



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

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

Joint Town/County

- Parks and Recreation
- Pathways
- Housing Department

Teton County

- Planning Division

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

State of Wyoming

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

Federal Agencies

- Army Corp of Engineers

Utility Providers

- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

| | |
|---|-----------|
| Date: January 28, 2021 | REQUESTS: |
| Item #: P21-020 | |
| Planner: Tyler Valentine | |
| Phone: 733-0440 ext. 1305 | |
| Email: tvalentine@jacksonwy.gov | |
| Owner: JHHR Holdings I, LLC 2505 Shootin Iron Ranch Road Jackson, WY 83001 | |
| Applicant: Jorgensen Associates, Inc. – Reed Armijo PO Box 9550 Jackson, WY 83002 | |
| Please respond by: February 18, 2021 (with Comments) | |

The applicant is submitting a request for a Sewer Connect located at PIDN: 22-40-16-06-3-00-012 (LOT 6 SEC. 6, TWP. 40, RNG. 116)

For questions, please call Brian Lenz 733-0440 x1410 or email to the address shown below. Thank you.

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



January 22, 2021

Ms. Kelly Bowlin
Town of Jackson Building Department
PO Box 1687
150 E. Pearl Avenue
Jackson, Wyoming 83001

RE: JHHR Holdings I, LLC - Suburban Sketch Plan for Residential Housing, Miscellaneous Planning Permit Application

Dear Ms. Bowlin,

JHHR Holdings I, LLC (JHHR) has made a request to connect water and sanitary sewer utilities to the Town of Jackson system for a residential neighborhood being proposed on 26-acres in Teton County. Ms. Floren Poliseo, Town of Jackson Public Works Director responded with the enclosed e-mail directing JHHR to submit a permit application Town Planning. As such, enclosed you will find the materials necessary for a Miscellaneous Planning Permit Application. This miscellaneous application seeks to obtain approval to connect to the Town of Jackson's Water and Sewer Systems.

Included with this submittal you will find the following:

- Miscellaneous Planning Permit Application;
- Letter of Authorization;
- Quit Claim Deed;
- E-mail from Ms. Poliseo, Public Works Director;
- Copy of Previously Submitted Letter to Ms. Floren Poliseo, Director of Public Works for the Town of Jackson;
- Copy of Previously Submitted Engineer's Report and Infrastructure Development Narrative.

Please call me if you have any question, or if you require any additional information at this time.

Sincerely,

Reed Armijo, P.E.
JORGENSEN ASSOCIATES, INC.

cc: Ms. Floren Poliseo, Town of Jackson
Susan Johnson, SJ Planning Solutions
Sam Zuckerman, JHHR Holdings I



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

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

PROJECT.

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

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

Use Permit

Basic Use

Conditional Use

Special Use

Relief from the LDRs

Administrative Adjustment

Variance

Beneficial Use Determination

Appeal of an Admin. Decision

Physical Development

Sketch Plan

Development Plan

Design Review

Subdivision/Development Option

Subdivision Plat

Boundary Adjustment (replat)

Boundary Adjustment (no plat)

Development Option Plan

Interpretations

Formal Interpretation

Zoning Compliance Verification

Amendments to the LDRs

LDR Text Amendment

Map Amendment

Miscellaneous

Other: _____

Environmental Analysis

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

Pre-application Conference #: _____

Environmental Analysis #: _____

Original Permit #: _____

Date of Neighborhood Meeting: _____

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

Have you attached the following?

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

Notarized Letter of Authorization. A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.

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

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

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


Signature of Property Owner or Authorized Applicant/Agent

Date _____

Name Printed _____

Title _____

LETTER OF AUTHORIZATION

JHHR Holdings LLC, "Owner" whose address is: _____
2505 Shootin Iron Road, Jackson, WY

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

JHHR Holdings LLC, as the owner of property
more specifically legally described as: A Tract of land in G.L.O. Lot 6, NW1/4SW1/4, and in G.L.O.
Lot 5, SW1/4NW1/4, Section 6, Township 40 North, Range 118 West, 8th P.M., Teton County, Wyoming

(If too lengthy, attach description)

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

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

OWNER: 

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Owner

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

STATE OF Wyoming
COUNTY OF Teton

)
JSS.
)

The foregoing instrument was acknowledged before me by Robert L. Gill this 15th day of

January, 2021.

