivision lots are hereby granted to those utility companies and their successors and/or assigns serving this subdivision for construction, maintenance, and repair of the utility service for the subdivision shown hereon;
- that the Town of Jackson shall have access to all water meters, valves, shut-off boxes, sewer cleanouts, and manholes and the undersigned reserve the right to create easements across said subdivision lots as necessary to provide for said access;
- that there are no surface water rights appurtenant to this subdivision;
- that the seller does not warrant to the purchaser that he or she shall have any rights to the natural flow of any stream within or adjacent to the subdivision;
- that Wyoming law does not recognize any riparian rights to the continued natural flow of any stream within or adjacent to the subdivision;

505 Simpson, LLC  
a Wyoming limited liability company

Signature by separate affidavit recorded with this plat on the same date.

Lisa Elenz  
a Co-Personal Representative of the Estate of Cynthia Ann DuBois

Signature by separate affidavit recorded with this plat on the same date.

CERTIFICATE OF APPROVAL

State of Wyoming )  
County of Teton ) S.S.  
Town of Jackson )

Pursuant to, and in accordance with Section 15-1-415 Wyoming Statutes, and the pertinent Land Development Regulations of the Town of Jackson, Wyoming, as amended, the foregoing subdivision, BEHOME ADDITION TO THE TOWN OF JACKSON, was approved at the regular meeting of the Jackson Town Council held on the 20th day of July, 2020.

ATTEST: TOWN OF JACKSON

Sandra P. Birdyshaw, Town Clerk

Pete Muldoon, Mayor

PREPARATION DATE: August 17, 2020  
REVISION DATE: \_\_\_\_\_

Brian T. Lenz, Town Engineer

Paul Anthony, Town Planning Director

The foregoing instrument was acknowledged before me by Pete Muldoon, Mayor, this \_\_\_ day of \_\_\_\_\_, 2020.

WITNESS my hand and official seal.

Notary Public  
My commission expires:

The foregoing instrument was acknowledged before me by Sandra P. Birdyshaw, Town Clerk, Town Clerk, this \_\_\_ day of \_\_\_\_\_, 2020.

WITNESS my hand and official seal.

Notary Public  
My commission expires:

The foregoing instrument was acknowledged before me by Brian T. Lenz, Town Engineer, this \_\_\_ day of \_\_\_\_\_, 2020.

WITNESS my hand and official seal.

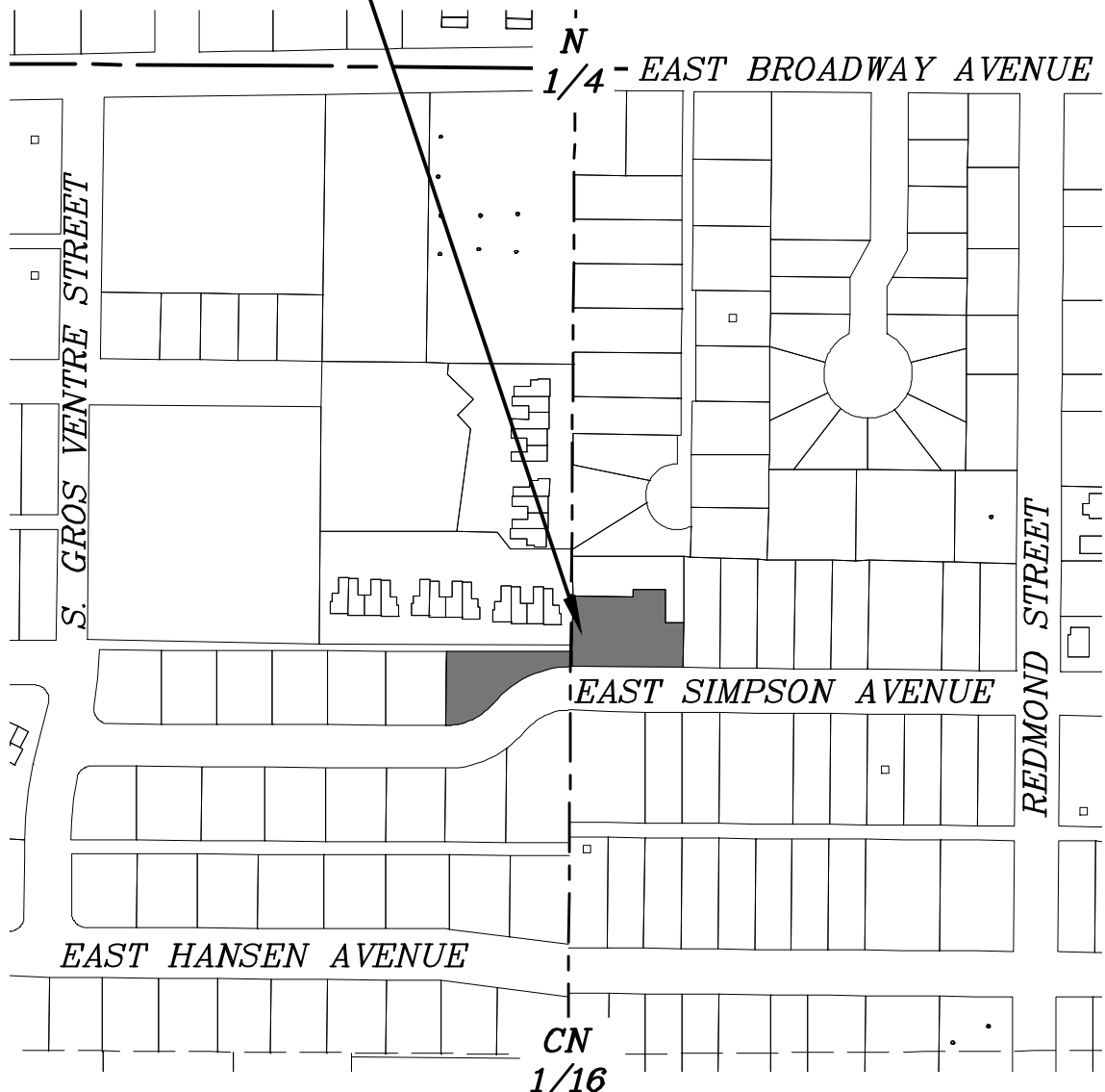
Notary Public  
My commission expires:

The foregoing instrument was acknowledged before me by Paul Anthony, Town Planning Director, this \_\_\_ day of \_\_\_\_\_, 2020.

WITNESS my hand and official seal.

Notary Public  
My commission expires:

BEHOME ADDITION  
SUBDIVISION



VICINITY MAP  
SHOWING PARTS OF  
W1/2NE1/4 AND E1/2NW1/4, Section 34  
T41N, R116W, 6th P.M.  
SCALE 1"=250'

SURVEYOR & ENGINEER

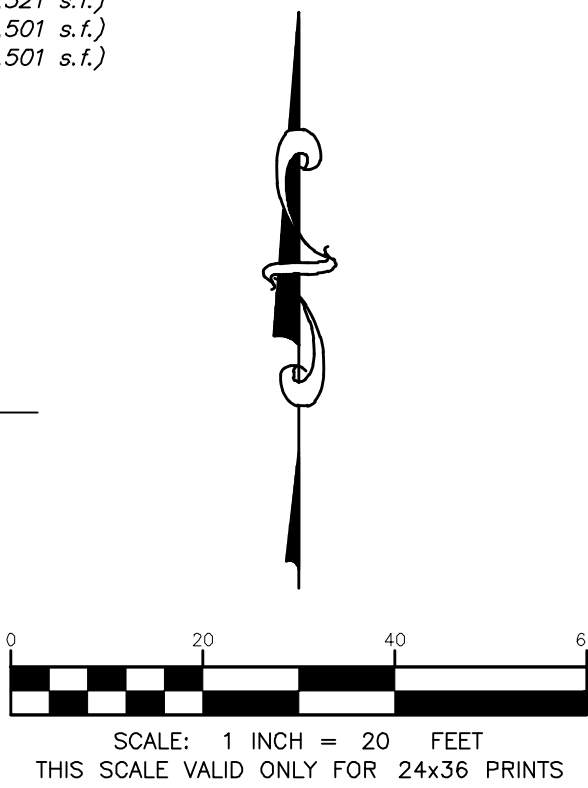
Jorgensen Associates, Inc.  
P.O. Box 9550  
Jackson, WY 83002  
307-733-5150

