



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: March 22, 2022	REQUESTS: The applicant is submitting a request for a Sewer Connect located at 4370 W Nethercott Lane, legally known as LOT 2, SEATON SUBDIVISION PIDN: 22-41-17-23-1-08-001 For questions, please call Brian Lenz 733-0440 x1410 or email to the address shown below. Thank you.
Item #: P22-063	
Planner: Tyler Valentine Phone: 733-0440 ext. 1305 Email: tvalentine@jacksonwy.gov	
Owner: Nethercott Ventures, LLC PO Box 867 Wilson, WY 83014 Applicant: Wilson Sewer District PO Box 1587 Afton, WY 83110	
Please respond by: April 13, 2022 (with Comments)	

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



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/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?

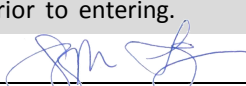
_____ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **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



Town of Jackson
 150 E Pearl Avenue
 PO Box 1687, Jackson, WY 83001
 P: (307)733-3932 F: (307)739-0919
 www.jacksonwy.gov

Date: 3/22/22

LETTER OF AUTHORIZATION **NAMING APPLICANT AS OWNER'S AGENT**

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual : NETHERCOTT VENTURES LLC

Being duly sworn, deposes and says that NETHERCOTT VENTURES LLC the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 4370 W NETHERCOTT LANE

Legal Description: LOT 2, SEATON SUBDIVISION

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: WILSON SEWER DISTRICT

Mailing address of Applicant/agent: PO BOX 1587, AFTON, WY 83110

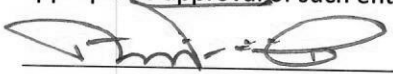
Email address of Applicant/agent: SLAGERMAN@NELSONENGINEERING.NET

Phone Number of Applicant/agent: 307-733-2087

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

- ☐ Development/Subdivision Plat Permit Application ☐ Building Permit Application
☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application
☐ Demolition Permit ☒ Other (describe) PLANNING PERMIT APPLICATION - SEWER CONNECTION

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.


 Property Owner Signature

ARE FRIEBECK

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 Are Friebeck this 12nd day of March, 2022. WITNESS my hand and official seal.

Notary Public

JUSTIN M DOERR - NOTARY PUBLIC

COUNTY OF
LINCOLN



STATE OF
WYOMING

MY COMMISSION EXPIRES AUGUST 02, 2024

My commission expires: 08/02/2024

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

GRANTOR: CORE VENTURES LLC
GRANTEE: NETHERCOTT VENTURES LLC
Doc 0990132 Filed At 11:27 ON 05/15/20
Sherry L. Daigle Teton County Clerk fees: 15.00
By Corrina Dorman Deputy Clerk

WARRANTY DEED

Core Ventures, LLC, a Wyoming limited liability company, GRANTOR(S), of PO Box 1845, Jackson, WY 83001, for Ten Dollars (\$10.00) and for other good and valuable consideration and pursuant to an I.R.C. § 1031 tax deferred exchange on behalf of Grantor, in hand paid, receipt of which is hereby acknowledged, CONVEY(S) AND WARRANT(S) TO Nethercott Ventures LLC, a Wyoming limited liability company, GRANTEE(S), whose address is PO Box 867, Wilson, WY 83014, the following described real estate, situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 2 of the Seaton Subdivision of Teton County, Wyoming,
according to that plat recorded in the Office of the Teton County
Clerk on July 1, 1997 as Plat No. 907.

PIDN: 22-41-17-23-1-08-001

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 May, 2020.

Core Ventures, LLC, a Wyoming limited liability
company

By: Polly J. Friess
Polly J. Friess, Manager

STATE OF Wyoming)
COUNTY OF Teton) ss.

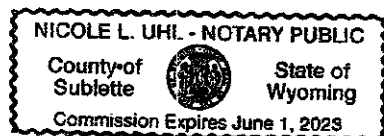
The foregoing instrument was acknowledged before me by Polly J. Friess,
Manager of Core Ventures, LLC, a Wyoming limited liability company, this 13 day of
May, 2020.

WITNESS my hand and official seal.

Nicole L. Uhl
Notary Public

[S E A L]

My commission expires: _____



WILSON SEWER DISTRICT

P.O. Box 1587
AFTON, WY 83110

February 16, 2022

Nethercott Ventures, LLC
Attn: Are Friesecke
P.O. Box 867
Wilson, WY 83014

RE: Wilson Sewer District – Request for Annexation

Dear Mr. Friesecke:

This letter is written in response to your petition for annexation and sewer service received by the District on January 31, 2022. A copy is attached for reference.

The parcel is described as Lot 2 of the Seaton Subdivision, PIDN: 22-41-17-23-1-08-001, Address(es): 4350, 4360, and 4370 W. Nethercott Lane, Owner: Nethercott Ventures, LLC.

The Board of Directors was presented with and approved this annexation request at its regularly-scheduled monthly meeting on February 15, 2022.

The Town of Jackson has a long-standing agreement with the Wilson Sewer District to serve properties located within the District boundaries, but properties that lie outside must be approved on a case-by-case situation by the Town of Jackson before the District can allow connection and provide sewer service. The vehicle for this approval is the Town's planning permit application, along with a completed "checklist for an application for a connection and use agreement for water and sewer services". The application and checklist can be found by following the links given below.

<https://www.jacksonwy.gov/DocumentCenter/View/4461/Planning-Permit-Application>

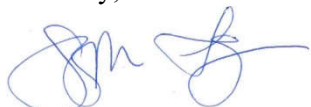
<http://www.townofjackson.com/DocumentCenter/View/4302/CHECKLIST-COUNTY-WATER-SEWER-CONNECTIONS?bidId=>

Once the application is submitted to the Town, the item will be added to a Town Council agenda and heard at one of the regularly-scheduled meetings (typically the first or third Monday of the month).

If the Town approves your application, the District will request that you complete the attached Outside User Connection and Use Agreement and provide a connection fee (to be determined at the time of application, fee schedule attached), and will then issue a connection license.

If you have any questions about this process, please feel free to contact me directly at (307) 733-2087 or slagerman@nelsonengineering.net.

Sincerely,



Suzanne Lagerman
Assistant District Engineer

January 31, 2022

(via e-mail and USPS)

Board of Directors
Wilson Sewer District
c/o Wade Hirschi – Succentrix Business Advisors
PO Box 1587
Afton, WY 83110

RE: Annexation Request for 4350/4360/**4370 Nethercott Lane**
PIDN 22-41-17-23-1-08-001

Dear Board of Directors,

I am writing to request annexation from the Wilson Sewer District for the property located at the above address, which are three building's and the 4370 Nethercott Lane is the main address under the county records.

The homes on this property are currently served by a septic system.

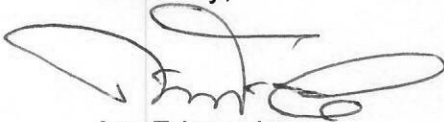
We are replacing the 4370 with an ARU and a garage would like to connect to the Nethercott Lane sewer line, including the adjacent ARU under 4350, which 1200 SQ ft

We further will be replacing the 4350 Cabin with an approximately 3700 Sq foot house, located in the middle/southern section of the 'Seaton Lot 2' and possibly would like to hook up to the sewer running along 390, which seems closer & more direct than Nethercott Lane and avoiding a lift station.