WITNESS my hand and official seal.



(Seal)

(Notary Public)

My commission expires:



QUIT CLAIM DEED

Jackson Hole Hereford Ranch, LLC, a Wyoming limited liability company ("GRANTOR"), for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, QUIT CLAIMS AND CONVEYS, WITHOUT WARRANTY, to JHHR Holdings I LLC, a Wyoming limited liability company (the "GRANTEE"), whose address is 2505 Shootin' Iron Ranch Road, Jackson, WY 83001, the following described real estate, situate in the County of Teton, State of Wyoming ("Property"), hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

See Exhibit "A" attached hereto and by this reference a part hereof.

State Identification Number: 22-40-16-06-3-00-012
22-40-16-06-3-00-015

Including and together with all and singular the tenements, hereditaments, appurtenances, and improvements thereon or thereunto belonging, including oil, gas and mineral rights owned by Grantor, but subject to taxes, assessments, reservations, covenants, conditions, restrictions, reservations, encroachments, rights-of-way, and easements of sight or record.

WITNESS my hand this 23rd day of December, 2019.

Jackson Hole Hereford Ranch, LLC,
a Wyoming limited liability company

By: Robert L. Gill
Robert L. Gill, Member

GRANTOR: JACKSON HOLE HEREFORD RANCH LLC
GRANTEE: JHHR HOLDINGS I LLC
Doc 0983645 Filed At 15:37 ON 12/26/19
Sherry L. Daigle Teton County Clerk fees: 18.00
By Mary Smith Deputy

By: Patricia D. Gill
Patricia D. Gill, Member

STATE OF WYOMING)
) ss
COUNTY OF TETON)

The foregoing instrument was acknowledged before me on this 23rd day of December, 2019, by Robert L. Gill and Patricia D. Gill, husband and wife, being all of the members of Jackson Hole Hereford Ranch, LLC, a Wyoming limited liability company. 

HUGH J. O'HALLORAN – NOTARY PUBLIC
STATE OF WYOMING
COUNTY OF TETON
MY COMMISSION EXPIRES AUGUST 10, 2023

~~Notary Public~~

My Commission Expires: 8/10/23

EXHIBIT A

Revised Hereford Ranch Tract 1

A Tract of land in G.L.O. Lot 6, (the NW $\frac{1}{4}$ SW $\frac{1}{4}$) and in G.L.O. Lot 5, (the SW $\frac{1}{4}$ NW $\frac{1}{4}$), of Section 6, Township 40 North, Range 116 West, 6th P.M., Teton County, Wyoming, said Tract of Land being more particularly described as follows:

All of said G.L.O. Lot 6, and that portion G.L.O. Lot 5 southerly of that boundary established by Boundary Line Agreement, described and recorded in Book 145P, 172-181 in the Office of the Teton County Clerk, excepting therefrom that 3.01-acre parcel of the land shown as Parcel "A" on that Map to accompany Lot Division Application for Robert Bruce Porter Trust recorded as Map T-313-A

Said Tract of Land contains 37 acres, more or less, together with and subject to any easements, rights-of-way, reservations or restrictions of sight and/or of record

As shown on the Map of Survey titled "Robert Bruce Porter Trust, Upper Ranch, Revised Tracts", to be filed concurrently with this description

Revised Hereford Ranch Tract 10

A Tract of land in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ and in G.L.O. Lot 7, (the SW $\frac{1}{4}$ SW $\frac{1}{4}$), of Section 6, Township 40 North, Range 116 West, 6th P.M., Teton County, Wyoming, said Tract of Land being more particularly described as follows

All of G.L.O. Lot 7, (the SW $\frac{1}{4}$ SW $\frac{1}{4}$), and the westerly $\frac{1}{2}$ of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 6

