



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

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

Joint Town/County

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

Teton County

- ☐ Planning Division

- ☐ Engineer
- ☒ Surveyor-
- ☐ Assessor
- ☒ Clerk and Recorder
- ☐ Road and Levee
- ☐ Title

State of Wyoming

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

Federal Agencies

- ☐ Army Corp of Engineers

Utility Providers

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

Special Districts

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

Date: September 18, 2020	REQUESTS: The applicant is submitting a request for a Subdivision Plat for the property located at 170 Redmond Street, legally known as, N 75' LOTS 12-13, BLK 1, HALL 1. For questions, please call Brendan Conboy at 733-0440, x1302 or email to the address shown below. Thank you.
Item #: P20-179	
Planner: Brendan Conboy Phone: 733-0440 ext. 1302 Fax: 734-3563 Email: bconboy@jacksonwy.gov	
Owner: Pine Marten Properties, LLC 6240 Squaw Creek Rd Jackson, WY 83001 Applicant: Nelson Engineering Sue Karichner PO Box 1599 Jackson, WY 83001	
Please respond by: October 2, 2020 (Sufficiency) October 9, 2020 (with Comments)	

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

SK/18-372-03

September 16, 2020

Town of Jackson
Planning & Building Department
P.O. Box 1687
Jackson, WY 83001

ATTN: Brendan Conboy

RE: Kudar Flats

Dear Brendan,

We are submitting for a subdivision plat of the north feet of Lot 12 and Lot 13 of Block 1 of John D. Hall Plat, Plat no. 131. The name of the subdivision shall be Kudar Flats Addition to the Town of Jackson. The Plat was previously submitted and reviewed last year but was pulled by the owner because he could not have the existing house removed in time. The property has since been sold and the new owner Mark Ferris is proceeding with the Plat process.

Findings:

- Section 8.5.3.C (1.) – There is an approved development plan for this development, P19-039 approved by the Town Council on May 20, 2019.
- Section 8.5.3.C (2.) - Complies with all the relevant standards of 8.5.
- Section 8.5.3.C (3.) – Complies with standards 7.2.2 – this development has an approved development plan that addresses all the relevant standards of subdivision improvement required.
- Section 8.5.3.C (4.) - The development lies within Zone NM-1, the development standards allow 3750 sf lot size minimum.

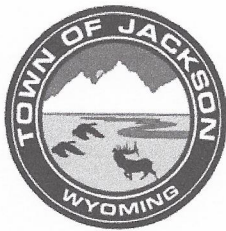
Included in this submittal:

- Planning Permit Application
- Application Fee
- Signed Letter of Authorization by the Owner
- Title Report
- Deed
- Plat Map
- Notice of Intent to subdivide published 9/09/20 and to be published 9/16/2020
- Easements and Covenants Agreement

Sincerely,

Sue Karichner

Sue Karichner
Encl.



PLANNING PERMIT APPLICATION
Planning & Building Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

For Office Use Only

Fees Paid _____
Check # _____ Credit Card _____ Cash _____
Application #s _____

PROJECT.

Name/Description: Kudar Flats
Physical Address: 170 Redmond Street
Lot, Subdivision: Lot 13 and pt. Lot 12, John D. Hall, Plat No. 131 PIDN: 22-41-16-34-1-18-005

OWNER.

Name: Pine Marten Properties LLC Phone: 530-412-0650
Mailing Address: 6240 Squaw Creek Road, Jackson, WY ZIP: 83001
E-mail: markkferris@gmail.com

APPLICANT/AGENT.

Name: Nelson Engineering Phone: 307-733-2087
Mailing Address: P.O. Box 1599, Jackson, WY ZIP: 83001
E-mail: skarichner@nelsonengineering.net

DESIGNATED PRIMARY CONTACT.

☒ Owner ☐ Applicant/Agent

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

Use Permit	Physical Development	Interpretations
<input type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Development Option Plan	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Zoning Map Amendment
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (replat)	<input type="checkbox"/> Planned Unit Development
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Boundary Adjustment (no plat)	<input type="checkbox"/> Other: _____

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

Pre-application Conference #: P19-039 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. Provide **one electronic copy** (via email or thumb drive), and **two hard copies** of the submittal packet.*

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.
- ☐ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is held, the submittal requirements will be reviewed at the conference followed by a written summary. The submittal requirements on the TOJ website are intended as a reference to assist you in submitting a sufficient application.

FORMAT.

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

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

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

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

Mark Ferris
Signature of Owner or Authorized Applicant/Agent

Mark Ferris
Name Printed

9.15.20
Date

Title

Wyoming Title & Escrow - Jackson
211 E Broadway
Jackson, Wyoming 83001

GRANTOR: SHEPHERD, DONNA HASENBEIN ET AL*
GRANTEE: PINE MARTEN PROPERTIES LLC
Doc 0994234 Filed At 11:46 ON 07/14/20
Maureen Murphy Teton County Clerk fees: 18.00
By Corrina Dorman Deputy Clerk

WARRANTY DEED

Donna Hasenbein Shepherd and Scott Michael Shepherd, Trustees of the Donna Shepherd Living Trust dated November 2, 1994, and any amendments thereto, an undivided one-half interest and Scott Michael Shepherd and Donna Hasenbein Shepherd, Trustees of the Scott Shepherd Living Trust dated November 2, 1994 and any amendments thereto, an undivided one-half interest, GRANTORS, of Teton County, Wyoming, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid and pursuant to an IRC, § 1031 tax deferred exchange on behalf of Grantee, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS TO Pine Marten Properties, LLC, a California limited liability company, GRANTEE, whose address is 6240 Squaw Creek Road, 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:

The North 75 feet of Lots 12 and 13 of Block 1 of the John D. Hall Plat, Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on August 12, 1947, as Plat No. 131.

PIDN: 22-41-16-34-1-18-005

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.

WITNESS the due execution and delivery of this Warranty Deed this 13 day of July, 2020.

The Donna Shepherd Living Trust dated November 2, 1994, and any amendments thereto

By: Donna A. Shepherd
Donna Hasenbein Shepherd

By: Scott Michael Shepherd
Scott Michael Shepherd

The Scott Shepherd Living Trust dated November 2, 1994 and any amendments thereto

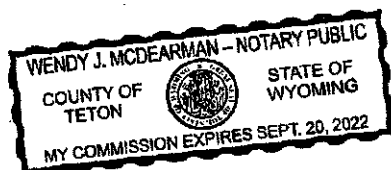
By: Scott Michael Shepherd
Scott Michael Shepherd, Trustee

By: Donna A. Shepherd
Donna Hasenbein Shepherd, Trustee

STATE OF WY)
COUNTY OF Subn) ss.

The foregoing instrument was acknowledged before me by Donna Hasenbein Shepherd and Scott Michael Shepherd, Trustees of the Donna Shepherd Living Trust dated November 2, 1994, and any amendments thereto and Scott Michael Shepherd and Donna Hasenbein Shepherd, Trustees of the Scott Shepherd Living Trust dated November 2, 1994 and any amendments thereto this 13 day of July, 2020.

WITNESS my hand and official seal.



[Signature]
Notary Public
My commission expires: _____

LETTER OF AUTHORIZATION

Pine Marten Properties LLC, "Owner" whose address is: _____

6240 Squaw Creek Road, Jackson, WY

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Pine Marten Properties LLC, as the owner of property

more specifically legally described as: 170 Redmond Street

PIDN: 22-41-16-34-1-18-005

(If too lengthy, attach description)

HEREBY AUTHORIZES Nelson Engineering as

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

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

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title:

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

STATE OF Wyoming)
)SS.
COUNTY OF Teton)

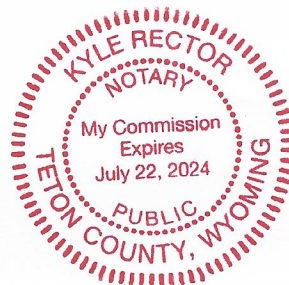
The foregoing instrument was acknowledged before me by Mark Ferris this 15th day of September, 2020.

WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires: 07-22-2024



• Public Notices •

ones. Root-wads and boulders would be incorporated into some pools to provide cover. Approximately 690 cubic yards (CY) of material excavated from the pools will be re-distributed to create point bar and riffle features at or in proximity to the enhanced pools. 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) 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 September 23, 2020 to be considered. Phone or email comments will not be accepted. Para español, visite deq.wyoming.gov.
Publish: 09/09/20

AT&T Mobility, LLC is proposing to construct a new telecommunications tower facility located near 300 Flat Creek Drive, Jackson, Teton County, Wyoming. The new facility will consist of a 25-foot stealth pole with top mounted antenna for an overall height of 30 feet. Any interested party wishing to submit comments regarding the potential effects the proposed facility may have on any historic property may do so by sending comments to: Project 6120007531 - JCR EBI Consulting, 6876 Susquehanna Trail South, York, PA 17403, or via telephone at (240)357-0091.
Publish: 09/09/20

NOTICE OF ACCEPTANCE
AND
FINAL PAYMENT TO CONTRACTOR
FOR
SOUTH PARK SERVICE CENTER 2019 WATER AND
SEWER PROJECT

Notice is hereby given that the South Park Service Center Improvement and Service District has accepted, as completed according to the plans, specifications and rules governing the same, the work performed under that contract dated April 14, 2019 between the South Park Service Center Improvement and Service District and Westwood Curtis Construction, Inc., the Contractor; that work under said contract, known as the South Park Service Center 2019 Water and Sewer 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, October 20, 2020 the South Park Service Center Improvement and Service District will pay to said Contractor the full amount under the contract.
Publish: 09/09, 09/16, 09/23/20

• INTENT TO SUBDIVIDE •

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that in accordance with Chapter 18.5-306 Wyoming Statutes, as amended, that Burt Heron Holdings, LLC, a Wyoming limited liability company, and Moran Hole, LLC, a Wyoming limited liability company, intend to apply for a permit to subdivide property in Teton County, Wyoming. The proposed subdivision is a re-platting of Lot 56 and Lot 57 of the Crescent H Guest Ranch Third Filing, Plat No. 898, to create two lots, including a boundary adjustment between these lots and Parcel 14 and Parcel 15 Crescent H Ranch Tracts and Parcels owned by 13141548, LLC, a Delaware limited liability company. The project is located at 5555 and 5575 W. Cutthroat

Trout Road and involves a total of 76.925 acres within the S1/2 Section 34, T41N, R117W; Government Lot 1 and Government Lot 2 Section 3, and NE1/4 Section 4, T40N, R117W, 6th P.M.