Thank you for your consideration and I have copied Merrell Design Works as the architect and Mike Bowers/Suzanne Lagerman from Nelson Engineering, as they are aware of our 2022 Project.

Let me know any further information needed and appreciate you considering during your February 15th Meeting.

Sincerely,



Are Friesecke

Nethercott Ventures, LLC
POB 867 Wilson, WY 83014
Phone: 954-646-3305 cell

CC: Rick Merrell / Mike Bowers / Suzanne Lagerman (via e-mail)
CC: Wilson Sewer District (BOD) PO Box 1607 Wilson, WY 83014

AGREEMENT FOR CONNECTION TO AND USE OF WILSON SEWER DISTRICT FACILITIES

This Agreement is made and entered into effective the ____ day of _____, 20____, by and between the Wilson Sewer District, a Wyoming Sewer District organized pursuant to W.S. § 41-10-101 et seq., of P.O. Box 1587, Afton, Wyoming 83110 (the "District") and _____, whose mailing address, telephone number, and email address is _____, ("Outside User").

1. RECITALS. The District is a Wyoming Sewer District which owns and operates wastewater collection and transmission facilities within the boundaries of the District, which collect and transmit wastewater to treatment facilities operated by the Town of Jackson. The Outside User owns property outside the boundaries of the District, which property is described in Exhibit A attached hereto and made a part hereof (the "Outside User's Property") and desires to connect to and utilize the collection and transmission facilities operated by the District. The parties have agreed to the terms and conditions for the connection and use of the District's facilities and execute this Agreement to set forth the terms and conditions of their agreement in writing.

2. PERMISSION TO CONNECT TO DISTRICT SYSTEM. The District agrees that the Outside User shall be permitted to connect wastewater disposal facilities on the Outside User's Property to the District's system, and the District agrees to receive wastewater generated on the Outside User's Property, and to transmit such wastewater to the Town of Jackson treatment system, subject to and on the terms and conditions set forth hereafter.

3. PAYMENT OF CONNECTION FEE AND CONSTRUCTION OF LINES AND FACILITIES CONNECTING TO THE DISTRICT'S SYSTEM. The Outside User agrees to pay a connection fee of _____ Dollars (\$_____) for _____ Equivalent Residential Unit(s) (ERU) at the time of connection. Connection fee to be paid by current applicant _____ or paid in full by previous Outside User _____ (please check one). The Outside User agrees to construct and install, at the Outside User's sole expense, all lines and facilities necessary for connection to the District's system, in full compliance with all applicable District, Town of Jackson, Teton County and State of Wyoming rules and regulations. The District in its sole discretion may require that lines and facilities be of a size to accommodate

additional users. The Outside User shall obtain a building permit from Teton County, and shall provide a copy thereof to the District. The District shall be provided written documentation, certifying proper construction, promptly after the connection of the Outside User's property to the District's system.

4. PAYMENT OF USER FEES / RIGHT OF DISTRICT TO FILE AND FORECLOSE LIEN. The Outside User agrees to promptly pay user fees in accordance with the rules and regulations and fee schedules adopted by the District from time to time. The Outside User agrees to pay all costs incurred by the District in collecting user fees not paid within thirty (30) days of the date of billing, including reasonable attorney's fees, whether suit is brought or not. In addition, the District shall have the right to file and foreclose a lien against the Outside User's Property to collect delinquent user fees.

5. EASEMENTS REQUIRED FOR CONNECTION. The Outside User shall obtain all easements across third party property required for the connection of the Outside User's Property to the District's system. All easements required over third party property for sewer mains and manholes accepted by the District as provided in paragraph 8 shall be granted to the District and shall be in a form acceptable to the District.

6. MAINTENANCE AND REPAIR. The Outside User shall be responsible for the cost and expense of maintaining and repairing lines and facilities connecting the Outside User to the District's system, and all such maintenance and repair shall be in full compliance with applicable District rules and regulations.

7. COMPLIANCE WITH RULES AND REGULATIONS REGARDING WASTEWATER DISCHARGE. The Outside User shall comply with all applicable District, Town of Jackson, Teton County and State of Wyoming rules and regulations regarding wastewater discharged into the District's system.

8. MAINTENANCE OF MAIN LINES AND MANHOLES. The District may agree to assume ownership, operation and maintenance responsibilities for main lines and manholes that provide service to more than one property, if such facilities are constructed to District standards and all applicable easements have been granted to the District. The District

will only assume such responsibility by a separate written instrument executed by the District, and all Outside Users whose property utilizes the main lines and manholes.

9. AGREEMENT TO ANNEX PROPERTY INTO DISTRICT BOUNDARIES.

The Outside User agrees to the annexation of the Outside User's Property into the boundaries of the Wilson Sewer District, at such time as the District determines that sufficient properties are ready for annexation to justify the cost and expense of the annexation process.

10. INDEMNIFICATION. The Outside User agrees to indemnify and hold harmless the District from and against any and all loss, cost, liability, expense and/or cause of action arising out of or resulting from the Outside User's failure to maintain or repair its lines and facilities connecting to the District's system, or to comply with all applicable rules and regulations regarding wastewaters discharged into the District's system. This indemnification includes reasonable attorney's fees.

11. VOLUNTARY TERMINATION / DISCONNECTION. At any time prior to annexation of the Outside User's Property into the District, the Outside User shall have the right to terminate this Agreement and disconnect from the District's system upon not less than forty-five (45) days prior written notice to the District and proof of authorized alternative wastewater treatment and disposal permits. The Outside User shall be responsible for all costs and expenses associated with disconnection from the District's system.

12. ENFORCEMENT. This Agreement may be enforced by either party by an action at law or in equity, specifically including extraordinary remedies of specific performance and injunctive relief. In the event either party shall be required to bring an action to enforce its rights pursuant to this agreement, the substantially prevailing party in such controversy shall be entitled to recover, in addition to any and all other relief, all costs, including a reasonable sum for attorney's fees, incurred.

13. ENTIRE AGREEMENT/AMENDMENT. This Agreement constitutes the entire agreement between the parties and it may not be amended except by agreement in writing signed by the parties hereto.

14. BINDING/SEVERABILITY. This Agreement shall be binding upon the parties hereto and their successors and assigns in interest of the facilities set forth herein. In the event any portion of this agreement shall be deemed unenforceable for any reason, such determination shall not affect the enforceability of any of the remainder of the provisions of this agreement, which shall remain in full force and effect.

15. RIGHTS AND OBLIGATIONS APPURTENANT TO OUTSIDE USER'S PROPERTY. The rights and obligations of the Outside User set forth herein shall be appurtenant to the Outside User's Property, and shall inure to the benefit of and shall be binding upon future owners of the Outside User's Property.

16. CONSTRUCTION. This Agreement shall be construed according to the laws of the State of Wyoming.

WITNESS my hand this _____ day of _____, 20____.

OUTSIDE USER:

STATE OF _____)
)ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____ by _____.

WITNESS my hand and official seal.

Notary Public
My Commission Expires: _____

WITNESS my hand this _____ day of _____, 20____.

WILSON SEWER DISTRICT,
A Wyoming Sewer District:

President

STATE OF _____)
)ss
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____
_____, 20____ by _____ as President of the Wilson Sewer District.

WITNESS my hand and official seal.