OWNER & SUBDIVIDER

505 Simpson, LLC  
P.O. Box 642  
Jackson, Wyoming 83001  
&  
Lisa Elenz  
1801 S. Manitou Avenue  
Boise, Idaho 83706

LAND USE SUMMARY

TOTAL AREA: 0.54± Acres  
3 TOTAL LOTS:  
Lot 1 ±0.19 Acres (±8,521 s.f.)  
Lot 2 ±0.17 Acres (±7,501 s.f.)  
Lot 3 ±0.17 Acres (±7,501 s.f.)



FINAL PLAT  
OF THE  
BEHOME ADDITION  
TO  
THE TOWN OF JACKSON

A SUBDIVISION  
IDENTICAL WITH:  
LOT 7,  
BRUCE PORTER SUBDIVISION 2ND FILING,  
PLAT 278  
&  
Lot 14,  
JOHN D. HALL NINTH ADDITION,  
PLAT 1168  
Teton County, Wyoming  
Sheet 1 of 1

## **GRANT OF ACCESS AND UTILITY EASEMENT**

505 SIMPSON, LLC, a Wyoming limited liability company and LISA ELENZ, as Co-Personal Representative of the estate of Cynthia Ann DuBois, (collectively "Grantor"), of P.O. Box 642, Jackson, WY 83001, for and in consideration of the sum of ten dollars (\$10) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant to Richard A. Clark and Viki J. Clark, husband and wife (collectively "Grantee"), and their successors and assigns, a 25' (twenty-five foot) access and utility easement across that certain portion of Lot 3 for the benefit of Lot 13 of the John D. Hall Ninth Addition to the Town of Jackson, of record as Plat 1168, such easement is illustrated in Exhibit "A", which is attached hereto and incorporated herein by this reference, along with other rights and obligations as further set forth herein.

1. Grant of Easement on Lot 3 to Benefit Lot 13. Grantor owns that certain real property located in Teton County, Wyoming, more specifically described as Lot 3 of Behome Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded on \_\_\_\_\_, 2020, as Plat No. \_\_\_\_\_ ("Lot 3"). Grantee owns that certain real property located in Teton County, Wyoming, more specifically described as Lot 13, of the John D. Hall Ninth Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded on October 20, 2005, as Plat No. 1168 ("Lot 13"). Grantor hereby grants to Grantee, their successors and assigns, as the owner of Lot 13, a 25' (twenty-five foot) non-exclusive access and utility easement as illustrated in Exhibit "A", which Easement is located along the eastern side of Lot 3 for the benefit of Lot 13 (the "Easement").

2. Intent and Purpose of Easement. The Owner of Lot 13 shall have the undisturbed right, but not the obligation, to use the easement for the purposes of (i) installing, maintaining, repairing and replacing individual utility lines, subject to the terms and conditions set forth herein; and (ii) ingress and egress of persons and vehicles over and across the easement as a driveway ("Driveway"), subject to the terms and conditions set forth herein.

3. Improvement and Maintenance. The Owner of Lot 13 shall have the right to maintain and repair the Driveway and to install, maintain and repair any utility lines located within the Easement. The parties hereto agree to share equally 50/50 in all of the expenses related to the maintenance (including snow removal), repair and/or replacement of the Driveway that is jointly used and/or the utility lines located within the Easement that are jointly used (if any). Notwithstanding the foregoing, until the Owner of Lot 3 receives a building permit from the Town of Jackson Building and Planning Department or other applicable authority, the Owner of Lot 13 shall be solely responsible for the expenses related to the maintenance, repair and/or replacement of the Driveway including snow removal and storage. If during the construction of the residence on Lot 3, the Driveway is damaged or degraded due to construction vehicles for Lot 3 construction, at the end of the construction, the Lot 3 owner shall be solely responsible for repairing the Driveway and any damaged utilities to the same level of repair as prior to construction, unless the parties mutually agree to delay such restoration until the time of year



when it is acceptable to perform such work. All work performed within the Easement shall be performed in such a manner as to minimize interference with the use and enjoyment of the Easement. If either party does not promptly pay its share, the other owner may pay the full costs and then have an immediate right to reimbursement from the non-paying owner, together with interest at the rate of 18% per year on the unpaid amount. Lot 13 Owner shall be solely responsible for the remainder of any part of the Driveway that is on and services their own Lot.

4. Non-Exclusive Use. This Easement is nonexclusive and Grantor expressly reserves the right to use the Easement route for driveway and utilities to the benefit of Lot 3 provided that such use is not inconsistent with, nor interferes with, the rights granted herein to and for the benefit of the Grantee.

5. Waiver of Liability. Grantor shall bear no responsibility or liability to any person or entity using the Easement by reason of this easement. This Easement shall run with the land in perpetuity. Grantor owes no duty or obligation to construct, maintain or repair a specific type of driveway for use by Grantee. Grantee, its agents, invitees, successors and assigns, shall hold Grantor harmless and indemnify it from any claim of injury or damage incurred by its use of the Easement.

6. Term; Amendment, Grantor's Powers: All of the terms and agreements contained in this Easement shall be effective commencing on the date of recordation of this document in the Office of the Clerk of Teton County, Wyoming and shall remain in full force and effect thereafter in perpetuity, unless this Agreement is modified, amended, cancelled or terminated by the written consent of all the then current owners of Lot 3 and Lot 13. Unilateral modification by a single Lot owner shall not be valid. Grantor reserves the right to unilaterally vacate or abandon this Easement so long as a new location is provided for this Easement.

7. Legal Actions: In the event of any legal action by either party against the other party arising out of this Easement, the party in whose favor final judgment shall be entered shall be entitled to recover from the other party all costs and expenses of suit, including reasonable attorney's fees, whether suit is brought or not.

8. Successors and Assigns. This Easement is binding upon, and inures to the benefit of, the parties and their respective successors and assigns.

9. Recordation: This Easement shall be recorded in the land records of the Office of the Teton County Clerk on both Lot 3 and Lot 13.

10. Governing Law; Jurisdiction: This Easement shall be construed, performed and enforced in accordance with, and governed by, the laws of the State of Wyoming. Teton County, Wyoming is the proper jurisdiction for any enforcement action regarding this Declaration.

11. Severability: In the event that any part of this Easement is declared by any court or other judicial or administrative body to be null, void or unenforceable, said provision shall survive to the extent it is not so declared, and all of the other provisions of this Easement shall remain in full force and effect.

12. Non-Merger: A term or condition of, or act done in connection with, this Easement does not operate as a merger of any of the rights or remedies of the parties under this Easement, and those rights and remedies continue unchanged. This Easement and the covenants, conditions, restrictions and rights established herein are intended to remain separate from Grantor's fee simple interest in Lot 3 shall not merge therewith, and shall not merge with any contract, lease or deed associated therewith.