Filing for said permit will occur at a regular meeting of the Board of County Commissioners at the Teton County Courthouse. Please contact the Teton County Planning Office at (307) 733-3959 for the scheduled meeting date and additional information.
Publish: 09/09, 09/16/20

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with Chapter 18-5-306, Wyoming Statutes 1977, as amended, that Pine Marten Properties, LLC, intends 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 of Jackson Council at Jackson Town Hall. Please contact the Planning Office at 733-0440 for the scheduled meeting date. The proposed subdivision contains 2 Lots. The project is located on 0.172 acres, generally described as Lot 13, Block 1 and the north 75 feet of Lot 12, Block 1 of John D. Hall Plat, Plat No. 131, records of the Clerk of Teton County, and being located within Section 34, Township 41 North, Range 116 West, street address 170 Redmond Street. The site is accessed from Redmond Street and will be named Kudar Flats Addition to the Town of Jackson.
Publish: 09/09, 09/16/20

• CONTINUED PUBLICATIONS •

IN THE DISTRICT COURT OF THE STATE OF WYOMING
IN AND FOR THE COUNTY OF TETON
NINTH JUDICIAL DISTRICT

In Re. the Matter of the Estate of: JAMES WIESSSEL Deceased.	Probate No.: <u>3342</u> NOTICE OF PROBATE
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TO ALL PERSONS INTERESTED IN SAID ESTATE:

You are hereby notified that on the 14 day of August, 2020, the Estate of the above-named Decedent, JAMES WIESSSEL, was admitted to probate with administration by the above-named court, and Sean Wiessel and James Gitto were appointed co-personal representatives thereof. Any action to set aside the probate shall be filed in the Court within three (3) 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 undersigned at Christopher Leigh, attorney at law, 310 E. Broadway, P.O. Box 1094, 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 the said Court, on or before three (3) 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 19 day of August, 2020.

Christopher S. Leigh
Attorney for the Estate
Christopher Leigh
Attorney at Law
P.O. Box 1094
Jackson, Wyoming 83001
307-733-7735
WSB No. 5-2586

Publish: 09/02, 09/09, 09/16/20

NOTICE OF ACCEPTANCE
AND
FINAL PAYMENT TO CONTRACTOR
FOR
SPRING CREEK ISD CHIP SEAL PROJECT

Notice is hereby given that the Spring Creek Improvement and Service District has accepted, as completed according to the plans, specifications and rules governing the same, the work performed under that contract dated May 11, 2018 between the Spring Creek Improvement and Service District and Evans Construction Company, the Contractor; that work under said contract, known as the Spring Creek ISD Chip Seal 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, October 12, 2020 the Spring Creek Improvement and Service District will pay to said Contractor the full amount under the contract.
Publish: 09/02, 09/09/20

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with Chapter 18-5-306, Wyoming Statutes 1977, as amended, that, Alice Cartwright Garner & Alan Garner and Alice Cartwright Garner, Trustee of ACG Trust, intends to apply for a permit for a Boundary Adjustment between two residential lots in Teton County. A public hearing for said permit will occur at a regular meeting of the Teton County Commissioners at the Teton County Administration Building. Please contact the Planning Office at 733-3959 for the scheduled meeting date. The proposed Boundary Adjustment is between Lot 3 and Lot 8 of Fairway Estates at Jackson Hole, Plat No. 393 and is located in Section 27, Township 41 North, Range 117 West, the street addresses are 45 Huckleberry Drive and 150 E. Sagebrush Drive. The name of the subdivision will be Fairway Estates at Jackson Hole Fourth Filing.
Publish: 09/02, 09/09/20

NOTICE OF DISSOLUTION OF WILD COUNTRY MANAGEMENT, LLC
Please be advised that on August 20, 2020, Wild Country Management, LLC, a Wyoming limited liability company, will be dissolved by mutual consent of the members and pursuant to the terms of the Operating Agreement.

1. All claims against the assets of Wild Country Management, LLC must be made in writing and include the claim amount, basis and origination date, and any and all documents establishing the same.
2. The deadline for submitting claims is August 20, 2023.
3. Any claims that are not received by Wild Country Management, LLC and actions to collect on those claims that are not brought within three years from the date of this Notice will not be recognized and will be forever barred.

All claims and payments must be sent to Wild Country Management, LLC c/o Jeff Wilkinson, P.O. Box 627, Jackson, WY 83001.

/Jeff Wilkinson/
Jeff Wilkinson, Receiver
Wild Country Management, LLC
Publish: 08/19, 08/26, 09/02, 09/09/20



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• Public Notices •

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1195 AND 1242 AND SECTIONS 16.10.800(D)(1)(a) AND 16.10.800(E)(5) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS, OCCUPANCY AND USE STANDARDS 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: Ordinance H: An Ordinance Amending and Reenacting Jackson Municipal Code Housing Rules and Regulations Section 16.10.900 Definitions. AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1195 AND 1242 AND SECTIONS 16.10.900(A) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS DEFINITIONS 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 Jonathan Schechter to approve Ordinances A through H on second reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. Matters from Mayor and Council. A motion was made by Jim Stanford and seconded by Hailey Morton Levinson to authorize the expenditure of up to \$1,000 on additional paint for Public Works, to work with Pathways Coordinator Brian Schilling and Town Manager Larry Pardee to plan for additional red curbs to improve our line of sight at dangerous intersections within the Town. 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 Jim Stanford and seconded by Hailey Morton Levinson to accept the Town Manager's Report into the record. The Town Manager's Report contained an update a Construction Management Plan for the Rusty Parrot, approval of SLIB grant applications, and after-action review meetings on large construction projects. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. Adjourn. A motion was made by Jonathan Schechter and seconded by Hailey Morton Levinson to adjourn the 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). Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 9:10 p.m. minutes:spb Review complete & approved minutes at www.jacksonwy.gov/491
Publish: 09/16/20

• PUBLIC HEARINGS •

PUBLIC HEARING
The Town of Jackson Town Council will hold a public hearing to consider a request to amend the Town of Jackson Land Development Regulations (LDRs) to update the zoning standards for the Town Square area, establish a historic preservation program and design guidelines for historic preservation, and establish a Town Center Design Overlay to protect western character. More specifically, the sections of the LDRs to be amended include, but are not limited to, Secs. 1.9.2; 2.2.13.E.7; 5.8.1; 6.3.2.C.3; 8.2.6.C; 8.8.1; 8.10.4; and Div. 9.5. A new Division 5.9 and new Sec. 8.5.6; 8.5.7; and 8.5.8 are proposed. In addition, changes to Town of Jackson Municipal Code 15.38 Demolition Standards are proposed. Amendments to sections related to the above sections may also be required. The hearing is scheduled for Monday, October 19, 2020, beginning at 1:00 p.m. at the Town Hall, 150 East Pearl Avenue, Jackson, WY. For further information, please contact the Planning Dept. at 733-0440, Ext. 1303. [ItemP19-095 Anthony]
Publish: 09/16/20

GENERAL PUBLIC NOTICES

• PUBLIC NOTICE •

PUBLIC NOTICE
NOTICE OF ELECTION
POLO RANCHES SPECIAL IMPROVEMENT DISTRICT

Public notice is hereby given that an election of officers of the Polo Ranches Special Improvement District will be held on October 7, 2020 by mail ballot. Ballots will be mailed to all registered voters and property owners within the district by September 22, 2020. Ballots may also be obtained and submitted at the polling place, 5100 Cortland Drive, Jackson, WY 83001. The Polo Ranches Special Improvement District encompasses those areas set forth in the Plat Maps in the records of Teton County as Polo Ranches Subdivision and Canadian Springs Subdivision.

The officers to be elected, the terms of office and the candidates are:
Chairman – 4-year term – John Murray
Vice Chairman – 4-year term – Tyler Bergien
Secretary/Treasurer – 4-year term – Barry Sibson

Ballots for Write-in candidates may be cast and will be counted.
Publish: 09/16/20

AT&T Mobility, LLC is proposing to construct a new telecommunications facility located near 105 Mecill Avenue, Jackson, Teton County, Wyoming 83001. The new facility will consist of a 30-foot monopole telecommunications facility. Any interested party wishing to submit comments regarding the potential effects the proposed facility may have on any historic property may do so by sending comments to: Project 6120007315 - JD EBI Consulting, 6876 Susquehanna Trail South, York, PA 17403, or via telephone at (727) 332-1595.
Publish: 09/16/20

NOTICE OF CONTRACTOR'S SETTLEMENT

County of Teton

State of Wyoming

Notice is hereby given that on or after the 27th day of October, 2020, final settlement will be made by Jackson Hole Airport Board, for and on account of the contract of said: Straight Stripe Painting, Inc. for the furnishing and installation of Improvements to the Jackson Hole Airport, Schedule(s) I, II, & III for WYDOT Project No. AJA014A and any person, co-partnership, association or corporation who has an unpaid lien against said Straight Stripe Painting, Inc. for or on account of the furnishing of labor, materials, team hire, sustenance, provision, provender or other supplies used or consumed by such Contractor or any of the subcontractors in or about the performance of said work, may at any time up to and including said time of final settlement on said 27th day of October, 2020, file a verified statement in the amount due and unpaid on account of such claim with Jackson Hole Airport Board.

Failure on the part of the claimant to file such final statement will relieve said Owner from all and any liability for such claim.

Jackson Hole Airport Board
State of Wyoming
Publish: 09/16, 09/23, 09/30

• CONTINUED PUBLICATIONS •	
IN THE DISTRICT COURT OF THE STATE OF WYOMING	
IN AND FOR THE COUNTY OF TETON	
NINTH JUDICIAL DISTRICT	
In Re. the Matter of the Estate of: JAMES WIESSSEL Deceased.	Probate No.: <u>3342</u> NOTICE OF PROBATE

TO ALL PERSONS INTERESTED IN SAID ESTATE:

You are hereby notified that on the 14 day of August, 2020, the Estate of the above-named Decedent, JAMES WIESSSEL, was admitted to probate with administration by the above-named court, and Sean Wiessel and James Gitto were appointed co-personal representatives thereof. Any action to set aside the probate shall be filed in the Court within three (3) 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 undersigned at Christopher Leigh, attorney at law, 310 E. Broadway, P.O. Box 1094, 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 the said Court, on or before three (3) 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 19 day of August, 2020.

Christopher S. Leigh
Attorney for the Estate
Christopher Leigh
Attorney at Law
P.O. Box 1094
Jackson, Wyoming 83001
307-733-7735
WSB No. 5-2586

Publish: 09/02, 09/09, 09/16/20

IN THE DISTRICT COURT OF THE STATE OF WYOMING
IN AND FOR THE COUNTY OF TETON
NINTH JUDICIAL DISTRICT

IN THE MATTER OF THE ESTATE OF:

RONALD W. KIEHN,

Deceased.

Probate No.: 3339

NOTICE OF PROBATE

TO ALL PERSONS INTERESTED IN SAID ESTATE:
You are hereby notified that on the 28th day of August, 2020, the Last Will and Testament of the above-named decedent was admitted to probate by the above-named court, and that Charles M. Kiehn (“Chuck”) was named personal representative thereof. Any action to set aside the Will shall be filed in the Court within three (3) 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 the decedent's estate are requested to make immediate payment to Charles M. Kiehn in care of Geittmann Larson Swift LLP, P.O. Box 1226, 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 (3) 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 1st day of September, 2020.