Notary Public
My Commission Expires: _____

Description	Assessment Unit	Connection Fee (As Adopted)
Residential Unit, House, Condominium with Laundry, Townhouse, Apartment (2-Bedroom or more)	Per Unit	\$4,915
Apartment, Studio or 1-Bedroom (with or without Laundry), ARU (1000sf or less)	Per Unit	\$4,915
Bars and Taverns (No Food Service [60 gpd/seat])	Per Seat	\$525
Restaurant (80gpd/seat)	Per Seat	\$710
Restaurant / Paper service (52 gpd/seat)	Per Seat	\$455
Motels and Hotels (200 gpd/room)	Per Room	\$1,735
Bed and Breakfast (226 gpd/room)	Per Room	\$1,970
Churches (No Food Preparation/Dishwashing)	Per Seat	\$50
Churches (with Food Preparation/Dishwashing)	Per Seat	\$65
RV Parks (with individual sewer hookups [100gpd/site])	Per Site	\$870
Camp Parks, Campgrounds w/Service Building (Includes "free-standing structures" such as Yurts and Tipis) (75 gpd/site])	Per Site	\$655
Mobile Home Park	Per Site	\$3,830
Laundry (Self-service [300gpd/machine])	Per Machine	\$2,620
Laundry (Commercial [\$1,211/100# per day capacity])	Min./Machine	\$9,565
Offices (30gpd/employee [1 occupant/100 sq. ft.])	Per Employee	\$255
Retail Stores (0.05 gpd/sq. ft.)	Per 100 Sq. Ft.	\$50
Service Stations	Per Pump	\$1,915
Car Washes	Per Bay	\$8,695
Day Care	Per Student	\$95
Public Spas	Per 1,000 Gallon Capacity	\$1,150

The minimum fee for any new service shall be \$4,915. Expansion or remodel on an existing service shall be based on the new use, with credit being granted for the previous use. Credit for prior use shall be based upon the largest wastewater loading in the previous five years.

For uses not listed in the table above, the wastewater capacity fee amount shall be assigned by the Wilson Sewer District based on the typical single family residence capacity fee (which is based upon a wastewater generation figure of 440 gallons per day in peak daily flow).

A Major Residential Unit (greater than 1000sf) is equal to one (1) equivalent residential unit (ERU). A Minor Residential Unit (1000sf or less) is equal to one half (0.5) ERU. Both Major and Minor Residential Units shall be assessed the minimum connection fee of 1 ERU or \$4,915, as explained above, and shall be billed user fees accordingly.

A separate capacity fee will be collected by the Town of Jackson for each connection.



**Checklist for an
APPLICATION FOR A CONNECTION AND USE
AGREEMENT FOR WATER AND SEWER SERVICES**
Planning & Building Department
Planning Division

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

APPLICABILITY. *This checklist should be used when applying to the Town of Jackson for consideration of connection to Town Sewer, Water and/or Stormwater infrastructure, or a private extension thereto, through a Connection and Use Agreement for a development, service district, or property outside of the Town's corporate boundary AND not within an existing approved service area.*

When is an APPLICATION FOR A CONNECTION AND USE AGREEMENT FOR WATER AND SEWER SERVICES required?

An application to connect and, if approved, the resulting Connection and Use Agreement, are required prior to a development, service district, property, or any individual property within a development or service area, applying for a Town of Jackson / Teton County Sewer and Water Connection permit. *For more detailed information on the process see the PROCESS section of this checklist.*

INSTRUCTIONS. *Use this checklist to provide the information required for review of an application. All items on this checklist should be shown or noted in the application or on the plans, including not applicable items.*

<input type="checkbox"/>	DESCRIPTION
X	Submit all materials with a Planning Application to the Planning Division, select the <i>Miscellaneous</i> option.
X	Town of Jackson Letter of Authorization if applicant is other than the owner.
X	ENGINEER'S REPORT: <ul style="list-style-type: none"> • All materials shall be prepared and sealed by a licensed Wyoming engineer with experience designing municipal water and/or sewer infrastructure. • A brief narrative of the proposed project and request of the Town. • Reason for requesting the connection(s). e.g. permit compliance, existing system failure, high ground water, proximity to surface water, geological conditions, etc. • Alternatives, if any, considered for sewage collection and treatment and/or water supply. Include any reasons for not pursuing the alternatives or whether the alternative is still being proposed. • Proposed schedule for the project. • Provide a statement regarding who will pay the costs of design, permitting, construction, operation, maintenance, regulatory compliance, repair, and replacement of the system. • Identify the entity that will own the system(s) and be legally responsible for the system(s), i.e. the party that would execute a Connection and Use Agreement with the Town. <ul style="list-style-type: none"> ○ If applicable, identify the certified operator that will operate the proposed system(s). • Provide information regarding how customers that are delinquent on paying for services will be handled, e.g. water shutoffs. • Provide information regarding the proposed method of metering. • WATER AND SEWER <ul style="list-style-type: none"> ○ Estimated Water Demands <ul style="list-style-type: none"> ▪ AWWA M22, actual flows, or other approved methodology ○ Estimated Sewer Volumes <ul style="list-style-type: none"> ▪ AWWA M22, actual volumes, Wyoming DEQ, Other approved methodology. ○ For estimated demands use the most conservative sewer volumes and/or water demands for the potential service area based on maximum allowed development for the service area at build out. For example, if there are 20 existing hotel rooms but 40 are allowed by development regulations, use 40 rooms for the

	<p>estimate.</p> <ul style="list-style-type: none"> ▪ Include estimated volumes and demands from the adjacent properties within 500 feet of the proposed system. ▪ Provide the information separated into the proposed service area and potential future service areas, include a table by parcel for individually metered lots, e.g. lots that connect via an unmetered gravity system. <ul style="list-style-type: none"> • Sewage Characteristics: <ul style="list-style-type: none"> ○ For proposed development provide information regarding the anticipated wastewater strengths e.g. Biochemical Oxygen Demand (BOD) and Total Suspended Solids (TSS); types of use e.g. residential, brewery, industrial, commercial, lodging; and any other expected characteristics. ○ For existing developments provide a summary of any existing wastewater strength or quality monitoring data.
X	<p>PLANS AND MAPS:</p> <ul style="list-style-type: none"> • Map of the Proposed Service Area. <ul style="list-style-type: none"> ○ Show all properties intended to be served by the proposed system and requested connection. ○ Show all properties within 500 feet of the proposed infrastructure, regardless of whether or not the property intends to connect to the private system at this time. • Water and/or Sewer Plans showing the proposed systems, sizes, and points of connection. • Existing utilities. • Easements: Existing or proposed required for the system and connection. • Parcel Information: existing, proposed, future boundaries. Provide parcel id, street address, and ownership information. • Vicinity Map • Scaled drawings with north arrows. • Any other relevant information.
X	<p>PERMITTING:</p> <ul style="list-style-type: none"> • Provide a list of all applicable local, state, and federal permits required to complete the project and indicate whether they were issued, waived, denied, or pending. <ul style="list-style-type: none"> ○ Teton County, Wyoming Department of Environmental Quality, Wyoming Department of Transportation, Army Corps of Engineers, private properties, etc. • For an existing system, provide a list of any existing local, state, and federal permits and indicate if the permit is in good standing, under review, citations, fines, or otherwise pertaining to the permit.
NA	<p>PRIVATE PROPERTIES AND SYSTEMS:</p> <ul style="list-style-type: none"> • Provide a list of all private properties that are impacted by the project and any required easements, approvals, land acquisitions, etc. and indicate the status of each. • Provide a list of all private systems required to make the connection and indicate the status of each. Include any and willingness to serve letters, approved permit, etc.