Said G.L.O. Lot 7 being described and recorded as Hereford Ranch Tract 10 in Book 260 of Photos, page 1045-1059 and said SE $\frac{1}{4}$ SW $\frac{1}{4}$ described and recorded as Hereford Ranch Tract 9, in Book 260 of Photos, page 1060-1073

Said Revised Tract of Land contains 60 acres, more or less, together with and subject to any easements, rights-of-way, reservations or restrictions of sight and/or of record

As shown on the Map of Survey titled "Robert Bruce Porter Trust, Upper Ranch, Revised Tracts", to be filed concurrently with this description

From: [Floren Poliseo](#)
To: [Reed Armijo](#)
Cc: [Brian Lenz](#); [Susan Johnson](#); [Thomas Kirsten](#); [Larry Pardee](#); [Tyler Sinclair](#)
Subject: RE: High School Road Housing Water and Sewer Service
Date: Monday, November 30, 2020 10:35:34 PM
Importance: High

Dear Reed,

I apologize – I thought I had responded to your prior email. Thank you for the advance information related to the proposed development. I believe this should be a planning submittal (perhaps type miscellaneous) so it can be routed through proper reviews more formally. We are also happy to coordinate with the County as design advances, once consensus among elected officials is achieved and staff has direction on a preferred approach for this area.

Thank you,
Floren

Floren Poliseo, PE
[Public Works Director](#)
[Town of Jackson, WY](#)
450 Snow King Ave
PO Box 1687
Jackson, WY 83001
(direct) 307-733-3932 / ext 1401
(PW main) 307-733-3079
fpoliseo@jacksonwy.gov

From: Reed Armijo <rarmijo@jorgeng.com>
Sent: Wednesday, November 25, 2020 9:01 AM
To: Floren Poliseo <FPoliseo@jacksonwy.gov>
Cc: Brian Lenz <btlenz@jacksonwy.gov>; Susan Johnson <susan@sjplanningsolutions.com>; Thomas Kirsten <tkirsten@jorgeng.com>
Subject: RE: High School Road Housing Water and Sewer Service

Good Morning Floren –

Just checking to see if the Town has had the opportunity to review/consider this request. Perhaps it would be advantageous to reconvene the group we met with back in early July (you, Brian Lenz, Matt Bowers, Bob Norton, Thomas Kirsten, Susan Johnson, Sam Zuckerman, and myself) to discuss how this request relates to the draft water/sewer capacity and rate studies and next steps. Let me know if sometime next week would work for you and I would be happy to arrange.

Hope you and your family have a wonderful, safe, and healthy Thanksgiving.

Reed

Reed Armijo P.E.

Chief Executive Officer · Principal Engineer

PO Box 9550 · 1315 HWY 89 S., Suite 201

Jackson, WY 83002

TEL: (307) 733-5150 x314

CELL: 307.413.6501

rarmijo@jorgensenassociates.com



JORGENSEN

www.jorgeng.com

Jackson, WY · Pinedale, WY

From: Reed Armijo <rarmijo@jorgeng.com>

Sent: Thursday, October 29, 2020 10:12 AM

To: 'Floren Poliseo' <FPoliseo@jacksonwy.gov>

Cc: 'Brian Lenz' <btlenz@jacksonwy.gov>; 'Susan Johnson' <susan@sjplanningsolutions.com>;

Thomas Kirsten <tkirsten@jorgeng.com>

Subject: High School Road Housing Water and Sewer Service

Good Morning Floren –

Hope fall is treating you well. Enclosed please find a letter addressing water and sewer service for the proposed High School Road Housing Project. The project is currently under Sketch Plan level staff review with Teton County. We have included the Engineer's Report that accompanies the Sketch Plan application for your reference.

Please contact me with any comments or questions you may have. We are also available to meet to discuss further.

Thank you,

Reed

Reed Armijo P.E.