Anne Kent Droppert
Attorney for Estate
Geittmann Larson Swift LLP
155 E Pearl Street, Suite 200
P.O. Box 1226
Jackson, WY 83001
(307) 733-3923 – voice
(307) 733-3947 – facsimile
akd@gslslp.com
Publish: 09/09, 09/16, 09/23/20

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with Chapter 18-5-306, Wyoming Statutes 1977, as amended, that Pine Marten Properties, LLC, intends 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 of Jackson Council at Jackson Town Hall. Please contact the Planning Office at 733-0440 for the scheduled meeting date. The proposed subdivision contains 2 Lots. The project is located on 0.172 acres, generally

described as Lot 13, Block 1 and the north 75 feet of Lot 12, Block 1 of John D. Hall Plat, Plat No. 131, records of the Clerk of Teton County, and being located within Section 34, Township 41 North, Range 116 West, street address 170 Redmond Street. The site is accessed from Redmond Street and will be named Kudar Flats Addition to the Town of Jackson.
Publish: 09/09, 09/16/20

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that in accordance with Chapter 18-5-306 Wyoming Statutes, as amended, that Burt Heron Holdings, LLC, a Wyoming limited liability company, and Moran Hole, LLC, a Wyoming limited liability company, intend to apply for a permit to subdivide property in Teton County, Wyoming. The proposed subdivision is a re-platting of Lot 56 and Lot 57 of the Crescent H Guest Ranch Third Filing, Plat No. 898, to create two lots, including a boundary adjustment between these lots and Parcel 14 and Parcel 15 Crescent H Ranch Tracts and Parcels owned by 13141548, LLC, a Delaware limited liability company. The project is located at 5555 and 5575 W. Cutthroat Trout Road and involves a total of 76.925 acres within the S1/2 Section 34, T41N, R117W; Government Lot 1 and Government Lot 2 Section 3, and NE1/4 Section 4, T40N, R117W, 6th P.M.

Filing for said permit will occur at a regular meeting of the Board of County Commissioners at the Teton County Courthouse. Please contact the Teton County Planning Office at (307) 733-3959 for the scheduled meeting date and additional information.
Publish: 09/09, 09/16/20

NOTICE OF SPECIAL MEETING

JACKSON HOLE AIRPORT BOARD

7:00 am, September 16, 2020
Airport Board Meeting Room
Jackson Hole Airport
1250 East Airport Road
Jackson, Wyoming 83001

Please take notice that a special meeting of the Jackson Hole Airport Board (the “Board”) will commence at 7:00 a.m. on Wednesday, September 16, 2020 in the Airport Board Room at the Jackson Hole Airport, with Board members participating either in person or via WebEx. The meeting can be viewed via live stream and public comment may be provided through the link at www.jacksonholeairport.com.

At 7:00 a.m. the Board expects to enter into Executive Session for the purpose of considering the appointment, employment, or dismissal of employees as authorized by W.S. 16-4-405(a)(ii).

At 8:00 am the Board will take up the following agenda items:

- Employee of the Month
 - Community Outreach and Environmental Programs Update
 - Comments from Grand Teton National Park, Town of Jackson, Teton County and the Public
 - Activities and Reports Update
 - Action Items
 - Consent Agenda
 - Approval of the Minutes – August 19, 2020
 - FAA Tower Lease
 - Glycol System Maintenance Agreement
 - Rates Review
 - Payment of the Bills
 - Financial Reports
 - Grant Placeholder
 - ATIS Equipment Upgrade
 - Director's Comments
 - Board Comments
- The special meeting will end and the regular monthly meeting of the Board will commence at 9:00 a.m., unless all business has sooner been concluded.

Those who attend the meeting in person are asked to wear masks indoors and observe social distancing protocols.
Publish: 09/09, 09/16/20

NOTICE OF ACCEPTANCE
AND
FINAL PAYMENT TO CONTRACTOR
FOR
SOUTH PARK SERVICE CENTER 2019 WATER AND SEWER PROJECT

Notice is hereby given that the South Park Service Center Improvement and Service District has accepted, as completed according to the plans, specifications and rules governing the same, the work performed under that contract dated April 14, 2019 between the South Park Service Center Improvement and Service District and Westwood Curtis Construction, Inc., the Contractor; that work under said contract, known as the South Park Service Center 2019 Water and Sewer 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, October 20, 2020 the South Park Service Center Improvement and Service District will pay to said Contractor the full amount under the contract.
Publish: 09/09, 09/16, 09/23/20

IN THE DISTRICT COURT OF TETON COUNTY, WYOMING
NINTH JUDICIAL DISTRICT

)
In the Matter of the Estate of)
Lois Cathryn Corbett,)
Probate Action No. 3340)
Deceased.)
)

NOTICE OF PROBATE

TO ALL PERSONS INTERESTED IN SAID ESTATE:

OWNERSHIP AND ENCUMBRANCE REPORT

Issued To:

Nelson Engineering
P.O. Box 1599
Jackson, WY 83001
(307) 733-2087

Report No.: W-23190
Effective Date: August 21, 2020
Current Date: September 14, 2020
Cost: \$150.00

Project Reference: N75' Lots 12 and 13, Block 1 John D. Hall

Property Address: 170 Redmond Street, 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:

Pine Marten Properties, LLC, a California 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

The North 75 feet of Lots 12 and 13 of Block 1 of the John D. Hall Plat, Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on August 12, 1947, as Plat No. 131.

PIDN: 22-41-16-34-1-18-005

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

1. Taxes, special and general, assessment districts and service areas for the year 2020.

Tax ID No.: OJ-001799
1st Installment: \$2,431.90 OPEN
2nd Installment: \$2,431.89 OPEN

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

2. 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](#)
3. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted to Kent Thornley and Marsha Thornley, husband and wife, in a document recorded April 8, 1983, as (book) 137 (page) 349, Official Records:
Purpose: Encroachment
[B137P349](#)
4. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded July 20, 1993, as (book) 273 (page) 845, Official Records.
[B273P845](#)
5. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Energy, recorded January 4, 2008, as (book) 687 (page) 606, Official Records.
[B687P606](#)

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

*** 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:

Warranty Deed from Donna Hasenbein Shepherd and Scott Michael Shepherd, Trustees of the Donna Shepherd Living Trust dated November 2, 1994, and any amendments thereto, an undivided one-half interest and Scott Michael Shepherd and Donna Hasenbein Shepherd, Trustees of the Scott Shepherd Living Trust dated November 2, 1994 and any amendments thereto, an undivided one-half interest, to Pine Marten Properties, LLC, a California limited liability company, recorded July 14, 2020, as (instrument) 0994234, Official Records.
[0994234](#)

EASEMENTS AND COVENANTS AGREEMENT

Pine Marten Properties LLC, a California Limited Liability Company, executes this Easements and Covenants Agreement (“Agreement”) for the purposes stated herein.

WHEREAS, Pine Marten Properties LLC is the owner of real property described as the North 75 feet of Lots 12 and 13 of Block 1 of the John D. Hall Plat, Town of Jackson, Teton County, Wyoming, according to Plat No 131 recorded in the Office of the Teton County Clerk on August 12, 1947 (“the Property”); and

WHEREAS, Pine Marten Properties LLC has applied for and obtained Final Development Plan No. P-19039 from the Town of Jackson to divide the Property into two new lots defined below, and to construct two, single-family attached homes (hereafter respectively “the Lot 1 Home” and “the Lot 2 Home” and collectively “the Residential Structures”) on the new lots; and

WHEREAS, as a result of the foregoing events, Pine Marten Properties LLC has recorded Plat No. _____ in the Office of the Teton County Clerk on _____, 2020, memorializing the creation of the new lots as Lot 1 and Lot 2, “KUDAR FLATS ADDITION to the Town of Jackson” (hereafter “the Kudar Flats Plat”).

WHEREAS, certain utility easements exist on the Property as shown on the Kudar Flats Plat, which will continue to exist and encumber the Property; and

WHEREAS, additional easements benefitting either Lot 1 and Lot 2 are created by this Agreement, as shown on the Kudar Flats Plat; and

WHEREAS, the Residential Structures on the new lots are attached homes that share certain structural elements as defined below (the “Common Elements”); and

WHEREAS, Pine Marten Properties LLC desires to provide for the future shared use and maintenance of the Common Elements defined below, to memorialize the grants of easements benefitting the new Lot 1 and Lot 2, and for further agreements benefitting Lot 1 and Lot 2 by covenants that run with the land;

WHEREFORE, in consideration of the foregoing recitals and the mutual promises and agreements set forth herein, the receipt and sufficiency of which is hereby acknowledged, Pine Marten Properties LLC agrees as follows:

1. Defined Terms.

- a. The term “Lot” shall mean, as applicable either Lot 1 and Lot 2, “KUDAR FLATS ADDITION to the Town of Jackson”.
- b. The term "Common Elements" shall mean the common concrete foundation under the Residential Structures, and the common top-most layer of the roof system above the Residential Structures. Each Lot owner shall have the right to the full use of the Common Elements.
- c. The term "Party" as used hereafter shall mean each respective owner of Lot 1 and Lot 2, and the term “Parties” shall collectively mean the owners of both Lot 1 and Lot 2.

2. Common Element Maintenance, Repair, and Replacement.

- a. Process for Initiating Maintenance or Repairs. A Party initiating any maintenance or repair of the Common Elements shall give advance written notice to the other Party and any such work shall require the prior written consent of the Parties as to the scope and estimated cost of the work. Without limitation, all maintenance, improvements and modifications to the Common Elements shall be undertaken by competent contractors pursuant to the applicable Town of Jackson Wyoming

Building Codes.

- b. Costs of Maintenance or Repairs, and Replacement of Common Elements. The cost of maintaining, repairing and replacing the Common Elements will be borne equally by the owners of Lot 1 and Lot 2, unless the need for such maintenance, repair or replacement results from the willful conduct or negligence of either the owner of Lot 1 or the owner of Lot 2, or their respective agents or tenants. In the event that maintenance, repairs or replacement of Common Elements is caused by the willful conduct or negligence of either the owner of Lot 1 or the owner of Lot 2, or their respective agents or tenants, then the cost of such maintenance, repair or replacement of Common Elements will be borne solely by the Lot owner whose willful conduct or negligence (or that of their agents or tenants) caused the damage necessitating the maintenance, repair or replacement of Common Elements. If any Party who has an obligation to pay the costs of maintenance, repairs or replacement of Common Elements under this Agreement, fails or refuses to pay his or her share of such costs (the "Defaulting Party"), the other party may have the Common Elements repaired or restored and shall have, and be entitled to record in the land title records of the Defaulting Party, a lien on the Lot and improvements of the Defaulting Party in an amount equal to the Defaulting Party's share of the maintenance, repair or replacement costs, together with interest at the maximum rate allowed by Wyoming law. In addition to the foregoing lien, the Party entitled to the lien shall also be entitled to recover reasonable attorney's fees from the Defaulting Party, and to all other remedies provided in this Agreement or by law.
- c. Right to Contribution Runs with Land. The right of any Owner to contribution from any other Owner under this paragraph 2 shall be appurtenant to the ownership of each Lot, and shall pass to such owner's successors in title.

3. No Right to Alter Common Elements. Except as provided in paragraph 2 of this Agreement, neither owner of Lot 1 or Lot 2 will alter or change a Common Element in any manner, and such Common Elements will remain in the same location and general appearance as when originally erected. The owners of Lot 1 and Lot 2 shall have a perpetual easement in those parts of the premises of the other on which the Common Elements are located, for the purposes of such Common Element and any other additional area necessary to repair, replace, and maintain same.