REQUEST TO CONNECT AND CONNECTION AND USE AGREEMENT PROCESS. *This summary is general and each application may vary depending on the circumstance.*

X	<p>REQUEST TO CONNECT:</p> <ul style="list-style-type: none"> ○ Apply to connect using the Planning Application – Miscellaneous Option and this checklist. ○ Staff Review of Application for a Connection and Use Agreement for Water and Sewer Services. ○ Council Review: Request for connection will be presented and reviewed by Council at a regularly scheduled council meeting.
	<p>CONNECTION AND USE AGREEMENT:</p> <ul style="list-style-type: none"> ○ If Council approves the Request to Connect, Town staff will prepare the Connection and Use Agreement(s) and incorporate any conditions of approval as part of the application. Each utility will be covered by its own agreement. ○ Applicant will have a chance to review the agreement prior to presenting to Council for approval. ○ Applicant shall be responsible for preparing and paying for all exhibits required for all agreement(s) to the Town's satisfaction. Required exhibits vary by project but typically include a map of the service area, list of parcels within the service area, table of estimated peak demands, conceptual system plans, and / or other relevant information. ○ Council Review: Connection and Use Agreement(s) will be presented for review by Council at a regularly scheduled council meeting. ○ Following Council approval of the Connection and Use Agreement, it will be finalized according to Council approval. ○ Staff will provide the applicant the final agreement(s) for execution. The Mayor will execute the agreement(s) after the applicant. ○ Recordation: The Connection and Use Agreement(s) shall be recorded with the Teton County Clerk against all properties within the approved service area. Applicant shall pay all recording fees.
	<p>CONSTRUCTION: <i>Following execution and recordation of the Connection and Use agreement construction of the proposed connection(s) is permitted as follows:</i></p> <ul style="list-style-type: none"> ○ SEWER AND WATER CONNECTION PERMIT (SWP) Application for the system if applicable ○ SEWER AND WATER CONNECTION PERMIT (SWP) Application for the individual properties within the service area.

4370 Nethercott Lane Sewer Connection

ENGINEERING REPORT (3/22/2022)

Project Narrative

The owners of the property at 4370 Nethercott Lane are requesting connection to the Wilson Sewer District. Three residences, one new house, one new ARU and one existing house, are requesting connection. At this time the property is not included in the Wilson Sewer District. The Wilson Sewer District was presented with and approved the annexation request on February 15, 2022. This report and other included information is supplied as noted in the TOJ planning application.

Reason for Request

The Wilson Sewer mains on Nethercott Lane and Highway 390 are within 500 feet of the existing and proposed residence locations, per Teton County LDRs the property must connect to the public sewer system. Currently the existing residences are served by septic systems. During the new residence construction, it would be beneficial to connect to the sewer service to serve the new proposed residences and the existing residence at the same time. The service would provide less maintenance and lower cost to the owners long-term.

Alternatives

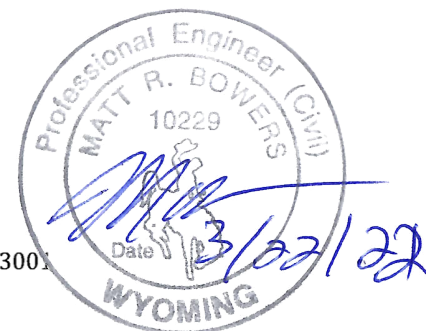
Alternatively, a new septic system would be installed to service the new residence. Additional septic systems may be required to be pressurized due to high ground water in the area. Also, there are many other existing leachfields in this area; adding additional soil absorption systems would add to the load in this area.

Proposed Schedule

If the request to connect is approved by the TOJ, final design and permitting will occur with the goal of construction completion by Fall of 2022.

Owner Responsibility

The owners will be responsible for all costs of design, permitting, construction, operation, maintenance, regulatory compliance, repair, and replacement of the system from the property to the connection with the Wilson Sewer System.



System Owner

The owner of the system will be Nethercott Ventures, and will execute the connection and use agreement with the Wilson Sewer District.

Delinquent Payment

Delinquent payment will be subject to the Wilson Sewer District regulations.

Metering

The Wilson Sewer District has a master meter at the Stilson Lift Station (located at the Stilson Parking Lot); the proposed connection would not require an individual meter.

Sewer Demand

Based on residential use, the maximum demand is 950 gallons per day, with an average of 570 gallons per day. This is based on WYDEQ residential flows for 10 bedrooms (New proposed home 5 bedrooms + New proposed ARU 2 bedrooms + Existing home 3 bedrooms = 10 bedrooms total).

Estimates are for 4370 Nethercott Lane connections, all other properties in the vicinity of the proposed sewer main connections are already connected to Wilson Sewer District.

Sewer Characteristics

Residential Customer Class 1

Map

Attached in this application is a map showing the property and the location of the tie in.

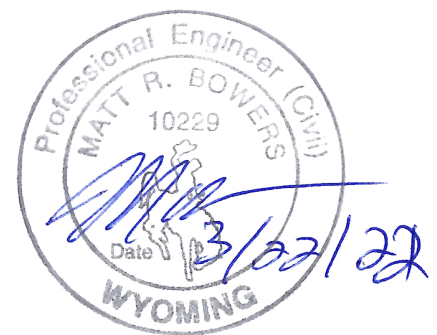
Permitting

The following is a list of permits that will be required:

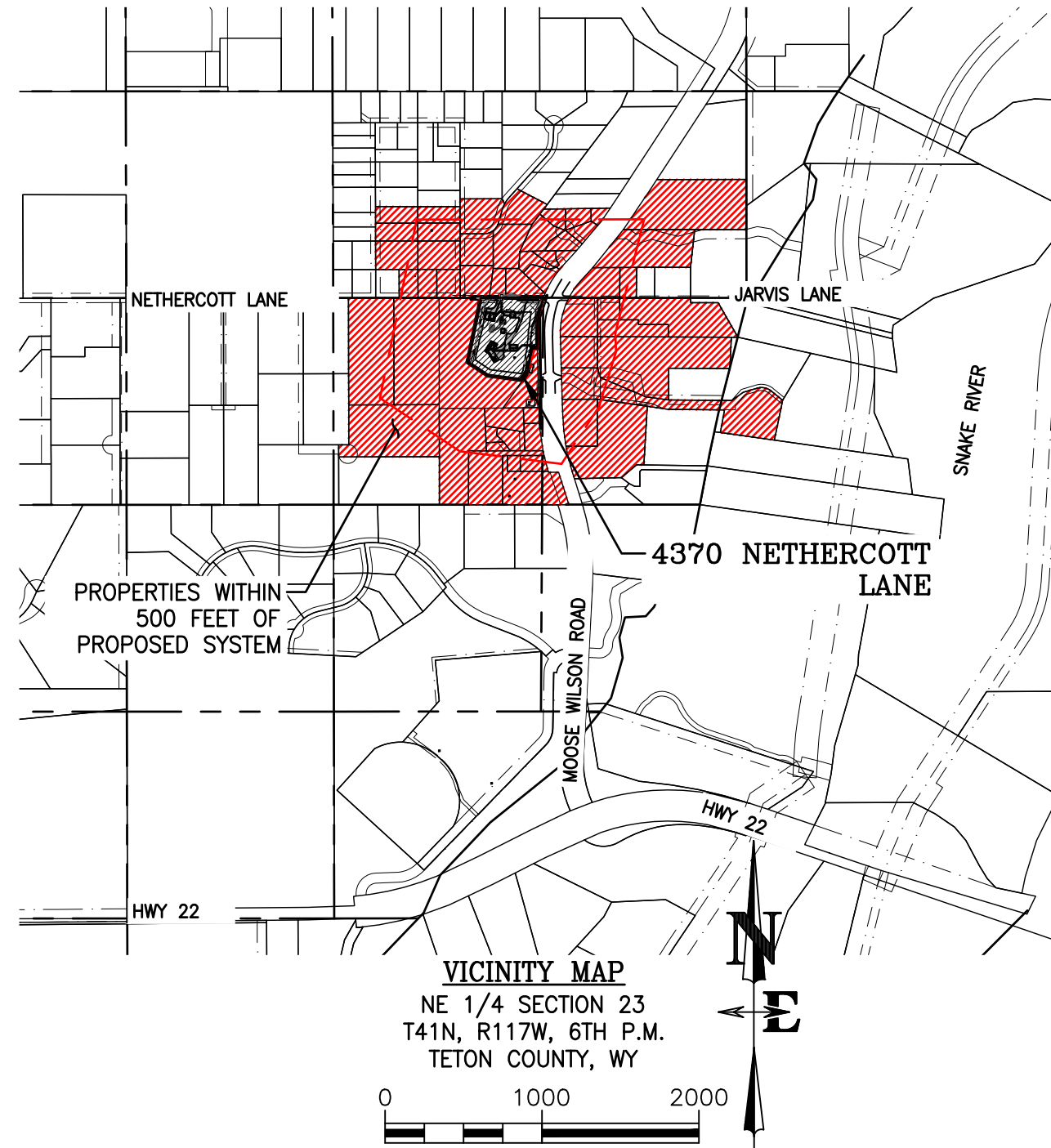
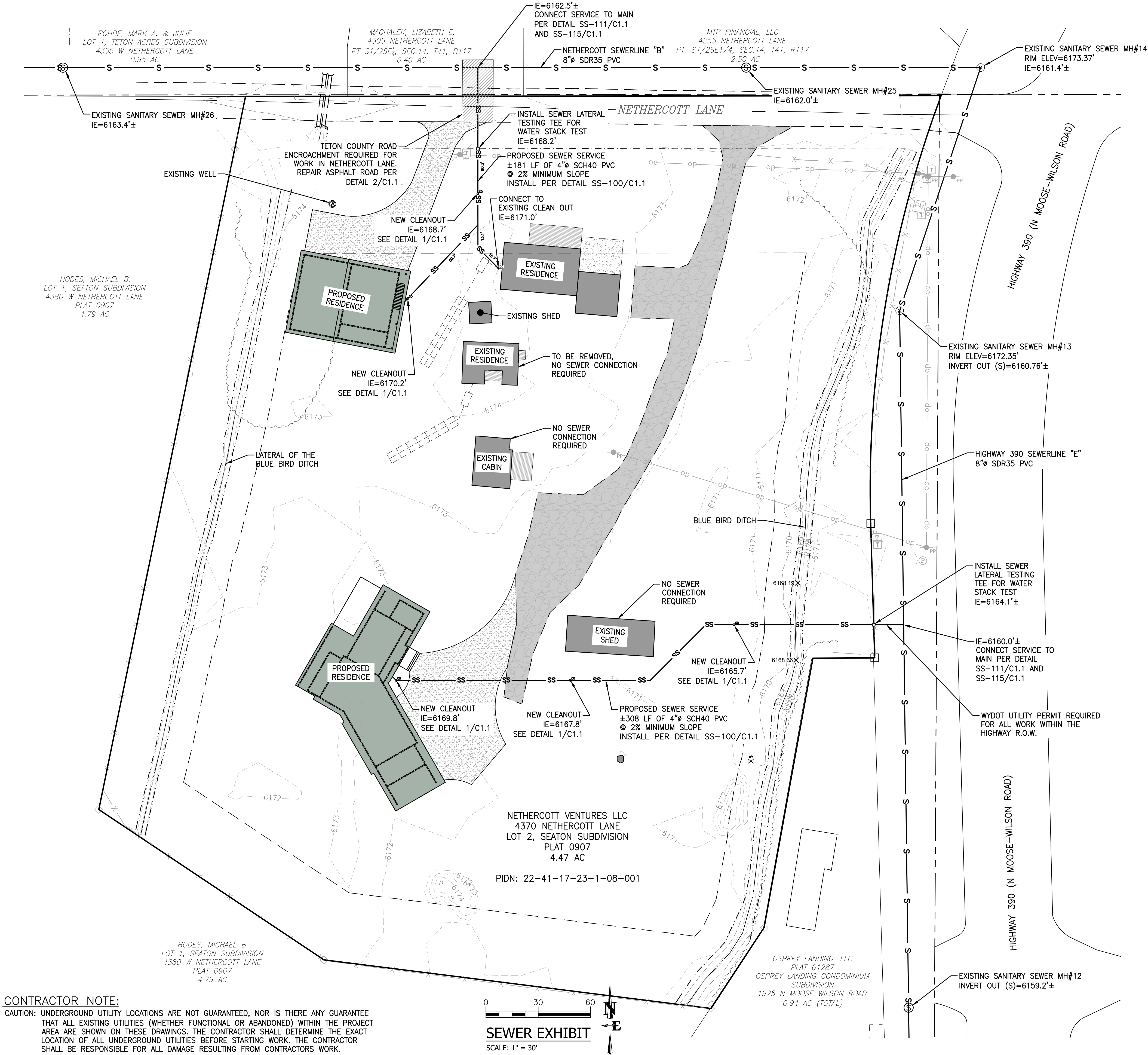
- Wilson Sewer Connection License
- Teton County Road and Levee Right-of-Way license
- Teton County – SWP
- WYDOT – M-21 Packet – Utility Service Repair Permit

Private Properties and Systems

No other properties will be impacted by the project.