Senior Principal Engineer

PO Box 9550 · 1315 HWY 89 S., Suite 201

Jackson, WY 83002

TEL: (307) 733-5150 x314

CELL: 307.413.6501

rarmijo@jorgensenassociates.com



www.jorgeng.com

Jackson, WY · Pinedale, WY

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October 29, 2020

Ms. Floren Poliseo, P.E.
Town of Jackson Director of Public Works
450 West Snow King Avenue
Jackson, Wyoming 83001
Via E-mail: FPoliseo@jacksonwy.gov

Dear Ms. Poliseo,

Jorgensen Associates, Inc. (Jorgensen) is working with JHHR Holdings I, LLC to develop 84 single family residential lots (1 existing, 83 new) on 26 acres of land located south of High School Road and east of South Park Loop Road. The parcel is zoned Suburban, which allows for this density. We hereby request connection to the Town of Jackson's water and wastewater systems for this residential development.

A Sketch Plan application was submitted to Teton County on September 15, 2020. Included in that application was an Engineer's Report (attached) describing the infrastructure proposed for the development. Regarding water supply and wastewater conveyance and treatment, the application proposes connecting to the Town of Jackson's systems as the preferred alternative.

We are aware that the Town is in the process of developing capacity and rate studies for the water and sewer systems. We have been in conversations with Town Public Works staff and the consulting engineers regarding this study and understand a draft plan has been completed and is under review by the Town. We request a copy of the draft capacity study so that we can continue detailing our analysis in support of JHHR Holdings I, LLC's request for the water and sewer connection.

During our discussions with Town staff and their consultants in July they did not see evidence of particular technical or capacity hurdles for connection of this development to the Town's systems, and that any enhancements needed are achievable. Enhancements that would support connection of this development are already planned and programmed in to the Town CIP. We also learned that the Town may desire a site for an additional well for Zone 3 on the applicant's property, which we are willing to discuss in further detail.

Thank you for considering our request to connect to Town's water and sewer services and we look forward to working with you and your staff on this project.

Sincerely,

Reed Armijo, P.E.
JORGENSEN ASSOCIATES, INC.

cc: Brian Lenz, P.E.
Thomas Kirsten, P.E.
JHHR Holdings I, LLC

**SUBURBAN SKETCH PLAN FOR RESIDENTIAL DEVELOPMENT
ENGINEER'S REPORT AND INFRASTRUCTURE DEVELOPMENT NARRATIVE
SKETCH PLAN APPLICATION
JHHR HOLDINGS I LLC, SOUTH PARK SUBURBAN ZONED PARCEL**

Prepared by Jorgensen Associates, Inc.
Project No. 20030.10 10 September 2020

The following description is for general consideration of infrastructure serving proposed housing on 26 acres of land zoned Suburban under the ownership of JHHR Holdings I LLC. The project proposes to develop as many as 84 lots on the property.

ROADS AND PATHWAYS

Roads within the development will be 20 ft. wide asphalt throughout the subdivision. Roads will provide access to each lot of the development. Similar to Cottonwood Park, sidewalks are not planned but may be added in areas expected to have higher levels of pedestrian traffic or adjacent to roads expected to have higher levels of vehicle traffic. Internal pathways will be provided to allow for connectivity. Dead ends for pedestrian and bicycle traffic will be limited by providing connectivity at key points and short cuts to main traveled routes will be provided to encourage alternative modes of transportation.

Multiple entries in to and out of the site will be provided for circulation and allow for redundancy. Connections to future development and overall Northern South Park circulation will be considered as details for those plans are developed. The subdivision connection to the north will be onto High School Road and aligned with Rangeview Drive to create a four-way intersection and will be Stop sign controlled from the subdivision. The west side of the subdivision will be connected to South Park Loop Road approximately 1000 feet south of the High School Road intersection and 1800 feet north of Red House Road. No driveways or roads currently exist between High School Road and Red House Road. These separations provide for adequate separation on this section of South Park Loop Road with a speed limit of 35 mph.

No individual lots will access High School Road or South Park Loop Road. The Homestead Lot that currently has access along South Park Loop Road will be redesigned to access the internal subdivision roads. A Traffic Statement is included as part of this application that further discusses traffic and transportation consideration for this project.