IN WITNESS WHEREOF, the undersigned have executed this as of the date set next to their signatures, to be effective as of the date of recording.

**GRANTOR:**

505 Simpson, LLC a Wyoming limited liability company

By: \_\_\_\_\_

Its: Authorized Manager

Name: \_\_\_\_\_

STATE OF WYOMING

)

) SS.

COUNTY OF TETON

)

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of September, 2020, by \_\_\_\_\_, Authorized Manager of 505 Simpson, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

(SEAL)

GRANTOR:  
The Estate of Cynthia Ann DuBois

By: \_\_\_\_\_

Lisa Elenz

Its: Co-Personal Representative

STATE OF WYOMING )

) SS.

COUNTY OF TETON )

The foregoing instrument was acknowledged before me on this \_\_\_\_\_ day of September, 2020, by Lisa Elenz, the co-personal representative of the Estate of Cynthia Ann DuBois.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_

(SEAL)

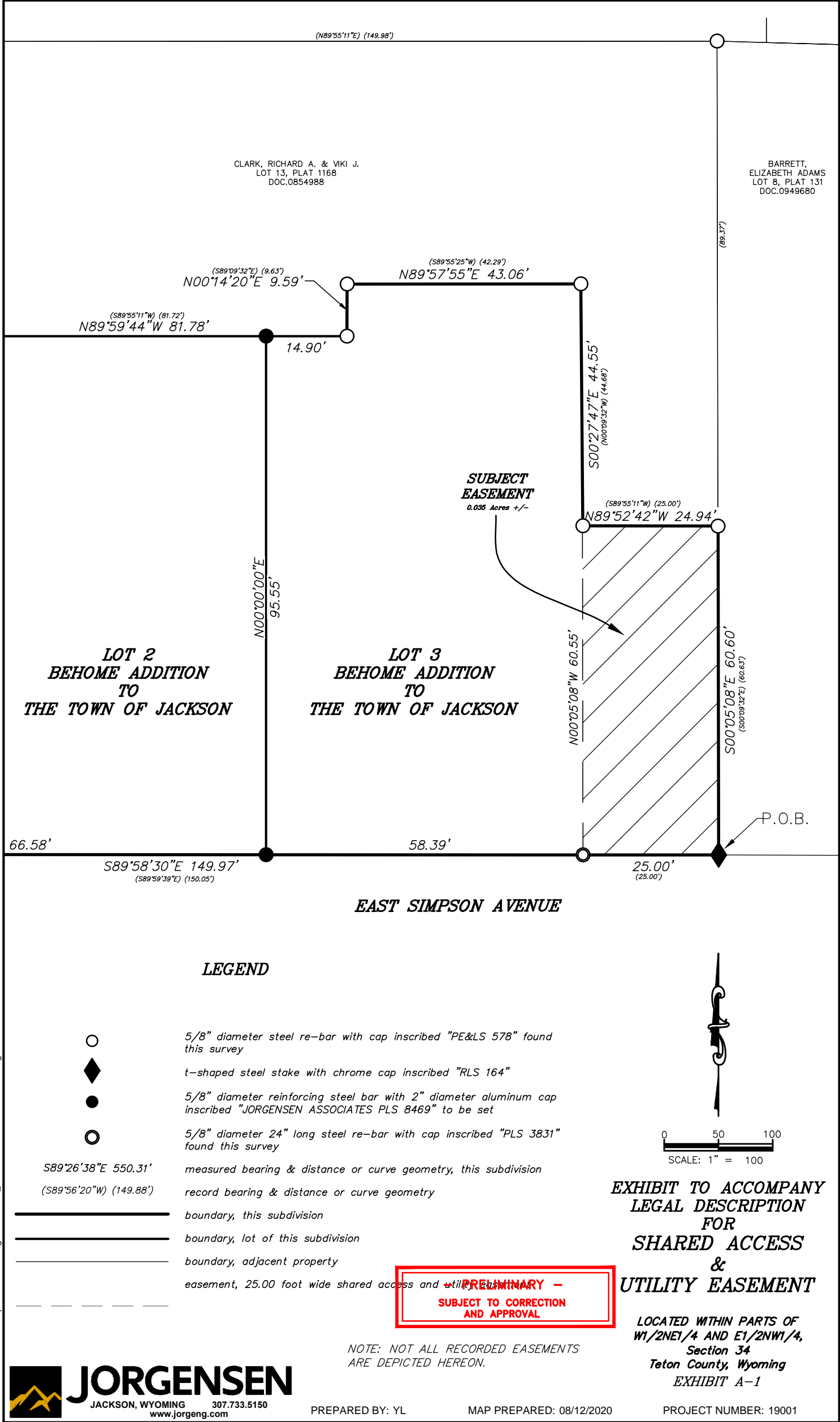
## **Exhibit A**

[[insert Jorgensen prepared legal and map]]

DRAFT



P:\2019\19001 - 505 Simpson\20-Planning\CAD\19001\_Final Plat Easement Exhibit.dwg



LEGEND



5/8" diameter steel re-bar with cap inscribed "PE&LS 578" found this survey



t-shaped steel stake with chrome cap inscribed "RLS 164"



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



5/8" diameter 24" long steel re-bar with cap inscribed "PLS 3831" found this survey

S89°26'38"E 550.31'

measured bearing & distance or curve geometry, this subdivision

(S89°56'20"W) (149.88')

record bearing & distance or curve geometry



boundary, this subdivision



boundary, lot of this subdivision



boundary, adjacent property



easement, 25.00 foot wide shared access and utility easement

**PRELIMINARY -**  
**SUBJECT TO CORRECTION**  
**AND APPROVAL**

NOTE: NOT ALL RECORDED EASEMENTS  
ARE DEPICTED HEREON.



0 50 100  
SCALE: 1" = 100

**EXHIBIT TO ACCOMPANY  
LEGAL DESCRIPTION  
FOR  
SHARED ACCESS  
&  
UTILITY EASEMENT**

LOCATED WITHIN PARTS OF  
W1/2NE1/4 AND E1/2NW1/4,  
Section 34  
Teton County, Wyoming  
EXHIBIT A-1



**JORGENSEN**  
JACKSON, WYOMING 307.733.5150  
www.jorgeng.com

PREPARED BY: YL

MAP PREPARED: 08/12/2020

PROJECT NUMBER: 19001

## OWNERSHIP AND ENCUMBRANCE REPORT

Issued To:

Jorgensen Associates, PC  
1315 HWY 89 S., Suite 201  
Jackson, WY 83002

Report No.: W-21481  
Effective Date: January 24, 2020  
Current Date: February 5, 2020  
Cost: \$250.00

Property Address: 505 East Simpson Avenue, Jackson, WY 83001

County: Teton

1. According to the last deed appearing of public record, title to the fee simple estate or interest in the land described or referred to in this Report at the effective date hereof appears to be vested in:

505 Simpson LLC, a Wyoming limited liability company

2. The land referred to in this Report is described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Issued By:

WYOMING TITLE & ESCROW, INC.  
Liz Jorgenson/Christina Feuz, Co-Managers  
Phone: 307.732.2983

**This Ownership and Encumbrance Report is not a Commitment for Title Insurance nor is it an Abstract of Title. This Ownership and Encumbrance Report is for informational purposes only, does not necessarily contain all defects, liens or encumbrances of record, and may not be relied upon as a representation of the record regarding the subject property, and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 14 of the John D. Hall Ninth Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of Teton County Clerk on October 20, 2005 as Plat No. 1168.