S:\Projects\2020\364-02 4370 Nethercott Lane - Rock Merrell - Septic Design\Drawings\DWG-20-364-02 DSGA-UTILITY-Sewer.dwg SEWER EXHIBIT - Mur 22 2022 03:30:20 pm PLOTTED BY: butler DWG FORMAT: B41

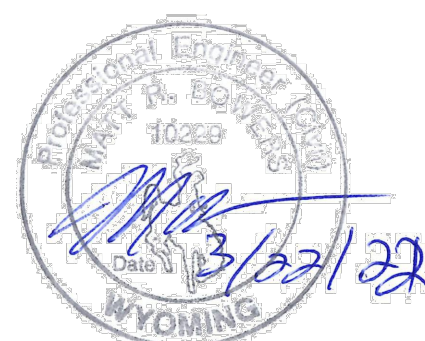


EXISTING SITE LEGEND	
	= PROPERTY LINE
	= EXISTING CONTOUR
	= EASEMENT LINE
	= SETBACK LINE
	= TOP OF BANK
	= DITCH FLOWLINE
	= TREELINE
	= EXISTING FENCE
	= EXISTING OVERHEAD POWER
	= EXISTING SEWER MAIN
	= EXISTING GRAVEL DRIVE
	= NEW GRAVEL DRIVE
	= ELECTRICAL TRANSFORMER
	= TV PEDESTAL
	= TELEPHONE PEDESTAL
	= POWER METER
	= FOUND REBAR & CAP
	= FOUND BRASS CAP
	= EXISTING POWER POLE

BUILDING SETBACKS PER PLAT 0907:

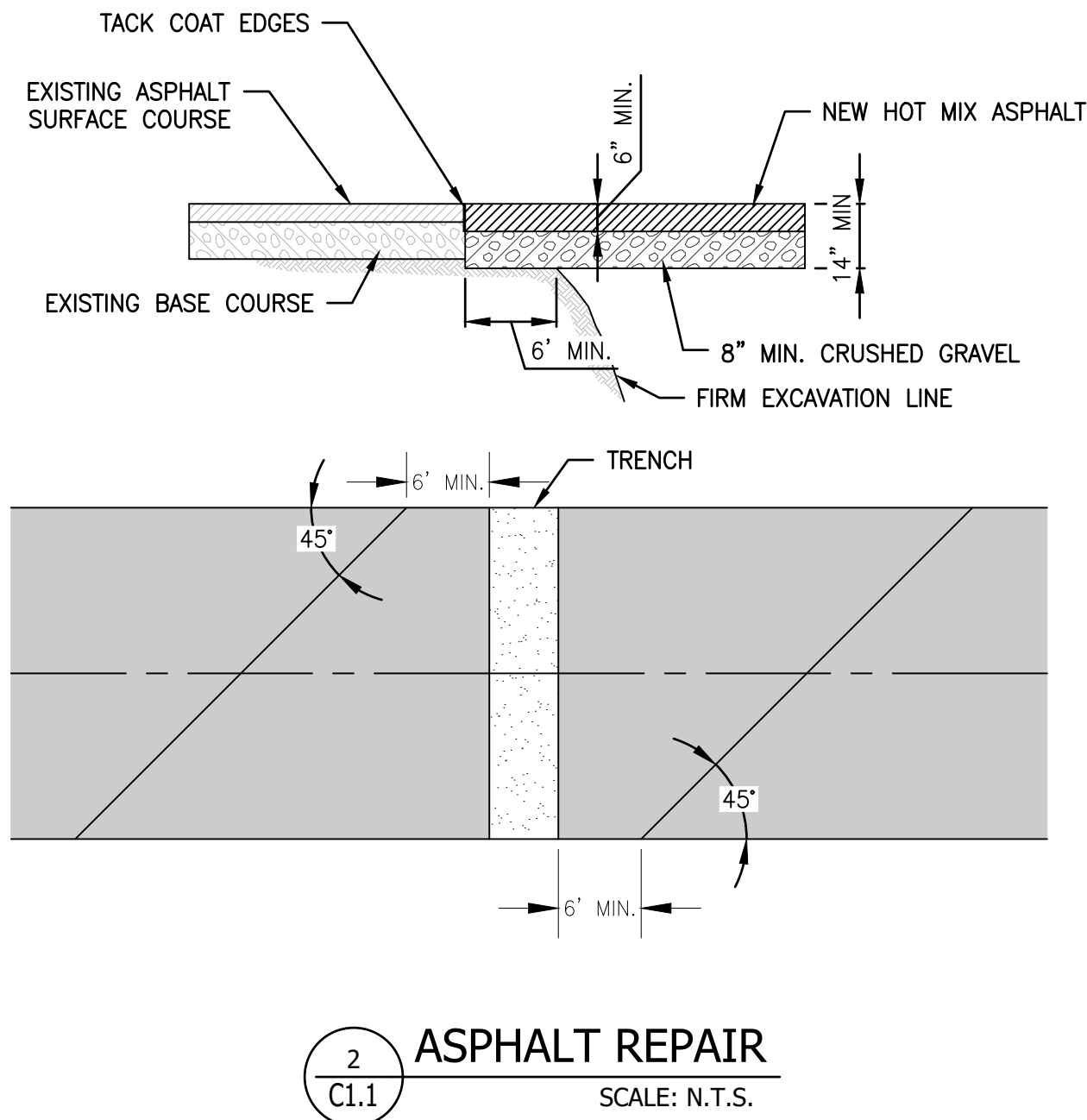
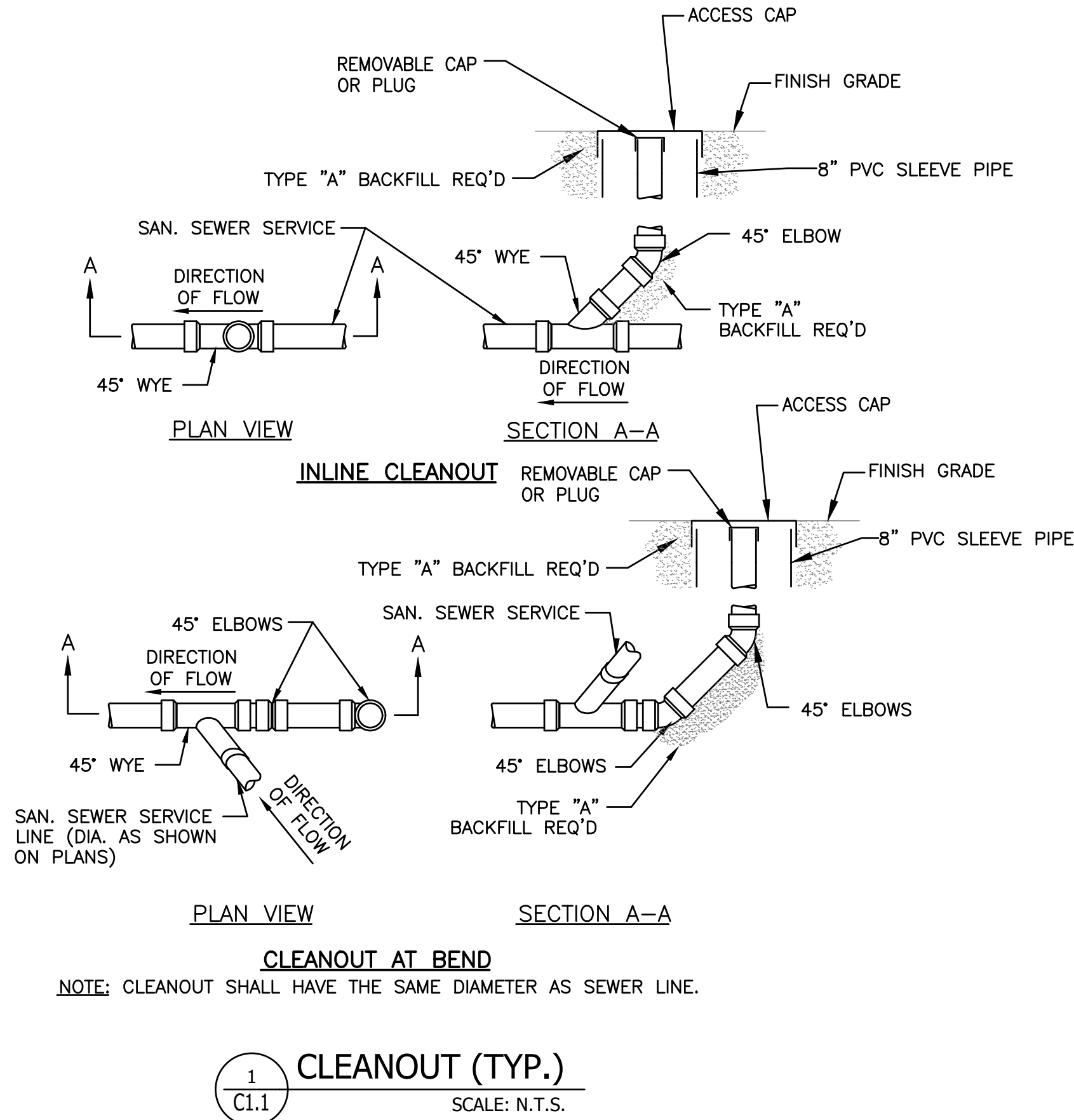
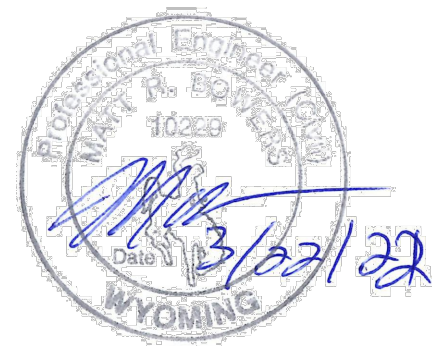
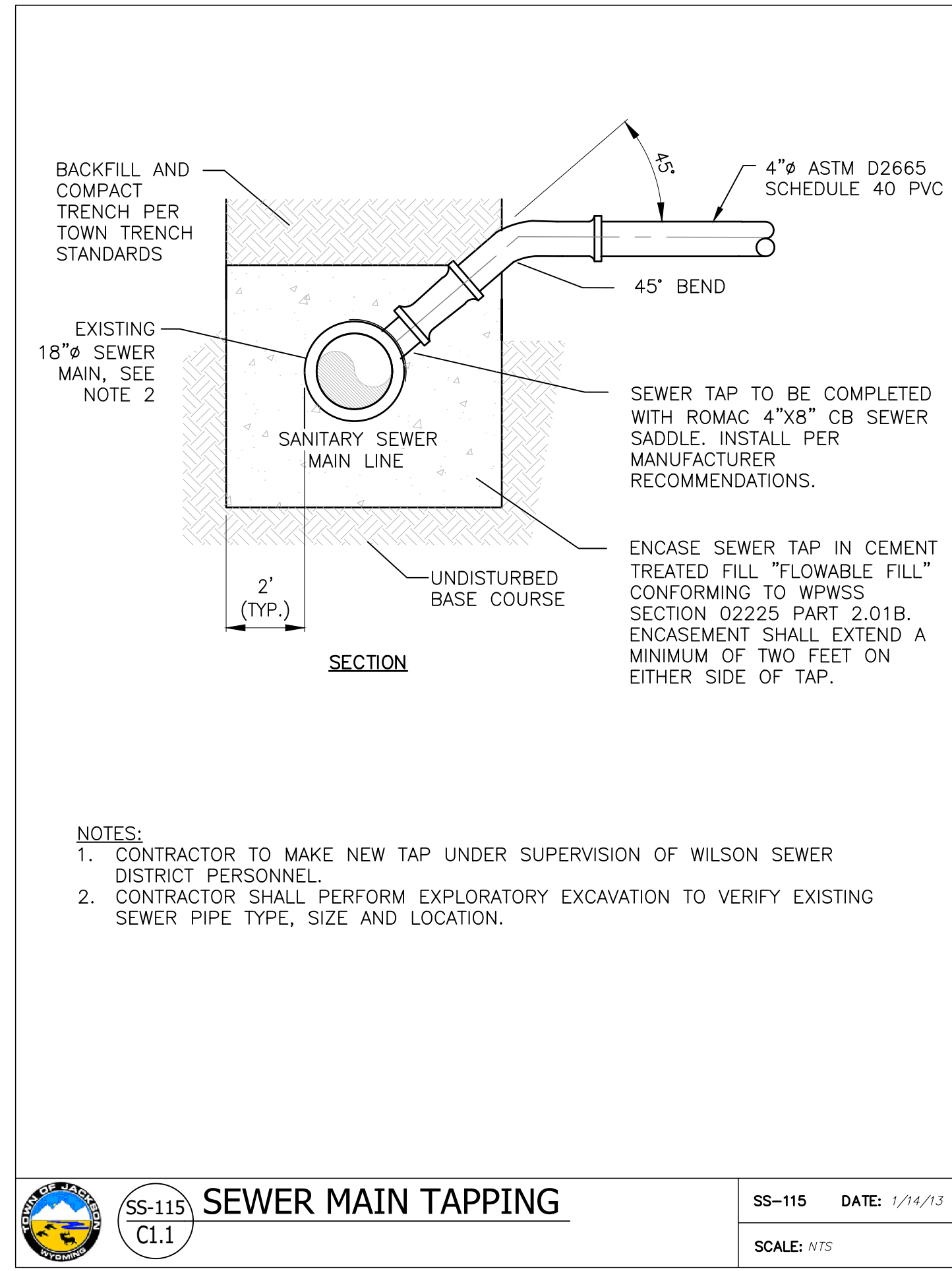
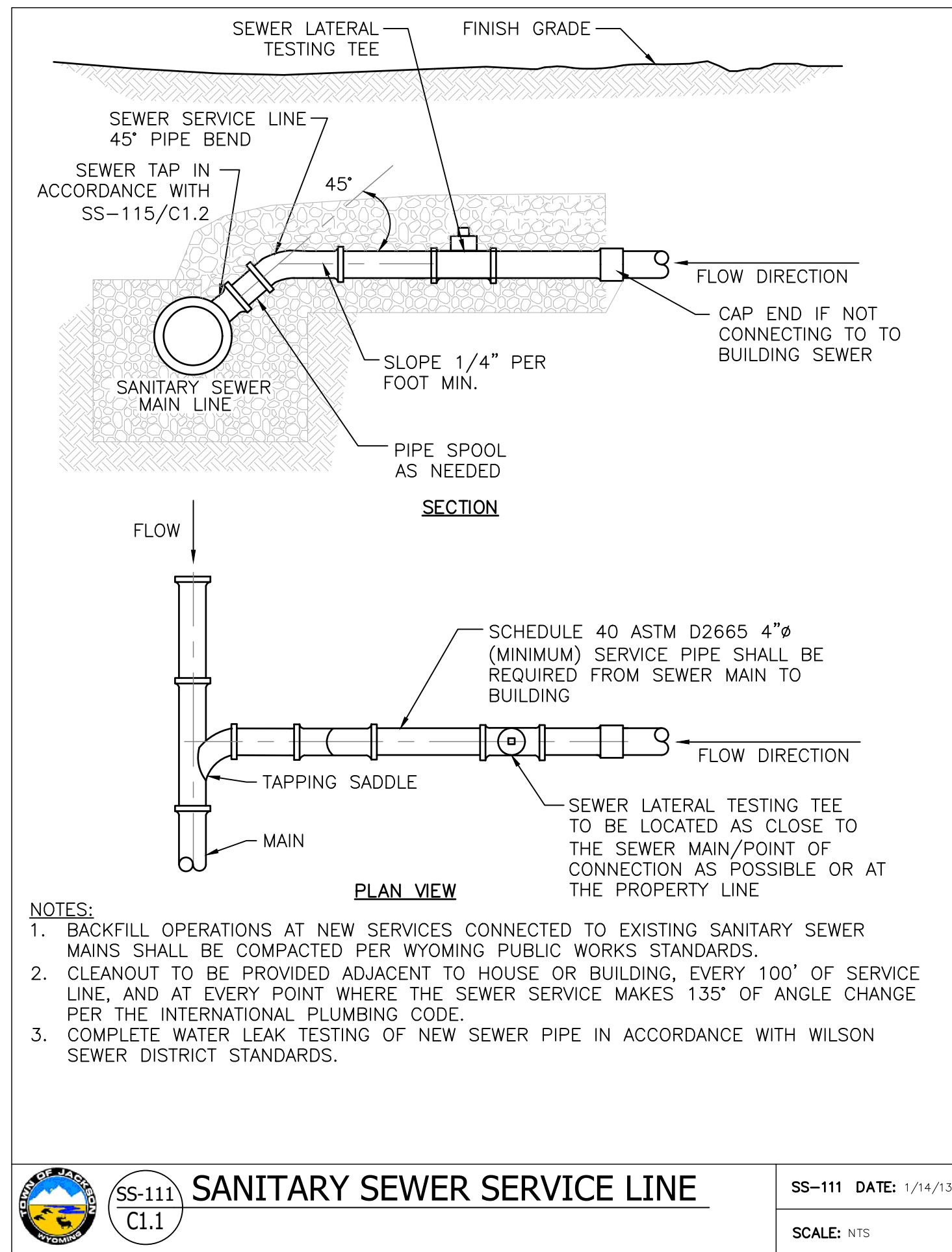
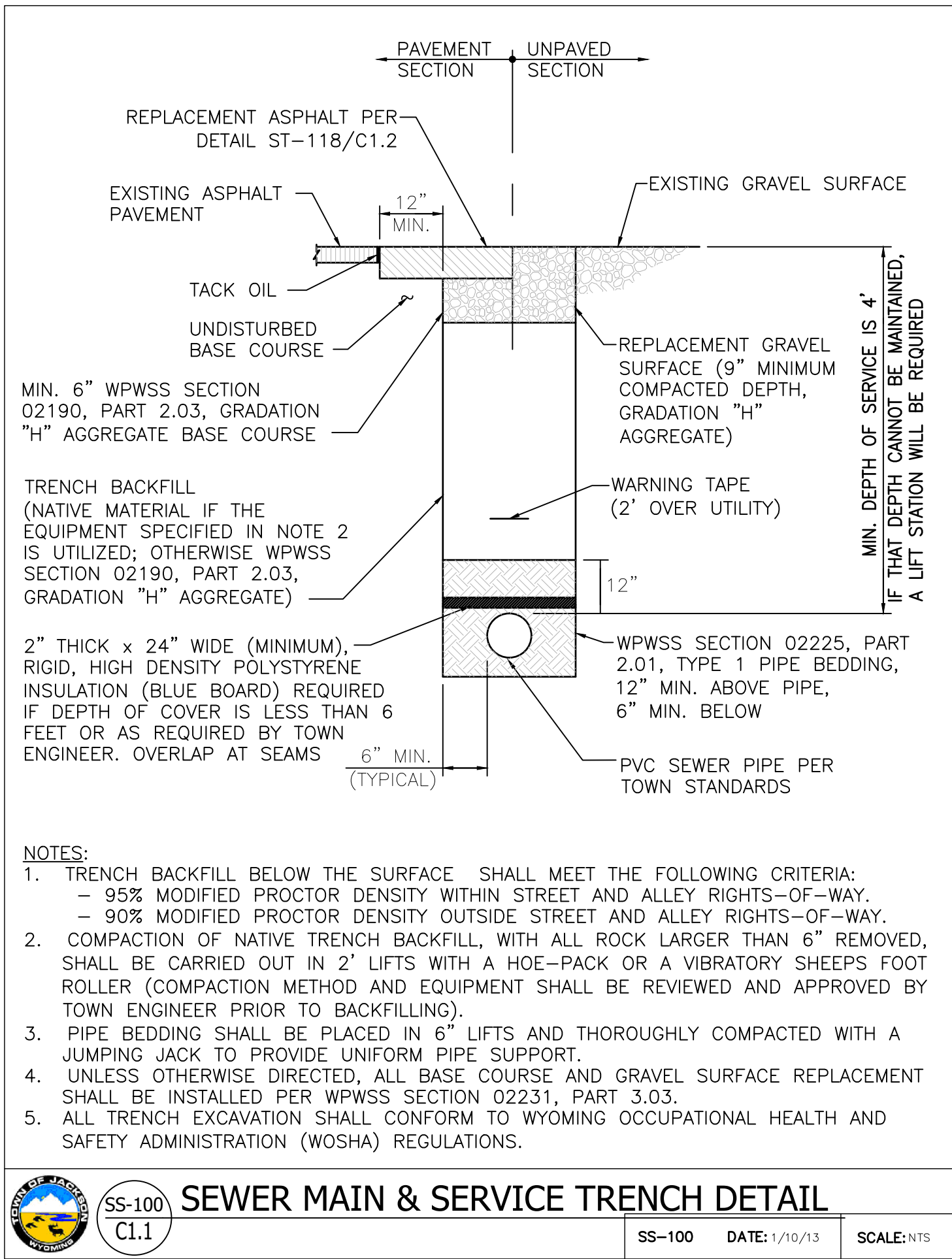
- 50' - FRONT SETBACK (MIN)
- 30' - SIDE SETBACK (MIN)
- 40' - REAR SETBACK (MIN)
- 15' - DITCHES (FROM MEAN HIGH WATER LINE)
- 50' - ROAD RIGHT OF WAY SETBACK
- 60' - NETHERCOTT LANE CO. RD. RIGHT OF WAY
- 30' - MAXIMUM HEIGHT (ANY POINT)

*SEE PLAT 0907 FOR ADDITIONAL INFORMATION.



DRAWING NO		JOB TITLE		DRAWING TITLE		DATE		REV	
C1.0		4370 NETHERCOTT LANE		SEWER EXHIBIT		3/7/2022		3/22/2022	
JOB NO		LOT 2, SEATON SUBDIVISION		TETON COUNTY, WY		SURVEYED		NE	
20-364-02						ENGINEERED		MB	
						DRAWN		LB	
						CHECKED		MB	
						APPROVED		MB	

S:\Projects\2020\364-02 4370 Nethercott Lane - Rick Murrell - Septic Design\4 Drawings\DWG-364-02-02 INGA-UTILITY-Sewer.dwg (SEWER DETAILS) - Mar 22 2022 03:30:46 pm PLOTTED BY: kurtler DWG FORMAT: R4.1



DRAWING NO	JOB NO	JOB TITLE	DRAWING TITLE	DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED	REV	3/7/2022	3/22/2022
C1.1	20-364-02	4370 NETHERCOTT LANE LOT 2, SEATON SUBDIVISION TETON COUNTY, WY	SEWER DETAILS									

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