4. Lot 1 Easements Granted to Lot 2. Pine Marten Properties LLC , as owner of Lot 1, hereby grants to the owners of Lot 2, a perpetual, non-exclusive easement for the construction, maintenance, repair and replacement of underground potable water utility lines and related above-ground equipment, over, across and under that portion of Lot 1 demarked "WS" on the Kudar Flats Plat, and for the construction, maintenance repair and replacement of electrical power and telecommunications lines and equipment over, across and under that portion of Lot 1 demarked "BP" and "BU" on the Kudar Flats Plat. The owners of Lot 2, and their heirs, successors and assigns shall be responsible for all of the construction, maintenance and repairs with regard to the utilities or any other costs pertaining to Lot 2's use of the easement granted in this paragraph; provided, that such obligation shall not include the cost of any real estate taxes or assessments against Lot 1. The Parties further agree that the neither the owners of Lot 1 nor their heirs, successors or assigns shall be liable in any manner whatsoever to the owners of Lot 2 or their heirs, successors, assigns or to any other person for any loss, injury or damage arising out of the use of the easement granted to Lot 2 under this paragraph.

5. Lot 2 Easements Granted to Lot 1. Pine Marten Properties LLC , as owner of Lot 2, hereby grants to the owners of Lot 1, a perpetual, non-exclusive easement for the construction, maintenance, repair and replacement of underground sewer service lines and related above-ground equipment over, across and under that portion of Lot 2 demarked "PS" on the Kudar Flats Plat, and for the construction, maintenance repair and replacement of electrical power and telecommunications lines and equipment over, across and under that portion of Lot 2 demarked "BP" and "BU" on the Kudar Flats Plat. The owners of Lot 1, and their heirs, successors and assigns shall be responsible for all of the construction, maintenance and repairs with regard to the utilities or any other costs pertaining to Lot 1's use of the easement granted in this paragraph; provided, that such obligation shall not include the cost of any real estate taxes or assessments against Lot 2. The Parties further agree that the neither the owners of Lot 2 nor their heirs, successors or assigns shall be liable in any manner whatsoever to the owners of Lot 1 or their heirs, successors, assigns or to any other person for any loss, injury or damage arising out of the use of the easement granted to Lot 1 under

this paragraph.

6. Maintenance of Exterior of Structures. The owners of Lot 1 and Lot 2 shall keep all exterior walls of his or her dwelling unit in good condition and repair at his or her sole cost and expense. No Lot owner will do or permit to be done any act or thing that would tend to depreciate the value of the Lot 1 Home or the Lot 2 Home structures (i.e. no variance in design, colors, roofing, etc.).

7. Drainage. The established drainage pattern from, on or over any Lot shall not be obstructed, altered or in any way modified, unless previous written consent is obtained from the Town of Jackson, Wyoming.

8. Covenants Run with the Land. The restrictions and covenants contained in this Agreement shall run with the land and be binding on all Parties and all persons claiming under them in perpetuity from the date this Agreement is recorded.

9. Effect of Provisions of Agreement. Each provision, covenant, condition and restriction contained in this Agreement:

- a. Shall be deemed incorporated in each deed or other instrument by which any right, title or interest in any real property subject to this Agreement is granted, devised or conveyed, whether or not set forth or referred to in such deed or other instrument; and
- b. Shall, by virtue of any person's or entity's acceptance of any right, title or interest in any Lot subject to this Agreement, be deemed accepted, ratified, adopted and declared as a personal covenant of such person or entity and, as a personal covenant of such person or entity shall be binding on such person or entity and such person's or entity's heirs, personal representatives, successors and assigns; and
- c. Shall be deemed an equitable servitude running, in each case, as a burden with the title to each Lot now or hereafter subject to this Agreement and, both as a real covenant and an equitable servitude, shall be a burden upon and binding on each such Lot and upon each person or entity owning any right, title or interest in such Lot for so long as such person or entity owns any such right, title or interest; and
- d. Shall be deemed a condition subject to which title to each Lot which is subject to this Agreement is and shall at all times be held.

10. Enforcement. Enforcement of the terms of this Agreement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate the same seeking either to restrain violation or to recover damages or both. In the event it becomes necessary for any Party to place this Agreement in the hands of an attorney for the enforcement of any of the Party's rights hereunder, or for the recovery of any money due to the Party seeking enforcement hereunder, and if it is necessary to bring suit for the enforcement of such rights or such recovery, the prevailing party in such suit will recover from the losing party all costs of court and reasonable attorney's fees, as determined by the court, in addition to any other relief or recovery awarded by the court.

11. Amendment. This Agreement may be amended only by the written consent of the owners of both Lot 1 and Lot 2.

12. Miscellaneous Provisions.

- a. Captions. The captions and headings in this instrument are for convenience only and shall not be considered in construing any covenant contained in this Declaration.
- b. Severability Clause. Invalidation of any one of these covenants by judgment or court order will in no wise effect any of the other provisions which remain in full force and effect.

- c. No Waiver. Failure to enforce any covenant in this Agreement shall not operate as a waiver of any such covenant or of any other provision, restriction, covenant or condition.

EXECUTED this ____ day of _____, 2019.

Pine Marten Properties LLC

A California Limited Liability Company

By: _____
Mark Ferris, Manager

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On this ____ day of _____, 2020, before me personally appeared Mark Ferris to me personally known, who, being by me duly sworn, did say that he is the Manager of Pine Marten Properties LLC , a California Limited Liability Company, and that said instrument was duly signed on behalf of said limited liability company and acknowledged to be the free act and deed of said limited liability company.

Given under my hand and seal the date first above written.

SEAL

Notary Public
My commission expires: _____

SK/18-372-03

September 16, 2020

Town of Jackson
Planning & Building Department
P.O. Box 1687
Jackson, WY 83001

ATTN: Brendan Conboy

RE: Kudar Flats

Dear Brendan,

We are submitting for a subdivision plat of the north feet of Lot 12 and Lot 13 of Block 1 of John D. Hall Plat, Plat no. 131. The name of the subdivision shall be Kudar Flats Addition to the Town of Jackson. The Plat was previously submitted and reviewed last year but was pulled by the owner because he could not have the existing house removed in time. The property has since been sold and the new owner Mark Ferris is proceeding with the Plat process.

Findings:

- Section 8.5.3.C (1.) – There is an approved development plan for this development, P19-039 approved by the Town Council on May 20, 2019.
- Section 8.5.3.C (2.) - Complies with all the relevant standards of 8.5.
- Section 8.5.3.C (3.) – Complies with standards 7.2.2 – this development has an approved development plan that addresses all the relevant standards of subdivision improvement required.
- Section 8.5.3.C (4.) - The development lies within Zone NM-1, the development standards allow 3750 sf lot size minimum.

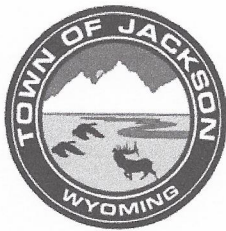
Included in this submittal:

- Planning Permit Application
- Application Fee
- Signed Letter of Authorization by the Owner
- Title Report
- Deed
- Plat Map
- Notice of Intent to subdivide published 9/09/20 and to be published 9/16/2020
- Easements and Covenants Agreement

Sincerely,

Sue Karichner

Sue Karichner
Encl.



PLANNING PERMIT APPLICATION
Planning & Building Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

For Office Use Only

Fees Paid _____
Check # _____ Credit Card _____ Cash _____
Application #s _____

PROJECT.

Name/Description: Kudar Flats
Physical Address: 170 Redmond Street
Lot, Subdivision: Lot 13 and pt. Lot 12, John D. Hall, Plat No. 131 PIDN: 22-41-16-34-1-18-005

OWNER.

Name: Pine Marten Properties LLC Phone: 530-412-0650
Mailing Address: 6240 Squaw Creek Road, Jackson, WY ZIP: 83001
E-mail: markkferris@gmail.com

APPLICANT/AGENT.

Name: Nelson Engineering Phone: 307-733-2087
Mailing Address: P.O. Box 1599, Jackson, WY ZIP: 83001
E-mail: skarichner@nelsonengineering.net

DESIGNATED PRIMARY CONTACT.

☒ Owner ☐ Applicant/Agent

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

Use Permit	Physical Development	Interpretations
<input type="checkbox"/> Basic Use	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Formal Interpretation
<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Development Plan	<input type="checkbox"/> Zoning Compliance Verification
<input type="checkbox"/> Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
<input type="checkbox"/> Administrative Adjustment	<input type="checkbox"/> Development Option Plan	<input type="checkbox"/> LDR Text Amendment
<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Subdivision Plat	<input type="checkbox"/> Zoning Map Amendment
<input type="checkbox"/> Beneficial Use Determination	<input type="checkbox"/> Boundary Adjustment (replat)	<input type="checkbox"/> Planned Unit Development
<input type="checkbox"/> Appeal of an Admin. Decision	<input type="checkbox"/> Boundary Adjustment (no plat)	<input type="checkbox"/> Other: _____

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

Pre-application Conference #: P19-039 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. Provide **one electronic copy** (via email or thumb drive), and **two hard copies** of the submittal packet.*

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.
- ☐ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.
- ☒ **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is held, the submittal requirements will be reviewed at the conference followed by a written summary. The submittal requirements on the TOJ website are intended as a reference to assist you in submitting a sufficient application.

FORMAT.

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

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

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

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

Mark Ferris
Signature of Owner or Authorized Applicant/Agent

Mark Ferris
Name Printed

9.15.20
Date

Title

Wyoming Title & Escrow - Jackson
211 E Broadway
Jackson, Wyoming 83001

GRANTOR: SHEPHERD, DONNA HASENBEIN ET AL*
GRANTEE: PINE MARTEN PROPERTIES LLC
Doc 0994234 Filed At 11:46 ON 07/14/20
Maureen Murphy Teton County Clerk fees: 18.00
By Corrina Dorman Deputy Clerk

WARRANTY DEED

Donna Hasenbein Shepherd and Scott Michael Shepherd, Trustees of the Donna Shepherd Living Trust dated November 2, 1994, and any amendments thereto, an undivided one-half interest and Scott Michael Shepherd and Donna Hasenbein Shepherd, Trustees of the Scott Shepherd Living Trust dated November 2, 1994 and any amendments thereto, an undivided one-half interest, GRANTORS, of Teton County, Wyoming, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid and pursuant to an IRC, § 1031 tax deferred exchange on behalf of Grantee, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS TO Pine Marten Properties, LLC, a California limited liability company, GRANTEE, whose address is 6240 Squaw Creek Road, 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:

The North 75 feet of Lots 12 and 13 of Block 1 of the John D. Hall Plat, Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on August 12, 1947, as Plat No. 131.

PIDN: 22-41-16-34-1-18-005

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.

WITNESS the due execution and delivery of this Warranty Deed this 13 day of July, 2020.