PIDN: 22-41-16-34-1-88-002

ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY APPEAR TO BE (BUT ARE NOT NECESSARILY LIMITED TO) THE FOLLOWING:

1. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in acts authorizing the issuance thereof; (c) water rights claims or title to water, (d) any right title or interest in any sand and gravel and/or minerals including access to and from to extract minerals, mineral rights, or related matters, including, but not limited to oil, gas, coal and other hydrocarbons, whether or not the matters excepted under (a), (b), (c) or (d) are shown by the public records.
2. Minerals of whatsoever kind, subsurface and surface substances, including but not limited to coal, lignite, oil, gas, uranium, clay, rock, sand and gravel in, on, under and that may be produced from the Land, together with all rights, privileges, and immunities relating thereto, whether or not appearing in the Public Records or listed in Schedule B. The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.
3. Taxes, special and general, assessment districts and service areas for the year 2019.  
Tax ID No.: OJ-006510  
1st Installment: \$2,625.60 PAID  
2nd Installment: \$2,625.59 OPEN

Note: First Installment is delinquent November 10. Second Installment is delinquent May 10.

4. General taxes for the year 2020, a lien in the process of assessment, not yet due or payable.
5. All matters as delineated on the Official Plat of John D. Hall Plat, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 131.  
[Plat 131](#)
6. Reservations as contained in deed from Maude E. Schreyer to Margaret L. Ludtke, recorded October 15, 1974, as (book) 35 (page) 107, Official Records.  
[B35P107](#)
7. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded July 12, 1978, as (book) 73 (page) 156, Official Records.  
[B73P156](#)
8. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as utility in a document recorded November 26, 1979, as (book) 94 (page) 122, Official Records:  
Purpose: UTILITY  
[B94P122](#)
9. All matters as delineated on the official plat of "John D. Hall Ninth Addition the Town of Jackson," on file and of record with the Teton County Clerk and Recorded, Teton County, Wyoming, Plat No. 1168.  
[Plat No. 1168](#)

Affidavit executed by surveyor, recorded December 7, 2005, as (book) 611 (page) 471 Official Records.  
[B611P471](#)

Wyoming Title & Escrow  
Ownership and Encumbrance Report  
Report No.: W-21481

10. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Energy, Inc., recorded November 16, 2005, as (book) 609 (page) 542, Official Records.  
[B609P542](#)

11. A Mortgage to secure an indebtedness in the amount of \$720,000.00, and any other obligations secured thereby, dated January 7, 2019, recorded January 7, 2019, as (instrument) 0962868, Official Records.

Mortgagor: Andrew Miller, a married man, and Michael Wilson, a married man, and Adam Scott, a married man

Mortgagee: Mortgage Electronic Registration Systems, Inc. ("MERS") acting solely as nominee for First Interstate Bank

Loan No: 5479708

MIN No.: 100282100054797084

\*\*\*\*\* End of Schedule \*\*\*\*\*

\*\*\* CHAIN OF TITLE REPORT

According to the public records, no documents conveying the property described in this report have been recorded within a period of 24 months prior to the date of this report, except as shown herein:

Quitclaim Deed from Andrew Miller, a married man, and Michael Wilson, a married man, and Adam Scott, a married man, to 505 Simpson LLC, a Wyoming limited liability company, recorded January 25, 2019, as (instrument) 0963741, Official Records.



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Issued To:

Jorgensen Associates, PC  
1315 HWY 89 S., Suite 201  
Jackson, WY 83002

Report No.: W-21666  
Effective Date: February 21, 2020  
Current Date: March 3, 2020  
Cost: \$\$150.00

Project Reference: Lot 7 of Block 1, Bruce Porter 2nd Filing

Property Address: 475 East Simpson Avenue, Jackson, WY 83001

County: Teton

1. According to the last deed appearing of public record, title to the fee simple estate or interest in the land described or referred to in this Report at the effective date hereof appears to be vested in:

Lisa Elenz, a single woman

2. The land referred to in this Report is described as follows:

See Exhibit "A" Attached Hereto and Made a Part Hereof

Issued By:

WYOMING TITLE & ESCROW, INC.  
Liz Jorgenson/Christina Feuz, Co-Managers  
Phone: 307.732.2983

**This Ownership and Encumbrance Report is not a Commitment for Title Insurance nor is it an Abstract of Title. This Ownership and Encumbrance Report is for informational purposes only, does not necessarily contain all defects, liens or encumbrances of record, and may not be relied upon as a representation of the record regarding the subject property, and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.**

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 7 of Block 1 of the Bruce Porter Subdivision, Second Filing, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on May 28, 1976 as Plat No. 278.

PIDN: 22-41-16-34-2-11-001

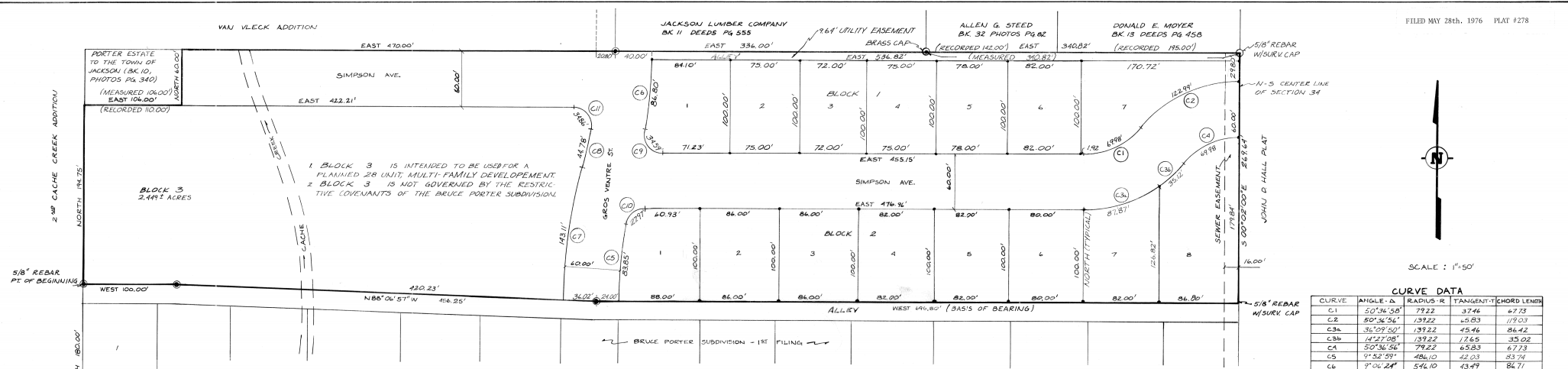


ENCUMBRANCES WHICH AFFECT THE SUBJECT PROPERTY APPEAR TO BE (BUT ARE NOT NECESSARILY LIMITED TO)  
THE FOLLOWING:

1. General taxes for the year 2020, a lien in the process of assessment, not yet due or payable.
2. Taxes, special and general, assessment districts and service areas for the year 2019.  
Tax ID No.: OJ-000538  
1st Installment: \$2,558.76 PAID  
2nd Installment: \$2,558.76 OPEN  
  
Note: First Installment is delinquent November 10. Second Installment is delinquent May 10.
3. All matters as delineated on the Official Plat of Bruce Porter Subdivision - 2nd Filing, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 278.  
[Plat 278](#)
4. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded September 26, 1977, as (book) 62 (page) 284, Official Records.  
[B62P284](#)
5. Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$236,547.00, dated May 29, 2019, recorded May 31, 2019, as (instrument) 0970534, Official Records.  
Mortgagor: Lisa Elenz, a single woman  
Mortgagee: U.S. Bank National Association
6. Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$145,000.00, dated November 19, 2019, recorded December 4, 2019, as (instrument) 0982395, Official Records.  
Mortgagor: Lisa Elenz, a single person  
Mortgagee: U.S. Bank National Association