WATER

Water Supply

Two options are available for the supply of potable water to the subdivision. One option is to connect to the Town of Jackson water supply system, the other is to construct a small community water system that



serves the subdivision. The Town connection option is the preferred option and emphasized in this report and shown on the accompanying drawings.

Town Supply

The Town of Jackson operates a water supply system with water supply wells, storage tanks, and distribution piping throughout Town. This system has 12" water mains on two sides of the property. The location of the development is adjacent to Zone 3 of the Town water system. Water supply for Zone 3 comes from direct pumping in to the system from three wells located on Ely Springs Road, each capable of 1200 gpm. Water to the development area will be delivered via 12" water mains in South Park Loop Road and High School Road. Two connections will be made to the subdivision, one from each of these 12" mains allowing for looping of the internal system. Mains may be sized to accommodate future development of adjacent lands, the size of which will be determined as the development of this area becomes clearer.

The Town is currently preparing a water system capacity study. The recently released executive summary indicates the need for storage and additional supply for Zone 3. In a meeting with the Town it was also indicated required fire flows are currently not satisfied for this zone without upgrades to the system. The Town's Capital Improvements Program has a new well and new storage tank and construction of both are expected regardless of the development associated with this project. The applicant continues to work with the Town on providing information for and possible solutions to the supply and storage challenges in Zone 3. A location on the applicant's property for the Town's proposed Well #9 has been discussed. One additional high capacity well along with storage on a nearby hillside may be enough to eliminate these deficiencies of Zone 3. The Town is reviewing the capacity study and the data contained in that study will provide further information for this project to determine what steps will need to be taken to connect this development to the Town water system. We continue to coordinate with the Town on obtaining this data and information, including water demands expected from this development.

Small Community Water Supply System

If the Town system were not capable of providing or the Town is unwilling to provide water to the development, a small community water system will be constructed to service the subdivision. A series of wells supplying the lots of this subdivision through direct pumping would be constructed to supply potable water and fire protection water to the development. There are examples of this type of system in the County and they have good track records for water quality and reliability. The system would be designed to meet Wyoming DEQ standards and supply fire suppression water as required by the Teton County Fire Resolution. The availability of a large quantity of good quality water at this location is well documented. Successful wells have been developed for single family residences in the nearby Dairy Subdivision, large capacity wells were developed for the 3 Creek pond supply and irrigation systems, and a successful 600 gpm irrigation well was drilled 300 feet south of this property in 2014.

Water Distribution

A network of mostly 8" pipe will be used within the development to supply domestic water for home use, lawn and landscape watering, and to supply fire suppression water to the development. The network will limit deadend lines and provide services to each lot with isolation valves and fire hydrants installed at appropriate intervals throughout the development.



The Town is currently reviewing their water rates, and specifically rates to properties outside of the Town limits, also known as satellite systems. The distribution system will be permitted through the Wyoming DEQ and meet DEQ and Town of Jackson standards.

WASTEWATER

Wastewater Collection

Wastewater collection internal to the development is planned as a gravity collection system. Each lot will have a connection point to a gravity collection main with manholes spaced appropriately for the development. The wastewater collection system will be designed and permitted through the Wyoming DEQ and the Town of Jackson. The initial plan is to collect wastewater at a central location in the southwest corner of the property. From this collection point options are available for the treatment of the wastewater. The first and best option is to pump the wastewater to the Town of Jackson Wastewater Collection System for transmission to the Town's treatment plant through the Town's transmission main to the treatment plant in southern South Park. This option is the preferred option and is depicted in the drawings included as part of this application.

Wastewater Treatment

Several options for domestic wastewater treatment exist. Connection to the Town's wastewater treatment plant is the best option for this development because of the proximity to the Town's system and the level of treatment the Town provides. The Teton County Land Development Regulations require connection to a community sanitary sewer system if one is within 500 feet of the development and access is obtainable. Connection to the Town system is discussed here and depicted on the accompanying drawing package. Other methods are briefly described as alternatives if the Town is unable or unwilling to accept wastewater from this development.