The Donna Shepherd Living Trust dated November 2, 1994, and any amendments thereto

By: Donna A. Shepherd
Donna Hasenbein Shepherd

By: Scott Michael Shepherd
Scott Michael Shepherd

The Scott Shepherd Living Trust dated November 2, 1994 and any amendments thereto

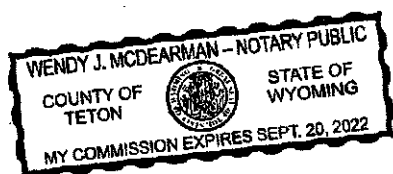
By: Scott Michael Shepherd
Scott Michael Shepherd, Trustee

By: Donna A. Shepherd
Donna Hasenbein Shepherd, Trustee

STATE OF WY)
COUNTY OF Subn) ss.

The foregoing instrument was acknowledged before me by Donna Hasenbein Shepherd and Scott Michael Shepherd, Trustees of the Donna Shepherd Living Trust dated November 2, 1994, and any amendments thereto and Scott Michael Shepherd and Donna Hasenbein Shepherd, Trustees of the Scott Shepherd Living Trust dated November 2, 1994 and any amendments thereto this 13 day of July, 2020.

WITNESS my hand and official seal.



[Signature]
Notary Public
My commission expires: _____

LETTER OF AUTHORIZATION

Pine Marten Properties LLC, "Owner" whose address is: _____

6240 Squaw Creek Road, Jackson, WY

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Pine Marten Properties LLC, as the owner of property

more specifically legally described as: 170 Redmond Street

PIDN: 22-41-16-34-1-18-005

(If too lengthy, attach description)

HEREBY AUTHORIZES Nelson Engineering as

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

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

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title:

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

STATE OF Wyoming)
)SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Mark Ferris this 15th day of September, 2020.

WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires: 07-22-2024



• Public Notices •

ones. Root-wads and boulders would be incorporated into some pools to provide cover. Approximately 690 cubic yards (CY) of material excavated from the pools will be re-distributed to create point bar and riffle features at or in proximity to the enhanced pools. 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) 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 September 23, 2020 to be considered. Phone or email comments will not be accepted. Para español, visite deq.wyoming.gov.
Publish: 09/09/20

AT&T Mobility, LLC is proposing to construct a new telecommunications tower facility located near 300 Flat Creek Drive, Jackson, Teton County, Wyoming. The new facility will consist of a 25-foot stealth pole with top mounted antenna for an overall height of 30 feet. Any interested party wishing to submit comments regarding the potential effects the proposed facility may have on any historic property may do so by sending comments to: Project 6120007531 - JCR EBI Consulting, 6876 Susquehanna Trail South, York, PA 17403, or via telephone at (240)357-0091.
Publish: 09/09/20

NOTICE OF ACCEPTANCE
AND
FINAL PAYMENT TO CONTRACTOR
FOR
SOUTH PARK SERVICE CENTER 2019 WATER AND
SEWER PROJECT

Notice is hereby given that the South Park Service Center Improvement and Service District has accepted, as completed according to the plans, specifications and rules governing the same, the work performed under that contract dated April 14, 2019 between the South Park Service Center Improvement and Service District and Westwood Curtis Construction, Inc., the Contractor; that work under said contract, known as the South Park Service Center 2019 Water and Sewer 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, October 20, 2020 the South Park Service Center Improvement and Service District will pay to said Contractor the full amount under the contract.
Publish: 09/09, 09/16, 09/23/20

• INTENT TO SUBDIVIDE •

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that in accordance with Chapter 18.5-306 Wyoming Statutes, as amended, that Burt Heron Holdings, LLC, a Wyoming limited liability company, and Moran Hole, LLC, a Wyoming limited liability company, intend to apply for a permit to subdivide property in Teton County, Wyoming. The proposed subdivision is a re-platting of Lot 56 and Lot 57 of the Crescent H Guest Ranch Third Filing, Plat No. 898, to create two lots, including a boundary adjustment between these lots and Parcel 14 and Parcel 15 Crescent H Ranch Tracts and Parcels owned by 13141548, LLC, a Delaware limited liability company. The project is located at 5555 and 5575 W. Cutthroat

Trout Road and involves a total of 76.925 acres within the S1/2 Section 34, T41N, R117W; Government Lot 1 and Government Lot 2 Section 3, and NE1/4 Section 4, T40N, R117W, 6th P.M.

Filing for said permit will occur at a regular meeting of the Board of County Commissioners at the Teton County Courthouse. Please contact the Teton County Planning Office at (307) 733-3959 for the scheduled meeting date and additional information.
Publish: 09/09, 09/16/20

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with Chapter 18-5-306, Wyoming Statutes 1977, as amended, that Pine Marten Properties, LLC, intends 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 of Jackson Council at Jackson Town Hall. Please contact the Planning Office at 733-0440 for the scheduled meeting date. The proposed subdivision contains 2 Lots. The project is located on 0.172 acres, generally described as Lot 13, Block 1 and the north 75 feet of Lot 12, Block 1 of John D. Hall Plat, Plat No. 131, records of the Clerk of Teton County, and being located within Section 34, Township 41 North, Range 116 West, street address 170 Redmond Street. The site is accessed from Redmond Street and will be named Kudar Flats Addition to the Town of Jackson.
Publish: 09/09, 09/16/20

• CONTINUED PUBLICATIONS •

IN THE DISTRICT COURT OF THE STATE OF WYOMING
IN AND FOR THE COUNTY OF TETON
NINTH JUDICIAL DISTRICT

In Re. the Matter of the Estate of: JAMES WIESEL Deceased.	Probate No.: <u>3342</u> NOTICE OF PROBATE
--	---

TO ALL PERSONS INTERESTED IN SAID ESTATE:

You are hereby notified that on the 14 day of August, 2020, the Estate of the above-named Decedent, JAMES WIESEL, was admitted to probate with administration by the above-named court, and Sean Wiessel and James Gitto were appointed co-personal representatives thereof. Any action to set aside the probate shall be filed in the Court within three (3) 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 undersigned at Christopher Leigh, attorney at law, 310 E. Broadway, P.O. Box 1094, 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 the said Court, on or before three (3) 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 19 day of August, 2020.

Christopher S. Leigh
Attorney for the Estate
Christopher Leigh
Attorney at Law
P.O. Box 1094
Jackson, Wyoming 83001
307-733-7735
WSB No. 5-2586

Publish: 09/02, 09/09, 09/16/20

NOTICE OF ACCEPTANCE
AND
FINAL PAYMENT TO CONTRACTOR
FOR
SPRING CREEK ISD CHIP SEAL PROJECT

Notice is hereby given that the Spring Creek Improvement and Service District has accepted, as completed according to the plans, specifications and rules governing the same, the work performed under that contract dated May 11, 2018 between the Spring Creek Improvement and Service District and Evans Construction Company, the Contractor; that work under said contract, known as the Spring Creek ISD Chip Seal 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, October 12, 2020 the Spring Creek Improvement and Service District will pay to said Contractor the full amount under the contract.
Publish: 09/02, 09/09/20

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with Chapter 18-5-306, Wyoming Statutes 1977, as amended, that, Alice Cartwright Garner & Alan Garner and Alice Cartwright Garner, Trustee of ACG Trust, intends to apply for a permit for a Boundary Adjustment between two residential lots in Teton County. A public hearing for said permit will occur at a regular meeting of the Teton County Commissioners at the Teton County Administration Building. Please contact the Planning Office at 733-3959 for the scheduled meeting date. The proposed Boundary Adjustment is between Lot 3 and Lot 8 of Fairway Estates at Jackson Hole, Plat No. 393 and is located in Section 27, Township 41 North, Range 117 West, the street addresses are 45 Huckleberry Drive and 150 E. Sagebrush Drive. The name of the subdivision will be Fairway Estates at Jackson Hole Fourth Filing.
Publish: 09/02, 09/09/20

NOTICE OF DISSOLUTION OF WILD COUNTRY MANAGEMENT, LLC

Please be advised that on August 20, 2020, Wild Country Management, LLC, a Wyoming limited liability company, will be dissolved by mutual consent of the members and pursuant to the terms of the Operating Agreement.

1. All claims against the assets of Wild Country Management, LLC must be made in writing and include the claim amount, basis and origination date, and any and all documents establishing the same.
2. The deadline for submitting claims is August 20, 2023.
3. Any claims that are not received by Wild Country Management, LLC and actions to collect on those claims that are not brought within three years from the date of this Notice will not be recognized and will be forever barred.

All claims and payments must be sent to Wild Country Management, LLC c/o Jeff Wilkinson, P.O. Box 627, Jackson, WY 83001.

/Jeff Wilkinson/
Jeff Wilkinson, Receiver
Wild Country Management, LLC

Publish: 08/19, 08/26, 09/02, 09/09/20



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• Public Notices •

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1195 AND 1242 AND SECTIONS 16.10.800(D)(1)(a) AND 16.10.800(E)(5) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS, OCCUPANCY AND USE STANDARDS 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: Ordinance H: An Ordinance Amending and Reenacting Jackson Municipal Code Housing Rules and Regulations Section 16.10.900 Definitions. AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1195 AND 1242 AND SECTIONS 16.10.900(A) OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING HOUSING RULES AND REGULATIONS DEFINITIONS 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 Jonathan Schechter to approve Ordinances A through H on second reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. Matters from Mayor and Council. A motion was made by Jim Stanford and seconded by Hailey Morton Levinson to authorize the expenditure of up to \$1,000 on additional paint for Public Works, to work with Pathways Coordinator Brian Schilling and Town Manager Larry Pardee to plan for additional red curbs to improve our line of sight at dangerous intersections within the Town. 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 Jim Stanford and seconded by Hailey Morton Levinson to accept the Town Manager's Report into the record. The Town Manager's Report contained an update a Construction Management Plan for the Rusty Parrot, approval of SLIB grant applications, and after-action review meetings on large construction projects. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. Adjourn. A motion was made by Jonathan Schechter and seconded by Hailey Morton Levinson to adjourn the 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). Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 9:10 p.m. minutes:spb Review complete & approved minutes at www.jacksonwy.gov/491
Publish: 09/16/20

• PUBLIC HEARINGS •

PUBLIC HEARING
The Town of Jackson Town Council will hold a public hearing to consider a request to amend the Town of Jackson Land Development Regulations (LDRs) to update the zoning standards for the Town Square area, establish a historic preservation program and design guidelines for historic preservation, and establish a Town Center Design Overlay to protect western character. More specifically, the sections of the LDRs to be amended include, but are not limited to, Secs. 1.9.2; 2.2.13.E.7; 5.8.1; 6.3.2.C.3; 8.2.6.C; 8.8.1; 8.10.4; and Div. 9.5. A new Division 5.9 and new Sec. 8.5.6; 8.5.7; and 8.5.8 are proposed. In addition, changes to Town of Jackson Municipal Code 15.38 Demolition Standards are proposed. Amendments to sections related to the above sections may also be required. The hearing is scheduled for Monday, October 19, 2020, beginning at 1:00 p.m. at the Town Hall, 150 East Pearl Avenue, Jackson, WY. For further information, please contact the Planning Dept. at 733-0440, Ext. 1303. [ItemP19-095 Anthony]
Publish: 09/16/20

GENERAL PUBLIC NOTICES

• PUBLIC NOTICE •

PUBLIC NOTICE
NOTICE OF ELECTION
POLO RANCHES SPECIAL IMPROVEMENT DISTRICT

Public notice is hereby given that an election of officers of the Polo Ranches Special Improvement District will be held on October 7, 2020 by mail ballot. Ballots will be mailed to all registered voters and property owners within the district by September 22, 2020. Ballots may also be obtained and submitted at the polling place, 5100 Cortland Drive, Jackson, WY 83001. The Polo Ranches Special Improvement District encompasses those areas set forth in the Plat Maps in the records of Teton County as Polo Ranches Subdivision and Canadian Springs Subdivision.