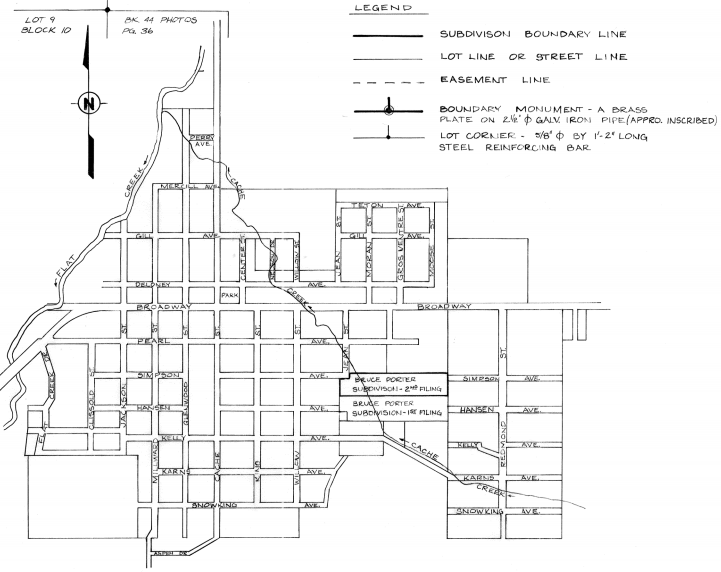
Said Mortgage provides for a revolving line of credit.

\*\*\*\*\* End of Encumbrances \*\*\*\*\*



MAP OF THE BRUCE PORTER SUBDIVISION - 2ND FILING  
IN THE S1/2 NE1/4 NW1/4, S34, T41N, R16W  
JACKSON, TETON COUNTY, WYOMING

CURVE DATA				
CURVE	ANGLE - Δ	RADIUS - R	TANGENT - T	CHORD LENGTH
C1	50°36'56"	79.22	37.46	67.73
C2	50°36'56"	139.22	65.83	119.03
C3a	36°09'50"	131.22	75.46	86.42
C3b	101°01'08"	139.22	17.65	33.02
C4	50°36'56"	79.22	65.83	67.73
C5	9°52'59"	486.10	42.03	83.74
C6	9°06'24"	546.10	43.49	86.71
C7	15°00'55"	546.10	71.97	122.71
C8	51°14'40"	486.10	22.40	44.76
C9	99°06'25"	20.00	23.46	30.44
C10	85°07'04"	20.00	16.82	25.74
C11	99°57'48"	20.00	23.78	30.61



- LEGEND
- SUBDIVISION BOUNDARY LINE
  - LOT LINE OR STREET LINE
  - EASEMENT LINE
  - BOUNDARY MONUMENT - A BRASS PLATE ON 2" DIA. IRON PIPE (APPROX. INSCRIBED)
  - LOT CORNER - 3/8" Φ BY 1'-2" LONG STEEL REINFORCING BAR

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED DO HEREBY CERTIFY THAT COLLECTIVELY WE ARE THE OWNERS OF A TRACT OF LAND WITHIN THE S1/2 NE1/4 NW1/4, SECTION 34, T41N, R16W, TETON COUNTY, WYOMING, WHICH TRACT OF LAND IS WHOLLY WITHIN THE CORPORATE LIMITS OF THE TOWN OF JACKSON AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT WHICH IS NORTH 180.00 FEET FROM THE NORTHWEST CORNER OF A TRACT OF LAND FORMERLY OWNED BY DAVID WUPPIKE (BK 44, PHOTOS PG 36) AS PREVIOUSLY CONVEYED, SAID NORTHWEST CORNER BEING IDENTICAL WITH THE NORTHEAST CORNER OF LOT 9, BLOCK 10, 2ND CACHE CREEK ADDITION TO THE TOWN OF JACKSON, WYOMING, SAID POINT OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF THE BRUCE PORTER SUBDIVISION - 1ST FILING, THEREAFTER ALONG THE FOLLOWING COURSES AND DISTANCES, TO WIT:

BEARING	DISTANCE	REMARKS
NORTH	194.75 FEET	ALONG THE EAST LINE OF THE SECOND CACHE CREEK ADDITION TO A POINT SAID POINT BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND OWNED BY THE TOWN OF JACKSON (BK 10, PHOTOS PG 340) THENCE,
EAST	106.00 FEET	ALONG THE SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL (BK 10, PHOTOS PG 340) THENCE,
NORTH	40.00 FEET	ALONG THE EAST LINE TO THE NORTHEAST CORNER OF SAID PARCEL BEING IDENTICAL TO THE SOUTHWEST CORNER OF THE VAN VLECK ADDITION, THENCE,
EAST	470.00 FEET	ALONG THE SOUTH LINE OF THE VAN VLECK ADDITION TO THE SOUTHEAST CORNER OF SAID ADDITION THENCE,
EAST	336.00 FEET	ALONG THE SOUTH LINE OF A PARCEL OF LAND OWNED BY THE JACKSON LUMBER COMPANY (BK 11, DEEDS PG 555) TO A POINT THENCE,
EAST	340.82 FEET	ALONG THE SOUTH LINE OF A PARCEL OF LAND OWNED BY ALLEN G. STEED (BK 38, PHOTOS PG 80) AND A PARCEL OF LAND OWNED BY DONALD E. MOYER (BK 13, DEEDS PG 458) TO A POINT ON THE WEST LINE OF THE JOHN D. HALL PLAT, THENCE,
S00°02'00"E	26.94 FEET	ALONG THE WEST LINE OF THE JOHN D. HALL PLAT TO THE NORTHEAST CORNER OF THE BRUCE PORTER SUBDIVISION - 1ST FILING, THENCE,
WEST	476.00 FEET	ALONG THE NORTH LINE OF SAID BRUCE PORTER SUBDIVISION - 1ST FILING TO A POINT THENCE,
N 88°06'57"W	456.25 FEET	ALONG THE NORTH LINE OF SAID BRUCE PORTER SUBDIVISION - 1ST FILING TO A POINT THENCE,
WEST	100.00 FEET	ALONG THE NORTH LINE OF SAID BRUCE PORTER SUBDIVISION - 1ST FILING TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 2.49 ACRES MORE OR LESS.

WE FURTHER CERTIFY THAT WE HAVE CAUSED SAID DESCRIBED LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS AND ALLEYS AS SHOWN HEREON, THAT THE ABOVE AND FOREGOING "BRUCE PORTER SUBDIVISION - 2ND FILING" AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS AND THAT WE HEREBY DEDICATE AND SET APART THE STREETS, ALLEYS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT TO THE USE OF THE GENERAL PUBLIC FOREVER WE HEREBY RELEASE AND RELINQUISH ALL RIGHTS UNDER AND BY THE VIRTUE OF THE HOMESTEAD LAWS OF THE STATE OF WYOMING.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF FEBRUARY 1976.