Town Connection

The LDRs require connection to a public sanitary sewer system if it is within 500 feet and if legal access can be obtained. In a previous study from 2016 the treatment plant had an estimated 1.4 MGD excess capacity. The Town is currently reviewing the fees and capacities for their wastewater system. The current capacity study being undertaken by the Town indicates the Town's wastewater treatment plant has capacity for the full buildout of the Town and all connected satellite systems including 570 additional units reserved for a future satellite system, Northern South Park being specifically named as contributing to the 570 units and expansion of the treatment plant is not expected for about 30 years. Information from the current study, once available, will help the applicant and the Town understand the opportunities and challenges for connection of this development to the Town Wastewater System. At that time wastewater generation rates can be determined and impacts to the Town system defined. The applicant continues to work with the Town of Jackson on options for wastewater treatment for this development.

This property has a 6" sewer force main on the west and north, and an 8" gravity sewer main on the north. The nearest connection points are the pressure line in South Park Loop Road, the pressure main in High School Road, or the manhole in High School Road across from Rangeview Drive. Connecting to one of the



pressure mains or the manhole at Rangeview will require the wastewater from this development to route through the Cottonwood Park Lift Station. This should be avoided to limit the impact to the Cottonwood Lift Station. Upgrades to this lift station have been done recently though flow and overall pumping capacity will not accommodate this development.

To bypass the Cottonwood Lift Station wastewater from this development will be pumped up to the Town's gravity collection main in High School Road across from Middle School Road. Easements through High School Road will be needed to use this corridor. From this manhole it is a short distance to the Town transmission main that runs from High School Road along Flat Creek to the treatment plant. Pumping infrastructure will be located on an easement on adjacent lands under the same land ownership.

Small Scale Wastewater Treatment and Disposal

If access to the Town's system is not obtainable several other decentralized wastewater system options exist. They all include treatment of the wastewater prior to disposal. Several vendors offer package treatment units that can be configured to comply with Wyoming DEQ discharge requirements. Treatment options include Membrane Bioreactor Package Plants and Fixed Media effluent filters. There are many MBR and packed bed media filter manufacturers and if the Town is unable or unwilling to accept the wastewater from this development, design of an appropriate system satisfying the Wyoming DEQ regulations will be proposed. Disposal of treated wastewater from these alternative treatment methods can also be accomplished in several different ways. Some options include treatment wetlands, drying beds, and land application on adjacent agricultural lands owned by the applicant. Other methods exist and will be investigated should connection to the Town not occur. The climate of the area will likely play a role in determining the disposal method or combination of methods developed for this project. Treatment infrastructure will be located in an appropriately sized easement on adjacent lands owned by the same landowner.

CABLE UTILITES AND NATURAL GAS

Cable utilities and natural gas service will be provided to each lot of the development. Lower Valley Energy will provide electric power and natural gas service. Initial indications from LVE is to bring electrical power from a connection point just south of the property on South Park Loop Road and gas from a connection point in High School Road. At least one, if not all, of the three communications companies, Century Link, Spectrum, and Silver Star, will provide communication services to the development. Connection points for these cable utilities have not yet been determined. All cable utilities and gas infrastructure will be buried except the required surface equipment.

STORMWATER

Roadside ditches, swales, and small infiltration areas will be used to limit the length of stormwater routing which helps to limit the concentration of stormwater. Drainage design will follow natural drainage patterns and meet Town of Jackson and Teton County stormwater regulations. Snow storage will be considered in the layout of roads, paths, utilities, and any community landscaping. Initially, a snow storage, stormwater, and utility easement is proposed along the 40 ft. Right Of Ways. Where concentrated



flows exist, inlets and collection piping will be used to direct stormwater and spring melt water to a central detention basin, or basins, as determined by stormwater calculations and as required in the Teton County LDRs.

SOILS

Excavation and drilling in this area have historically shown the underlying soils to be alluvial cobbles and gravels in a sandy matrix. Sand lenses and pockets of other material have been encountered and these soils should be removed if encountered in areas where foundations or structures will bear on them.

NATURAL HAZARDS

There are no known steep slopes (+35%), unstable soils, fault areas, floodplains, or wildland urban interface conditions affecting this site.