The officers to be elected, the terms of office and the candidates are:
Chairman – 4-year term – John Murray
Vice Chairman – 4-year term – Tyler Bergien
Secretary/Treasurer – 4-year term – Barry Sibson

Ballots for Write-in candidates may be cast and will be counted.
Publish: 09/16/20

AT&T Mobility, LLC is proposing to construct a new telecommunications facility located near 105 Mecill Avenue, Jackson, Teton County, Wyoming 83001. The new facility will consist of a 30-foot monopole telecommunications facility. Any interested party wishing to submit comments regarding the potential effects the proposed facility may have on any historic property may do so by sending comments to: Project 6120007315 - JD EBI Consulting, 6876 Susquehanna Trail South, York, PA 17403, or via telephone at (727) 332-1595.
Publish: 09/16/20

NOTICE OF CONTRACTOR'S SETTLEMENT

County of Teton

State of Wyoming

Notice is hereby given that on or after the 27th day of October, 2020, final settlement will be made by Jackson Hole Airport Board, for and on account of the contract of said: Straight Stripe Painting, Inc. for the furnishing and installation of Improvements to the Jackson Hole Airport, Schedule(s) I, II, & III for WYDOT Project No. AJA014A and any person, co-partnership, association or corporation who has an unpaid lien against said Straight Stripe Painting, Inc. for or on account of the furnishing of labor, materials, team hire, sustenance, provision, provender or other supplies used or consumed by such Contractor or any of the subcontractors in or about the performance of said work, may at any time up to and including said time of final settlement on said 27th day of October, 2020, file a verified statement in the amount due and unpaid on account of such claim with Jackson Hole Airport Board.

Failure on the part of the claimant to file such final statement will relieve said Owner from all and any liability for such claim.

Jackson Hole Airport Board
State of Wyoming
Publish: 09/16, 09/23, 09/30

• CONTINUED PUBLICATIONS •	
IN THE DISTRICT COURT OF THE STATE OF WYOMING	
IN AND FOR THE COUNTY OF TETON	
NINTH JUDICIAL DISTRICT	
In Re. the Matter of the Estate of: JAMES WIESSSEL Deceased.	Probate No.: <u>3342</u> NOTICE OF PROBATE

TO ALL PERSONS INTERESTED IN SAID ESTATE:

You are hereby notified that on the 14 day of August, 2020, the Estate of the above-named Decedent, JAMES WIESSSEL, was admitted to probate with administration by the above-named court, and Sean Wiessel and James Gitto were appointed co-personal representatives thereof. Any action to set aside the probate shall be filed in the Court within three (3) 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 undersigned at Christopher Leigh, attorney at law, 310 E. Broadway, P.O. Box 1094, 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 the said Court, on or before three (3) 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 19 day of August, 2020.

Christopher S. Leigh
Attorney for the Estate
Christopher Leigh
Attorney at Law
P.O. Box 1094
Jackson, Wyoming 83001
307-733-7735
WSB No. 5-2586

Publish: 09/02, 09/09, 09/16/20

IN THE DISTRICT COURT OF THE STATE OF WYOMING
IN AND FOR THE COUNTY OF TETON
NINTH JUDICIAL DISTRICT

IN THE MATTER OF THE ESTATE OF:

RONALD W. KIEHN,

Deceased.

Probate No.: 3339

NOTICE OF PROBATE

TO ALL PERSONS INTERESTED IN SAID ESTATE:
You are hereby notified that on the 28th day of August, 2020, the Last Will and Testament of the above-named decedent was admitted to probate by the above-named court, and that Charles M. Kiehn (“Chuck”) was named personal representative thereof. Any action to set aside the Will shall be filed in the Court within three (3) 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 the decedent's estate are requested to make immediate payment to Charles M. Kiehn in care of Geittmann Larson Swift LLP, P.O. Box 1226, 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 (3) 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 1st day of September, 2020.

Anne Kent Droppert
Attorney for Estate
Geittmann Larson Swift LLP
155 E Pearl Street, Suite 200
P.O. Box 1226
Jackson, WY 83001
(307) 733-3923 – voice
(307) 733-3947 – facsimile
akd@gslslp.com

Publish: 09/09, 09/16, 09/23/20

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with Chapter 18-5-306, Wyoming Statutes 1977, as amended, that Pine Marten Properties, LLC, intends 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 of Jackson Council at Jackson Town Hall. Please contact the Planning Office at 733-0440 for the scheduled meeting date. The proposed subdivision contains 2 Lots. The project is located on 0.172 acres, generally

described as Lot 13, Block 1 and the north 75 feet of Lot 12, Block 1 of John D. Hall Plat, Plat No. 131, records of the Clerk of Teton County, and being located within Section 34, Township 41 North, Range 116 West, street address 170 Redmond Street. The site is accessed from Redmond Street and will be named Kudar Flats Addition to the Town of Jackson.
Publish: 09/09, 09/16/20

NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that in accordance with Chapter 18-5-306 Wyoming Statutes, as amended, that Burt Heron Holdings, LLC, a Wyoming limited liability company, and Moran Hole, LLC, a Wyoming limited liability company, intend to apply for a permit to subdivide property in Teton County, Wyoming. The proposed subdivision is a re-platting of Lot 56 and Lot 57 of the Crescent H Guest Ranch Third Filing, Plat No. 898, to create two lots, including a boundary adjustment between these lots and Parcel 14 and Parcel 15 Crescent H Ranch Tracts and Parcels owned by 13141548, LLC, a Delaware limited liability company. The project is located at 5555 and 5575 W. Cutthroat Trout Road and involves a total of 76.925 acres within the S1/2 Section 34, T41N, R117W; Government Lot 1 and Government Lot 2 Section 3, and NE1/4 Section 4, T40N, R117W, 6th P.M.

Filing for said permit will occur at a regular meeting of the Board of County Commissioners at the Teton County Courthouse. Please contact the Teton County Planning Office at (307) 733-3959 for the scheduled meeting date and additional information.
Publish: 09/09, 09/16/20

NOTICE OF SPECIAL MEETING

JACKSON HOLE AIRPORT BOARD

7:00 am, September 16, 2020
Airport Board Meeting Room
Jackson Hole Airport
1250 East Airport Road
Jackson, Wyoming 83001

Please take notice that a special meeting of the Jackson Hole Airport Board (the “Board”) will commence at 7:00 a.m. on Wednesday, September 16, 2020 in the Airport Board Room at the Jackson Hole Airport, with Board members participating either in person or via WebEx. The meeting can be viewed via live stream and public comment may be provided through the link at www.jacksonholeairport.com.

At 7:00 a.m. the Board expects to enter into Executive Session for the purpose of considering the appointment, employment, or dismissal of employees as authorized by W.S. 16-4-405(a)(ii).

At 8:00 am the Board will take up the following agenda items:

- Employee of the Month
 - Community Outreach and Environmental Programs Update
 - Comments from Grand Teton National Park, Town of Jackson, Teton County and the Public
 - Activities and Reports Update
 - Action Items
 - Consent Agenda
 - Approval of the Minutes – August 19, 2020
 - FAA Tower Lease
 - Glycol System Maintenance Agreement
 - Rates Review
 - Payment of the Bills
 - Financial Reports
 - Grant Placeholder
 - ATIS Equipment Upgrade
 - Director's Comments
 - Board Comments
- The special meeting will end and the regular monthly meeting of the Board will commence at 9:00 a.m., unless all business has sooner been concluded.

Those who attend the meeting in person are asked to wear masks indoors and observe social distancing protocols.
Publish: 09/09, 09/16/20

NOTICE OF ACCEPTANCE
AND
FINAL PAYMENT TO CONTRACTOR
FOR
SOUTH PARK SERVICE CENTER 2019 WATER AND SEWER PROJECT

Notice is hereby given that the South Park Service Center Improvement and Service District has accepted, as completed according to the plans, specifications and rules governing the same, the work performed under that contract dated April 14, 2019 between the South Park Service Center Improvement and Service District and Westwood Curtis Construction, Inc., the Contractor; that work under said contract, known as the South Park Service Center 2019 Water and Sewer 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, October 20, 2020 the South Park Service Center Improvement and Service District will pay to said Contractor the full amount under the contract.
Publish: 09/09, 09/16, 09/23/20

IN THE DISTRICT COURT OF TETON COUNTY, WYOMING
NINTH JUDICIAL DISTRICT

)
In the Matter of the Estate of)
Lois Cathryn Corbett,)
Probate Action No. 3340)
Deceased.)
)

NOTICE OF PROBATE

TO ALL PERSONS INTERESTED IN SAID ESTATE:

OWNERSHIP AND ENCUMBRANCE REPORT

Issued To:

Nelson Engineering
P.O. Box 1599
Jackson, WY 83001
(307) 733-2087

Report No.: W-23190
Effective Date: August 21, 2020
Current Date: September 14, 2020
Cost: \$150.00

Project Reference: N75' Lots 12 and 13, Block 1 John D. Hall

Property Address: 170 Redmond Street, 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:

Pine Marten Properties, LLC, a California 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

The North 75 feet of Lots 12 and 13 of Block 1 of the John D. Hall Plat, Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on August 12, 1947, as Plat No. 131.

PIDN: 22-41-16-34-1-18-005

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

1. Taxes, special and general, assessment districts and service areas for the year 2020.

Tax ID No.: OJ-001799
1st Installment: \$2,431.90 OPEN
2nd Installment: \$2,431.89 OPEN

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

2. 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](#)
3. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted to Kent Thornley and Marsha Thornley, husband and wife, in a document recorded April 8, 1983, as (book) 137 (page) 349, Official Records:
Purpose: Encroachment
[B137P349](#)
4. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded July 20, 1993, as (book) 273 (page) 845, Official Records.
[B273P845](#)
5. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Energy, recorded January 4, 2008, as (book) 687 (page) 606, Official Records.
[B687P606](#)

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

*** 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:

Warranty Deed from Donna Hasenbein Shepherd and Scott Michael Shepherd, Trustees of the Donna Shepherd Living Trust dated November 2, 1994, and any amendments thereto, an undivided one-half interest and Scott Michael Shepherd and Donna Hasenbein Shepherd, Trustees of the Scott Shepherd Living Trust dated November 2, 1994 and any amendments thereto, an undivided one-half interest, to Pine Marten Properties, LLC, a California limited liability company, recorded July 14, 2020, as (instrument) 0994234, Official Records.
[0994234](#)

EASEMENTS AND COVENANTS AGREEMENT

Pine Marten Properties LLC, a California Limited Liability Company, executes this Easements and Covenants Agreement (“Agreement”) for the purposes stated herein.