ALBERT L. NELSON  
DAVID W. UPPKE  
JEANINE PORTER GILL, EXECUTRIX OF THE ROBERT BRUCE PORTER ESTATE

ENGINEERS CERTIFICATION

(ALBERT L. NELSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF WYOMING, DO HEREBY CERTIFY THAT BY AUTHORITY OF THE FOREGOING OWNERS OF THE LAID SHOWN HEREON, I HAVE SUPERVISED THE SAID LAID AS SHOWN HEREON INTO LOTS, BLOCKS, ALLEYS AND STREETS TO BE KNOWN AS THE "BRUCE PORTER SUBDIVISION - 2ND FILING" THAT THE DIMENSIONS OF THE PLAT AND LOTS CONTAINED ARE CORRECTLY SHOWN TO A SCALE OF 1" = 50.00' AND THAT BY DATE 1, 1976 ALL LOTS WILL BE WELL AND ACCURATELY STAKED

Albert L. Nelson  
WYOMING P.E. AND L.S. NO. 578

STATE OF WYOMING ) ss  
COUNTY OF TETON )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ALBERT L. NELSON THIS 26th DAY OF 1976. WITNESS MY HAND AND OFFICIAL SEAL



NOTARY PUBLIC  
MY COMMISSION EXPIRES 1978

APPROVED BY THE TOWN OF JACKSON

MAYOR: [Signature]  
ATTEST BY TOWN CLERK: [Signature]  
TOWN ENGINEER: [Signature]  
CHAIRMAN OF THE PLANNING COMMISSION: [Signature]

DATE: 5-24-76  
DATE: 5/25/76

STATE OF WYOMING ) ss  
COUNTY OF TETON )  
FILED FOR RECORD IN MY OFFICE THIS 28th DAY OF MAY 1976 AT 10:00 A.M.  
AND RECORDED AS PLAT NO. 278

COUNTY CLERK AND EX-OFFICIO REGISTER OF DEEDS

BRUCE PORTER SUBDIVISION - 2ND FILING  
IN THE S1/2 NE1/4 NW1/4, SEC. 34, T41N, R16W, JACKSON, TETON COUNTY, WYOMING

DATE OF PREPARATION: 2-11-76  
15-76  
2-15-76-5

# LETTER OF AUTHORIZATION

505 Simpson, LLC

, "Owner" whose address is: \_\_\_\_\_

PO Box 642, Jackson, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

ANDREW MILLER, ADAM SCOTT, MIKE WILSON, as the owner of property  
more specifically legally described as: Lot 14, John D. Hall Ninth Addition

(If too lengthy, attach description)

HEREBY AUTHORIZES Jorgensen Associates, Inc.

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:

MEMBER

(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.

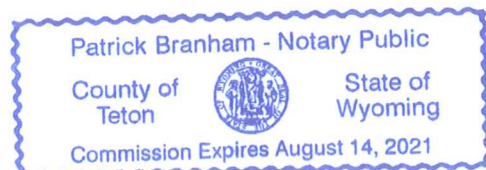
The foregoing instrument was acknowledged before me by Patrick Branham this 17th day of January, 2020.

WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires:



## WARRANTY DEED

Robert J. Fuziak Jr., a single man and Lisa May Snavelly, a single woman,  
GRANTORS, of Teton County, Wyoming, for Ten Dollars (\$10.00) and other good and  
valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEY  
AND WARRANT TO Adam Scott, a married man as to a one-third undivided interest  
and Andrew Miller, a married man as to a one-third undivided interest and Michael  
Wilson, a married man as to a one-third undivided interest, all as tenants in common,  
GRANTEES, whose address is PO Box 642, Jackson, WY. 83001, the following  
described real estate, situated in the County of Teton, State of Wyoming, hereby  
releasing and waiving all rights under and by virtue of the homestead exemption laws of  
the State of Wyoming, to-wit:

Lot 14 of the John D. Hall Ninth Addition to the Town of Jackson,  
Teton County, Wyoming, according to that plat recorded in the Office  
of Teton County Clerk on October 20, 2005 as Plat No. 1168.

PIDN: 22-41-16-34-1-88-002

Together and including all improvements thereon, and all appurtenances and  
hereditaments thereunto belonging. Subject to general taxes for the year of closing,  
local improvement districts, guaranteed revenues to utility companies, building and  
zoning regulations, city, county and state subdivision and zoning laws, easements,  
restrictive covenants, and reservations of record.

GRANTOR: FUZIAK, ROBERT J JR ET AL  
GRANTEE: SCOTT, ADAM ET AL  
Doc 0962867 Filed At 12:42 ON 01/07/19  
Sherry L. Daigle Teton County Clerk fees: 15.00  
By Mary Antrobus Deputy Clerk

WITNESS the due execution and delivery of this Warranty Deed this 4<sup>th</sup>  
day of January, 2019.

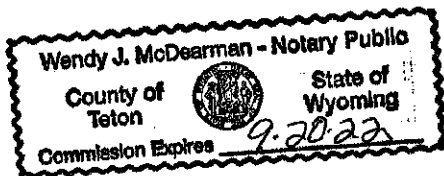
[Signature]  
Robert J. Fuziak Jr.

[Signature]  
Lisa May Snavelly

STATE OF WY )  
COUNTY OF Teton ) ss.

The foregoing instrument was acknowledged before me by Robert J. Fuziak Jr.  
and Lisa May Snavelly this 4<sup>th</sup> day of January, 2019.

WITNESS my hand and official seal.

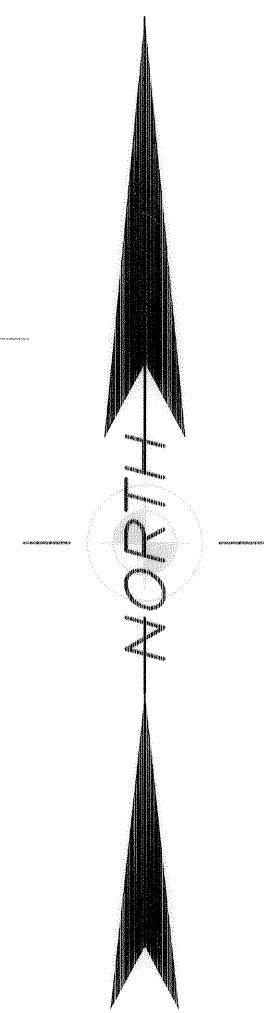


[SEAL]

[Signature]  
Notary Public

My commission expires: 9.20.22





1168



# LETTER OF AUTHORIZATION

Lisa Elenz \_\_\_\_\_, "Owner" whose address is: \_\_\_\_\_

475 E. Simpson Ave., Jackson, WY

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Lisa Elenz \_\_\_\_\_, as the owner of property

more specifically legally described as: Lot 7, Block 1, Bruce Porter 2nd Filing

(If too lengthy, attach description)

HEREBY AUTHORIZES Jorgensen Associates, Inc. \_\_\_\_\_ 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:

Lisa Elenz

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: \_\_\_\_\_

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

STATE OF Minnesota )

)SS.

COUNTY OF Dakota )

The foregoing instrument was acknowledged before me by Lisa Elenz this 24 day of February, 2020.

WITNESS my hand and official seal.

(Seal)

Jessica A Hill  
(Notary Public)

My commission expires: 01.31.21



Released	
Indexed	/
Abstracted	/
Scanned	

## WARRANTY DEED

*First American Title  
Insurance Company*

Scott Guenther, a single man, GRANTOR, 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, CONVEYS and WARRANTS to Lisa Elenz, a single woman, GRANTEE, whose address is 1801 S. Manitou Avenue, Boise, Idaho 83706, 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 7 of Block 1 of the Bruce Porter Subdivision, Second Filing, Town of Jackson, Wyoming according to that plat recorded in the office of the Teton County Clerk on May 28, 1976 as Plat No. 278.

PIN #: 22-41-16-34-2-11-001

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.