WHEREAS, Pine Marten Properties LLC is the owner of real property described as the North 75 feet of Lots 12 and 13 of Block 1 of the John D. Hall Plat, Town of Jackson, Teton County, Wyoming, according to Plat No 131 recorded in the Office of the Teton County Clerk on August 12, 1947 (“the Property”); and

WHEREAS, Pine Marten Properties LLC has applied for and obtained Final Development Plan No. P-19039 from the Town of Jackson to divide the Property into two new lots defined below, and to construct two, single-family attached homes (hereafter respectively “the Lot 1 Home” and “the Lot 2 Home” and collectively “the Residential Structures”) on the new lots; and

WHEREAS, as a result of the foregoing events, Pine Marten Properties LLC has recorded Plat No. _____ in the Office of the Teton County Clerk on _____, 2020, memorializing the creation of the new lots as Lot 1 and Lot 2, “KUDAR FLATS ADDITION to the Town of Jackson” (hereafter “the Kudar Flats Plat”).

WHEREAS, certain utility easements exist on the Property as shown on the Kudar Flats Plat, which will continue to exist and encumber the Property; and

WHEREAS, additional easements benefitting either Lot 1 and Lot 2 are created by this Agreement, as shown on the Kudar Flats Plat; and

WHEREAS, the Residential Structures on the new lots are attached homes that share certain structural elements as defined below (the “Common Elements”); and

WHEREAS, Pine Marten Properties LLC desires to provide for the future shared use and maintenance of the Common Elements defined below, to memorialize the grants of easements benefitting the new Lot 1 and Lot 2, and for further agreements benefitting Lot 1 and Lot 2 by covenants that run with the land;

WHEREFORE, in consideration of the foregoing recitals and the mutual promises and agreements set forth herein, the receipt and sufficiency of which is hereby acknowledged, Pine Marten Properties LLC agrees as follows:

1. Defined Terms.

- a. The term “Lot” shall mean, as applicable either Lot 1 and Lot 2, “KUDAR FLATS ADDITION to the Town of Jackson”.
- b. The term "Common Elements" shall mean the common concrete foundation under the Residential Structures, and the common top-most layer of the roof system above the Residential Structures. Each Lot owner shall have the right to the full use of the Common Elements.
- c. The term "Party" as used hereafter shall mean each respective owner of Lot 1 and Lot 2, and the term “Parties” shall collectively mean the owners of both Lot 1 and Lot 2.

2. Common Element Maintenance, Repair, and Replacement.

- a. Process for Initiating Maintenance or Repairs. A Party initiating any maintenance or repair of the Common Elements shall give advance written notice to the other Party and any such work shall require the prior written consent of the Parties as to the scope and estimated cost of the work. Without limitation, all maintenance, improvements and modifications to the Common Elements shall be undertaken by competent contractors pursuant to the applicable Town of Jackson Wyoming

Building Codes.

- b. Costs of Maintenance or Repairs, and Replacement of Common Elements. The cost of maintaining, repairing and replacing the Common Elements will be borne equally by the owners of Lot 1 and Lot 2, unless the need for such maintenance, repair or replacement results from the willful conduct or negligence of either the owner of Lot 1 or the owner of Lot 2, or their respective agents or tenants. In the event that maintenance, repairs or replacement of Common Elements is caused by the willful conduct or negligence of either the owner of Lot 1 or the owner of Lot 2, or their respective agents or tenants, then the cost of such maintenance, repair or replacement of Common Elements will be borne solely by the Lot owner whose willful conduct or negligence (or that of their agents or tenants) caused the damage necessitating the maintenance, repair or replacement of Common Elements. If any Party who has an obligation to pay the costs of maintenance, repairs or replacement of Common Elements under this Agreement, fails or refuses to pay his or her share of such costs (the "Defaulting Party"), the other party may have the Common Elements repaired or restored and shall have, and be entitled to record in the land title records of the Defaulting Party, a lien on the Lot and improvements of the Defaulting Party in an amount equal to the Defaulting Party's share of the maintenance, repair or replacement costs, together with interest at the maximum rate allowed by Wyoming law. In addition to the foregoing lien, the Party entitled to the lien shall also be entitled to recover reasonable attorney's fees from the Defaulting Party, and to all other remedies provided in this Agreement or by law.
- c. Right to Contribution Runs with Land. The right of any Owner to contribution from any other Owner under this paragraph 2 shall be appurtenant to the ownership of each Lot, and shall pass to such owner's successors in title.

3. No Right to Alter Common Elements. Except as provided in paragraph 2 of this Agreement, neither owner of Lot 1 or Lot 2 will alter or change a Common Element in any manner, and such Common Elements will remain in the same location and general appearance as when originally erected. The owners of Lot 1 and Lot 2 shall have a perpetual easement in those parts of the premises of the other on which the Common Elements are located, for the purposes of such Common Element and any other additional area necessary to repair, replace, and maintain same.

4. Lot 1 Easements Granted to Lot 2. Pine Marten Properties LLC , as owner of Lot 1, hereby grants to the owners of Lot 2, a perpetual, non-exclusive easement for the construction, maintenance, repair and replacement of underground potable water utility lines and related above-ground equipment, over, across and under that portion of Lot 1 demarked "WS" on the Kudar Flats Plat, and for the construction, maintenance repair and replacement of electrical power and telecommunications lines and equipment over, across and under that portion of Lot 1 demarked "BP" and "BU" on the Kudar Flats Plat. The owners of Lot 2, and their heirs, successors and assigns shall be responsible for all of the construction, maintenance and repairs with regard to the utilities or any other costs pertaining to Lot 2's use of the easement granted in this paragraph; provided, that such obligation shall not include the cost of any real estate taxes or assessments against Lot 1. The Parties further agree that the neither the owners of Lot 1 nor their heirs, successors or assigns shall be liable in any manner whatsoever to the owners of Lot 2 or their heirs, successors, assigns or to any other person for any loss, injury or damage arising out of the use of the easement granted to Lot 2 under this paragraph.

5. Lot 2 Easements Granted to Lot 1. Pine Marten Properties LLC , as owner of Lot 2, hereby grants to the owners of Lot 1, a perpetual, non-exclusive easement for the construction, maintenance, repair and replacement of underground sewer service lines and related above-ground equipment over, across and under that portion of Lot 2 demarked "PS" on the Kudar Flats Plat, and for the construction, maintenance repair and replacement of electrical power and telecommunications lines and equipment over, across and under that portion of Lot 2 demarked "BP" and "BU" on the Kudar Flats Plat. The owners of Lot 1, and their heirs, successors and assigns shall be responsible for all of the construction, maintenance and repairs with regard to the utilities or any other costs pertaining to Lot 1's use of the easement granted in this paragraph; provided, that such obligation shall not include the cost of any real estate taxes or assessments against Lot 2. The Parties further agree that the neither the owners of Lot 2 nor their heirs, successors or assigns shall be liable in any manner whatsoever to the owners of Lot 1 or their heirs, successors, assigns or to any other person for any loss, injury or damage arising out of the use of the easement granted to Lot 1 under

this paragraph.

6. Maintenance of Exterior of Structures. The owners of Lot 1 and Lot 2 shall keep all exterior walls of his or her dwelling unit in good condition and repair at his or her sole cost and expense. No Lot owner will do or permit to be done any act or thing that would tend to depreciate the value of the Lot 1 Home or the Lot 2 Home structures (i.e. no variance in design, colors, roofing, etc.).

7. Drainage. The established drainage pattern from, on or over any Lot shall not be obstructed, altered or in any way modified, unless previous written consent is obtained from the Town of Jackson, Wyoming.

8. Covenants Run with the Land. The restrictions and covenants contained in this Agreement shall run with the land and be binding on all Parties and all persons claiming under them in perpetuity from the date this Agreement is recorded.

9. Effect of Provisions of Agreement. Each provision, covenant, condition and restriction contained in this Agreement:

- a. Shall be deemed incorporated in each deed or other instrument by which any right, title or interest in any real property subject to this Agreement is granted, devised or conveyed, whether or not set forth or referred to in such deed or other instrument; and
- b. Shall, by virtue of any person's or entity's acceptance of any right, title or interest in any Lot subject to this Agreement, be deemed accepted, ratified, adopted and declared as a personal covenant of such person or entity and, as a personal covenant of such person or entity shall be binding on such person or entity and such person's or entity's heirs, personal representatives, successors and assigns; and
- c. Shall be deemed an equitable servitude running, in each case, as a burden with the title to each Lot now or hereafter subject to this Agreement and, both as a real covenant and an equitable servitude, shall be a burden upon and binding on each such Lot and upon each person or entity owning any right, title or interest in such Lot for so long as such person or entity owns any such right, title or interest; and
- d. Shall be deemed a condition subject to which title to each Lot which is subject to this Agreement is and shall at all times be held.

10. Enforcement. Enforcement of the terms of this Agreement shall be by proceeding at law or in equity against any person or persons violating or attempting to violate the same seeking either to restrain violation or to recover damages or both. In the event it becomes necessary for any Party to place this Agreement in the hands of an attorney for the enforcement of any of the Party's rights hereunder, or for the recovery of any money due to the Party seeking enforcement hereunder, and if it is necessary to bring suit for the enforcement of such rights or such recovery, the prevailing party in such suit will recover from the losing party all costs of court and reasonable attorney's fees, as determined by the court, in addition to any other relief or recovery awarded by the court.

11. Amendment. This Agreement may be amended only by the written consent of the owners of both Lot 1 and Lot 2.

12. Miscellaneous Provisions.

- a. Captions. The captions and headings in this instrument are for convenience only and shall not be considered in construing any covenant contained in this Declaration.
- b. Severability Clause. Invalidation of any one of these covenants by judgment or court order will in no wise effect any of the other provisions which remain in full force and effect.

- c. No Waiver. Failure to enforce any covenant in this Agreement shall not operate as a waiver of any such covenant or of any other provision, restriction, covenant or condition.

EXECUTED this ____ day of _____, 2019.

Pine Marten Properties LLC

A California Limited Liability Company

By: _____
Mark Ferris, Manager

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On this ____ day of _____, 2020, before me personally appeared Mark Ferris to me personally known, who, being by me duly sworn, did say that he is the Manager of Pine Marten Properties LLC , a California Limited Liability Company, and that said instrument was duly signed on behalf of said limited liability company and acknowledged to be the free act and deed of said limited liability company.

Given under my hand and seal the date first above written.

SEAL

Notary Public
My commission expires: _____

CERTIFICATE OF SURVEYOR

State of Wyoming)
County of Teton)ss

I, Lucas D. Rudolph, hereby certify, to the best of my knowledge and belief:

that by authority of the owners I have subdivided the lands as shown to be known as **KUDAR FLATS ADDITION TO THE TOWN OF JACKSON.**

That the lands of this subdivision are identical with and described as:

The north 75 feet of Lot 12 and Lot 13, Block 1 of John D. Hall Plat to the Town of Jackson, Plat no. 131, a subdivision of record in the Office of the Teton County Clerk and located in the NW1/4 NE1/4, Section 34, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming:

That this plat was made from the notes of surveys made by me, or under my direction, in 2015 and 2018 and from records in the Office of the Teton County Clerk;

that all dimension and areas are correctly shown;

Said Parcel contains 0.172 acres, more or less, and is subject to easements, restrictions, reservations, and conditions, of sight and/or of record, including, but not limited to those shown hereon

That all corners will be monumented as shown hereon by December, 2020.