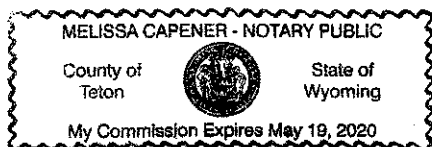
WITNESS my hand this 31 day May, 2019.

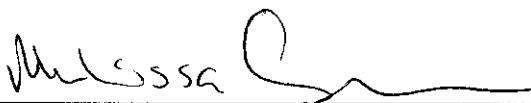
  
Scott Guenther

STATE OF WYOMING     )  
                                  )  
COUNTY OF TETON    )

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of May, 2019 by Scott Guenther.

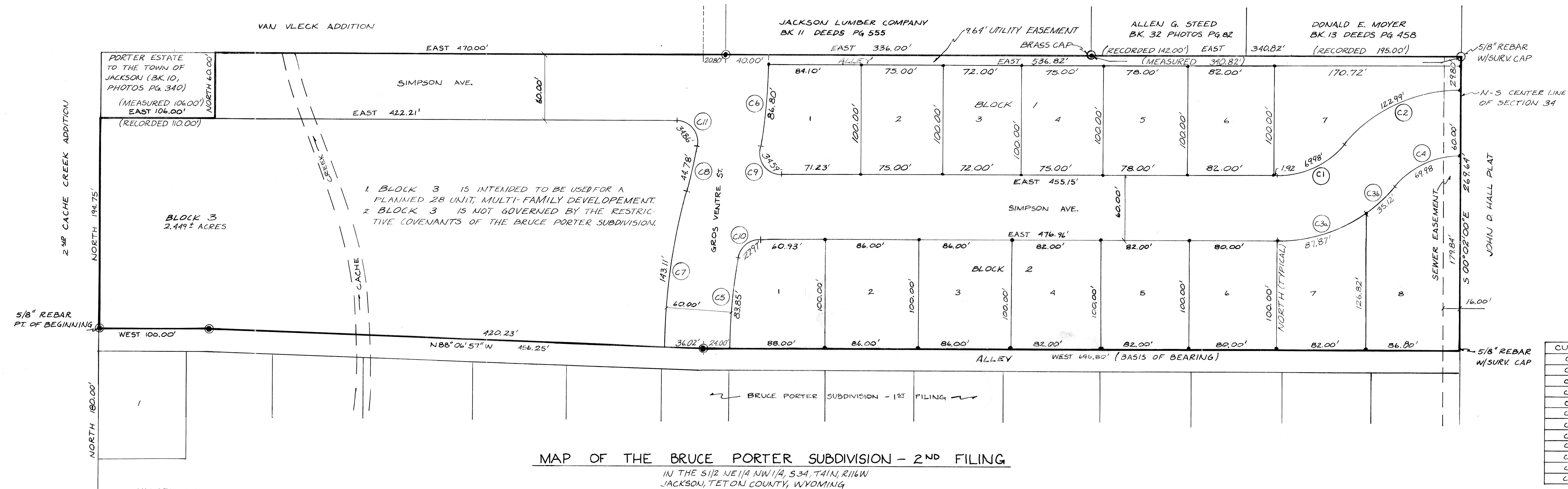
WITNESS my hand and official seal.



  
Notary Public  
My Commission Expires: 5/19/20

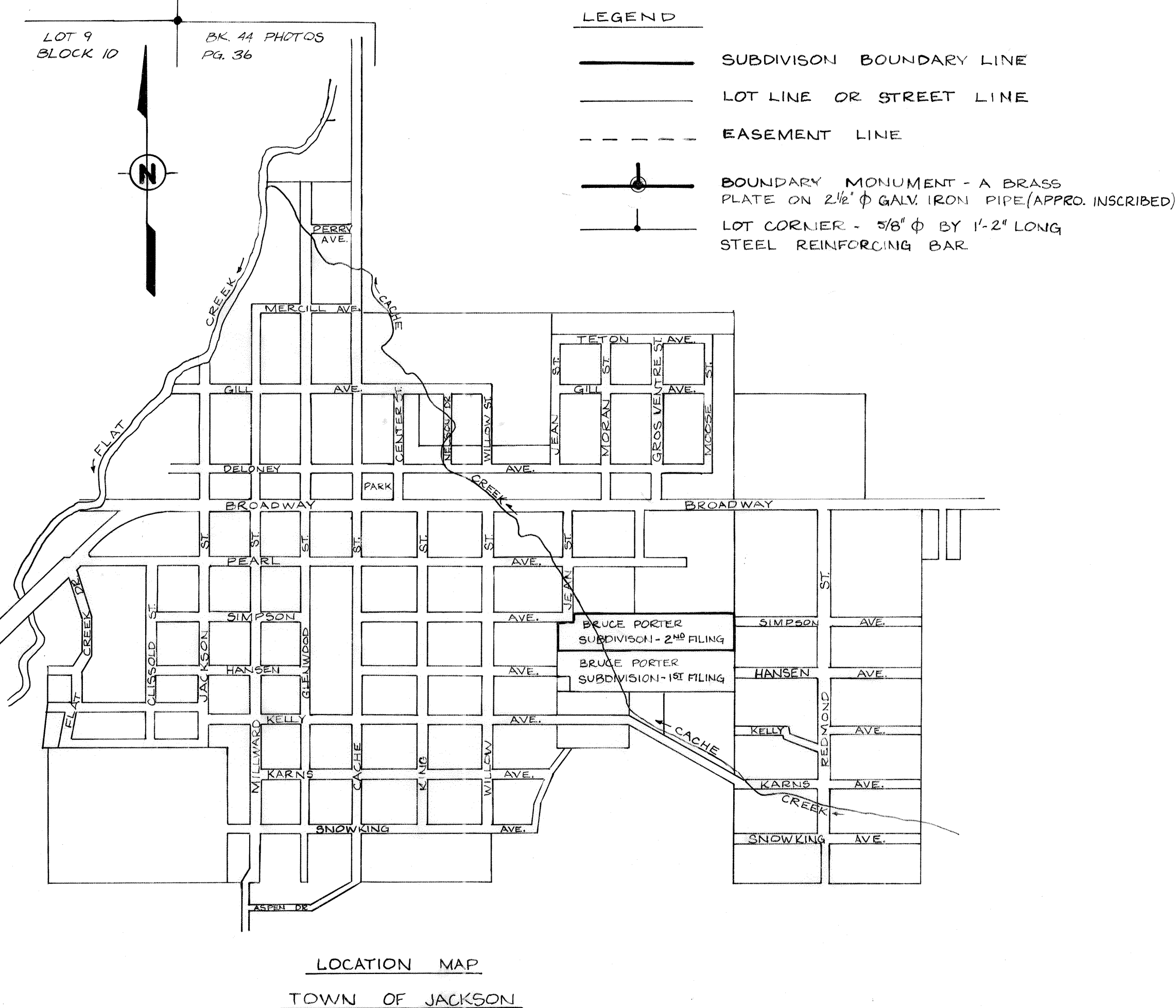
GRANTOR: GUENTHER, SCOTT  
GRANTEE: ELENZ, LISA  
Doc 0970531 Filed At 16:47 ON 05/31/19  
Sherry L. Daigle Teton County Clerk fees: 12.00  
By Mary D Antrobus Deputy





CURVE DATA				
CURVE	ANGLE - Δ	RADIUS - R	TANGENT - T	CHORD LENGTH
C1	50°36'58"	79.22	37.46	67.73
C2	50°36'56"	139.22	65.83	119.03
C3a	36°09'50"	139.22	45.46	86.42
C3b	14°27'08"	139.22	17.65	35.02
C4	50°36'56"	79.22	65.83	67.73
C5	9°52'59"	486.10	42.03	83.74
C6	9°06'24"	546.10	43.49	86.71
C7	15°00'55"	546.10	71.97	142.71
C8	5°12'40"	486.10	22.40	44.76
C9	49°06'25"	20.00	23.46	30.44
C10	80°07'04"	20.00	16.82	25.74
C11	99°51'48"	20.00	23.78	30.61