Lucas D. Rudolph, Wyoming Professional Land Surveyor 15442

The foregoing instrument was acknowledged before me by Lucas D. Rudolph this _____ day of _____, 2020.
Witness my hand and official seal.

Notary Public My commission expires:_____

CERTIFICATE OF OWNERS

State of Wyoming)
County of Teton)ss

The undersigned owners and proprietors of the lands shown hereon hereby certify;

That the foregoing subdivision of land as shown hereon and described in the Certificate of Surveyor hereon is with their free consent and in accordance with their desires;

That the name of the subdivision shall be known as **KUDAR FLATS ADDITION TO THE TOWN OF JACKSON;**

That access to the subdivision is from Redmond Street;

That that sewer service easement within Lot 2 of this subdivision and as shown hereon is for the benefit of Lot 1 of this subdivision;

That this subdivision is subject to that Easements and Covenants Agreement to be filed concurrently with this plat;

That this subdivision is subject to that beneficial 20 foot wide sewer line easement to the Town of Jackson as shown hereon and shown and described on Taminah Corner Townhomes Addition to the Town of Jackson, Plat no. 1242, as recorded in the Office of the Clerk of Teton County;

That this subdivision is subject to that easement grant for an encroachment, as described in Book 137 of Photo, pages 349–352, as recorded in the Office of the Clerk of Teton County;

That this subdivision is subject to that Electrical Distribution Easement to Lower Valley Energy, as described in Book 687, pages 606–609. as recorded in the Office of the Clerk of Teton County;

That this subdivision is subject to that esement to Lower Valley Power and Light, Inc, as described in Book 273, pages 845–846, as recorded in the Office of the Clerk of Teton County;

That Lot 1 is subject to a 15 foot wide water service easement as shown hereon for the benefit of Lot 2 of this subdivision;

That Lot 2 is subject to a sewer service easement as shown hereon for the benefit of Lot 1 of this subdivision;

that the north 75 feet of Lot 12, and Lot 13, Block 1 of John D. Hall Plat to the Town of Jackson, Plat no. 131, as recorded in the Office of the Teton County Clerk, are hereby vacated in accordance with the Town of Jackson Land Development Regulations, Article 8, Division 8.5 and Sections 34–12–106 through 110, Wyoming Statutes, 1977, as amended, and the Clerk is respectfully requested to write "vacated" across said lots, they being reconfigured as shown hereon;

Sections 34–12–106 through 110, Wyoming Statutes, and the Clerk of Teton County is hereby respectfully requested to write "vacated" across said Lots, they being reconfigured as shown hereon;

That this subdivision is subject to any other easements, restrictions, reservations, rights-of–way, and conditions of sight and/or of record including, but not limited, to those shown hereon;

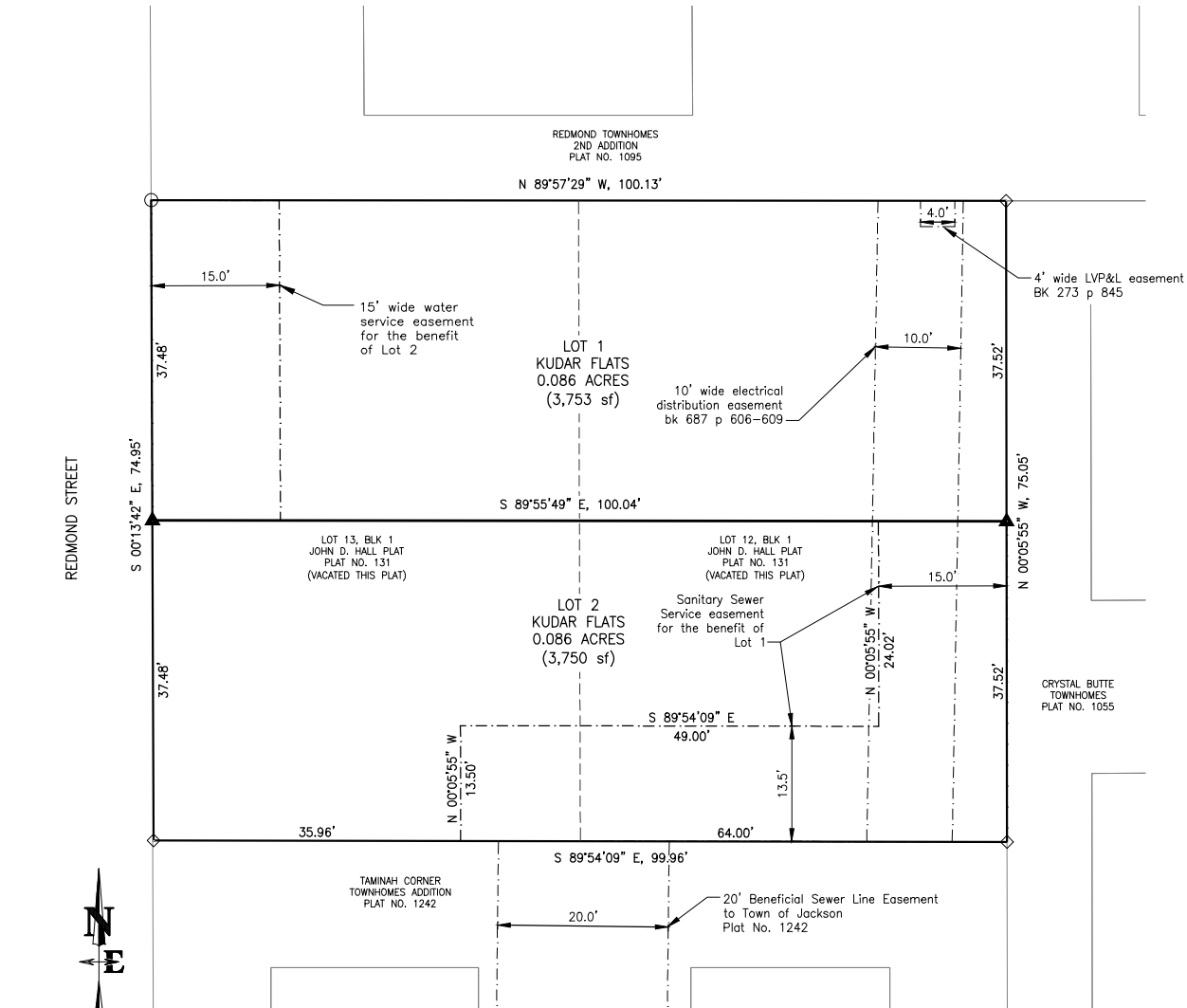
That Seller does not warrant to Purchaser that he shall have any rights to the natural flow of any stream within or adjacent to the subdivision;

That Wyoming Law does not recognize any riparian rights to the continued natural flow of a stream or river to persons living on the banks of the stream or river;

Mark Ferris, Managing Member

The foregoing instrument was acknowledged before me by Mark Ferris, Managing Member of the Pine Marten Properties LLC, a California limited liability company, this _____ day of _____ 2020.

WITNESS my hand and official seal. Notary Public



- LEGEND
- = PROPERTY LINE
 - - - - - = EASEMENT LINE
 - - - - - = VACATED LOT LINE
 - ◇ = FOUND REBAR WITH CAP "PLS 10821"
 - = FOUND PIPE
 - ▲ = SET 5/8"Ø REBAR WITH CAP INSCRIBED "NELSON ENGR. PLS 15442"

State of Wyoming)
County of Teton)ss
City of Jackson)

The foregoing Subdivision, **KUDAR FLATS ADDITION TO THE TOWN OF JACKSON,** was approved at the regular meeting of the Jackson Town Council on the _____ day of _____, 2020 in accordance with Section 15–1–415 Wyoming Statutes.

Attest: Town of Jackson

Sandra P. Birdyshaw, Clerk Peter Muldoon, Mayor

Brian T. Lenz, Town Engineer Tyler Sinclair, 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 Sandy P. Birdyshaw, 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.

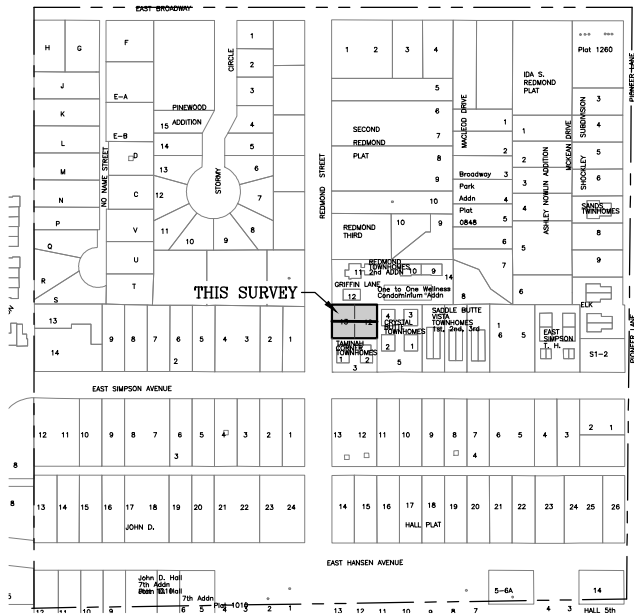
Witness my hand and official seal.

Notary Public My commission expires:_____

The foregoing instrument was acknowledged before me by Tyler Sinclair, Planning Director, this _____ day of _____, 2020.

Witness my hand and official seal.

Notary Public My commission expires:_____



VICINITY MAP
NW 1/4 NE 1/4,
SECTION 34,
TOWN OF JACKSON,
T41N, R116W
TETON COUNTY

SCALE 1' = 200'

Zoning District: (NM–1) Neighborhood Medium Density–1

Number of Lots: 2
Lot 1 = 0.086 acres
Lot 2 = 0.086 acres

Total Project Acreage: 0.172 acres

Plat Prepared: 6–19–2020
Revised:

Owner(s) and Subdivider(s): Surveyor:
Pine Marten Properties Nelson Engineering
C/O Mark Ferris P.O. Box 1599
6240 Squaw Creek Road Jackson, Wyoming, 83001
Jackson, WY 83001 307–733–2087
530–412–0650

THIS SUBDIVISION IS CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS. ONSITE WATER AND SEWER SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED.

THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISIONS, EXCEPT AS PERMITTED BY THE TOWN OF JACKSON

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE SUBDIVISION.

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

KUDAR FLATS
ADDITION
to the Town of Jackson

a subdivision of the
north 75 feet of Lot 12 and Lot 13 of Block 1,
John D. Hall Plat
to the Town of Jackson
Plat no. 131

located within the
NW 1/4 NE 1/4,
Section 34,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

REV.

DRAWING TITLE
FINAL PLAT

JOB TITLE
SCOTT AND DONNA SHEPHERD
170 REDMOND STREET
PT. LOT 12 AND 13, JOHN D HALL PLOTS

DRAWING NO
1
JOB NO
18–372–01

NELSON
ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733–2087

DATE	6/19/18	REV.
SURVEYED	NE	
ENGINEERED	JK	
DRAWN	SK	
CHECKED	LR	
APPROVED		