MAP OF THE BRUCE PORTER SUBDIVISION - 2<sup>ND</sup> FILING  
IN THE S1/2 NE1/4 NW1/4, S34, T41N, R116W  
JACKSON, TETON COUNTY, WYOMING



**OWNER'S DEDICATION**

KNOW ALL MEN BY THESE PRESENTS: THAT WE THE UNDERSIGNED DO HEREBY CERTIFY THAT COLLECTIVELY WE ARE THE OWNERS OF A TRACT OF LAND WITHIN THE S1/2 NE 1/4 NW 1/4, SECTION 34, T41N, R116W, TETON COUNTY, WYOMING, WHICH TRACT OF LAND IS WHOLLY WITHIN THE CORPORATE LIMITS OF THE TOWN OF JACKSON AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT A POINT WHICH IS NORTH 180.00 FEET FROM THE NORTHWEST CORNER OF A TRACT OF LAND FORMERLY OWNED BY IDA WIED (BK 44, PHOTOS PG 36) AS PREVIOUSLY CONVEYED, SAID NORTHWEST CORNER BEING IDENTICAL WITH THE NORTHEAST CORNER OF LOT 9, BLOCK 10, 2<sup>ND</sup> CACHE CREEK ADDITION TO THE TOWN OF JACKSON, WYOMING, SAID POINT OF BEGINNING ALSO BEING THE NORTHWEST CORNER OF THE BRUCE PORTER SUBDIVISION - 1<sup>ST</sup> FILING; THENCE ALONG THE FOLLOWING COURSES AND DISTANCES, TO WIT:

BEARING	DISTANCE	REMARKS
NORTH	194.75 FEET	ALONG THE EAST LINE OF THE SECOND CACHE CREEK ADDITION TO A POINT, SAID POINT BEING THE SOUTHWEST CORNER OF A PARCEL OF LAND OWNED BY THE TOWN OF JACKSON (BK 10, PHOTOS PG 340) THENCE;
EAST	106.00 FEET	ALONG THE SOUTH LINE TO THE SOUTHEAST CORNER OF SAID PARCEL (BK 10, PHOTOS PG 340) THENCE;
NORTH	60.00 FEET	ALONG THE EAST LINE TO THE NORTHEAST CORNER OF SAID PARCEL BEING IDENTICAL TO THE SOUTHWEST CORNER OF THE VAN VLECK ADDITION; THENCE;
EAST	470.00 FEET	ALONG THE SOUTH LINE OF THE VAN VLECK ADDITION TO THE SOUTHEAST CORNER OF SAID ADDITION THENCE
EAST	336.00 FEET	ALONG THE SOUTH LINE OF A PARCEL OF LAND OWNED BY THE JACKSON LUMBER COMPANY (BK 11, DEEDS PG 555) TO A POINT, THENCE;
EAST	340.82 FEET	ALONG THE SOUTH LINE OF A PARCEL OF LAND OWNED BY ALLEN G. STEED (BK 32, PHOTOS PG 82) AND A PARCEL OF LAND OWNED BY DONALD E. MOYER (BK 13, DEEDS PG 458) TO A POINT ON THE WEST LINE OF THE JOHN D. HALL PLAT, THENCE
S00°02'00"E	269.64 FEET	ALONG THE WEST LINE OF THE JOHN D. HALL PLAT TO THE NORTHEAST CORNER OF THE BRUCE PORTER SUBDIVISION - 1 <sup>ST</sup> FILING; THENCE;
WEST	676.80 FEET	ALONG THE NORTH LINE OF SAID BRUCE PORTER SUBDIVISION - 1 <sup>ST</sup> FILING TO A POINT, THENCE;
N 88°06'57"W	456.25 FEET	ALONG THE NORTH LINE OF SAID BRUCE PORTER SUBDIVISION - 1 <sup>ST</sup> FILING TO A POINT, THENCE;
WEST	100.00 FEET	ALONG THE NORTH LINE OF SAID BRUCE PORTER SUBDIVISION - 1 <sup>ST</sup> FILING TO THE POINT OF BEGINNING.

SAID TRACT CONTAINING 7.469 ACRES MORE OR LESS.

WE FURTHER CERTIFY THAT WE HAVE CAUSED SAID DESCRIBED LAND TO BE SURVEYED AND PLATTED INTO LOTS, BLOCKS, STREETS, AND ALLEYS AS SHOWN HEREON; THAT THE ABOVE AND FOREGOING "BRUCE PORTER SUBDIVISION - 2<sup>ND</sup> FILING" AS IT APPEARS ON THIS PLAT IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS AND PROPRIETORS; AND THAT WE HEREBY DEDICATE AND SET APART THE STREETS, ALLEYS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT TO THE USE OF THE GENERAL PUBLIC FOREVER; WE HEREBY RELEASE AND RELINQUISH ALL RIGHTS UNDER AND BY THE VIRTUE OF THE HOMESTEAD LAWS OF THE STATE OF WYOMING.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS DAY OF FEBRUARY 1976.

Albert L. Nelson  
DAVID W. UPDIKE  
BEVERLY A. NELSON  
JENNIFER PORTER GILL, EXECUTRIX OF THE ROBERT BRUCE PORTER ESTATE

**ENGINEERS CERTIFICATION**

I, ALBERT L. NELSON, A REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR AS PRESCRIBED BY THE LAWS OF THE STATE OF WYOMING, DO HEREBY CERTIFY THAT BY AUTHORITY OF THE FOREGOING OWNERS OF THE LAND SHOWN HEREON, I HAVE SUBDIVIDED THE SAID LAND AS SHOWN HEREON INTO LOTS, BLOCKS, ALLEYS, AND STREETS TO BE KNOWN AS THE "BRUCE PORTER SUBDIVISION - 2<sup>ND</sup> FILING" THAT THE DIMENSIONS OF THE PLAT AND LOTS CONTAINED ARE CORRECTLY SHOWN TO A SCALE OF 1" = 50.00' AND THAT BY JUNE 1, 1976 ALL LOTS WILL BE WELL AND ACCURATELY STAKED

Albert L. Nelson  
WYOMING P.E. AND L.S. NO. 578

STATE OF WYOMING }  
COUNTY OF TETON } SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ALBERT L. NELSON THIS 28 DAY OF May 1976. WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC  
MY COMMISSION EXPIRES March 6, 1978

APPROVED BY THE TOWN OF JACKSON

Mayor: [Signature]  
Attest by Town Clerk: [Signature]  
Town Engineer: [Signature]  
Chairman of the Planning Commission: [Signature]

DATE: 5/24/76  
DATE: 5/24/76  
DATE: 5/24/76  
DATE: 5/25/76

STATE OF WYOMING }  
COUNTY OF TETON } SS # 153687  
FILED FOR RECORD IN MY OFFICE THIS 28 DAY OF May 1976, AT 10:00 AM  
AND RECORDED AS PLAT NO. 278

V. Delmon Laune  
COUNTY CLERK AND EX-OFFICIO REGISTER OF DEEDS

BRUCE PORTER SUBDIVISION - 2<sup>ND</sup> FILING  
IN THE S1/2 NE1/4 NW1/4, SEC. 34, T41N, R116W, JACKSON, TETON COUNTY, WYOMING