



# TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

## TRANSMITTAL MEMO

### Town of Jackson

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

### Joint Town/County

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

### Teton County

- ☐ Planning Division

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

### State of Wyoming

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

### Federal Agencies

- ☐ Army Corp of Engineers

### Utility Providers

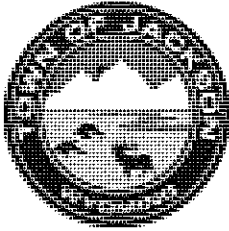
- ☐ Qwest
- ☐ Lower Valley Energy
- ☐ Bresnan Communications

### Special Districts

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

Date: January 4, 2023	<b>REQUESTS:</b>  The applicant is <b>re-submitting</b> a request for a Conditional Use Permit for the Wayne May Park Masterplan Development (without Dog Park) located at 780 E. Hansen Ave PIDN: 22-41-16-34-1-00-019  For questions, please call Tyler Valentine at 733-0440, x1305 or email to the address shown below. Thank you.
Item #: P22-206	
Planner: Tyler Valentine	
Phone: 733-0440 ext. 1305	
Email: tvalentine@jacksonwy.gov	
<b>Owner</b> Town of Jackson PO Box 1687 Jackson, WY 83001	
<b>Applicant/Agent:</b> Teton County/Jackson Parks & Recreation – Steve Ashworth 307-733-5056	
<b>Please respond by:</b> <b>January 25, 2023 (with Comments)</b>	

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

<b>For Office Use Only</b>	
Fees Paid: _____	Date & Time Received: _____
Application #: _____	
Please note: Applications received after 3 PM will be processed the next business day.	

**PROJECT.**

Name/Description: Wayne May Park Masterplan Development  
Physical Address: 780 E HANSEN AVENUE, JACKSON, WY 83001  
Lot, Subdivision: PT. SE1/4NE1/4 SEC. 34, TWP. 41, RNG. 116 PIDN: 22-41-16-34-1-00-019

**PROPERTY OWNER.**

Name: TOWN OF JACKSON Phone: 307-733-3932  
Mailing Address: PO BOX 1687, JACKSON, WY ZIP: 83001  
E-mail: \_\_\_\_\_

**APPLICANT/AGENT.**

Name: Teton County/Jackson Parks & Recreation Phone: 307-732-8485  
Mailing Address: PO Box 811, Jackson, WY ZIP: 83001  
E-mail: rrudd@tetoncountywy.gov

**DESIGNATED PRIMARY CONTACT.**

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

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

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

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

Pre-application Conference #: P21-121 Environmental Analysis #: \_\_\_\_\_  
Original Permit #: \_\_\_\_\_ Date of Neighborhood Meeting: 8/10/21

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

Have you attached the following?

N/A **Application Fee.** Fees are cumulative. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) and select the relevant application type for the fees.

X **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 <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

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

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

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

Signature of Property Owner or Authorized Applicant/Agent

STRYE ASHWORTH  
Name Printed

Date

12/27/22  
DIRECTOR  
Title



# Wayne May Park Masterplan Development Conditional Use Permit

# Contents

Narrative	<a href="#"><u>1</u></a>
Letter of Authorization	<a href="#"><u>10</u></a>
Masterplan Drawing Set	<a href="#"><u>11</u></a>
Restroom Drawings/Specifications	<a href="#"><u>15</u></a>
Purchase Agreement	<a href="#"><u>21</u></a>
Historic Barn at May Park Existing Conditions and Survey Assessment	<a href="#"><u>30</u></a>
Stakeholder Survey	<a href="#"><u>55</u></a>
Shelter Agreement	<a href="#"><u>67</u></a>

## Introduction

May Park is a 10.11-acre flat site located at 780 E Hansen Ave in Jackson. Still mostly undeveloped, it is the only town park within easy walking distance of Jackson's entire east end. A 10-minute walk is typically considered a reasonable distance for resident access to public parks. There are 1,050 residences and 2,509 residents within a half mile radius of May Park; there are 1,595 residences and 3,812 residents within a mile radius of the park (See Figure 1).

May Park, property ID # 22-41-16-34-1-00-019, is owned by the Town of Jackson under deed #233 WDNS 241-244, 01/03/1991.

## Deed Restrictions On Use

The property was deeded by the May family to the Town of Jackson with certain restrictions. The deed restricts use of the property to public park purposes, as follows:

"The restrictions shall provide that the property conveyed shall be utilized for public park purposes only, but with attendant recreational uses and facilities such as playgrounds, picnic areas, ball parks, etc. The park shall be known as the Wayne Maye Park, with appropriate signage. Under no circumstances shall the property be used for the construction of any facilities not directly related to public park purposes, or for the parking or storage of any municipal vehicles, equipment and property. No through roads shall be constructed through the interior of the property and the perimeter of the property only may be used for roadways and parking areas which provide access to the remainder of the property for use as a public park, except hereinafter provided for the extension of East Hansen Street on northern 35 feet of the property."

The proposed Development is consistent with the deed restrictions as all proposed uses are considered typical "public park purposes...with attendant recreational uses and facilities."

## Zoning

May Park is currently zoned "Public/Semi Public" (P/SP). The site is not located in either the Natural Resource Overlay or Scenic Resource Overlay. The US National Elk Refuge is located 650 feet east of May Park, on the far side of existing residential development. Dogs will be confined on-site and will not interact with wildlife. The proposed use is compatible with adjacent approved uses such as commercial, retail, apartments and condominiums.

## Project Description

Wayne May Park was originally master planned in 2004 to include many of the features that exist in the park today. The master plan was updated in 2021 by Jackson's town council to include the addition of a community garden. The park was initially developed in 2015-2016 with the construction of an internal paved walking path, the community garden and approximately three acres of manicured turf. Subsequently, benches, trash receptacles and enhanced garden fencing have been added. This proposed plan will be adding several elements to the existing park (See Sheet 1-4).

The current master plan includes the following elements identified in both previous (2004 and 2012) master plan approvals:

- **Preservation of the historic Lamb Barn:** The existing wood timber barn shall be kept, preserved, and updated to serve as an openair community picnic shelter. Efforts shall be made to retain the character and historical significance of the structure, and the building will house historical ranching equipment and photographs in the preserved tack room. All existing walls and hayloft flooring (except the tack room) will be removed, while the posts and beams beneath will remain (See example photo).

The existing metal building shall be removed. The removal of the building is due to public safety due to

the nature of construction, along with the necessary petroleum cleanup required due to diesel and heating oil contamination.

After renovation, the barn will be managed as all other pavilions (See attached shelter agreement). The doors will be open May-October and locked in the winter. There will be no utilities other than electricity, although potable water will be available at the restroom.

Note, the existing house was removed in 2008 due to building code challenges and hazardous materials.



- **Public Restroom:** A restroom building shall be placed within the center of the property with proximity to park amenities that serve family's and children. The restroom facility shall be per park department standards and retain a character consistent with the wood timber barn. The restroom shall be adequately sized to accommodate park uses.

- **Tennis Courts:** Two tennis courts are being proposed in the masterplan. The courts will be surrounded by a fence and landscaping (Sheet 2).

- **Playground:** The playground shall accommodate users from ages 2 to 12 and comply with all CPSC and ASTM standards for accessibility and safety. The playground shall have natural characteristics utilizing topography and encouraging free and imaginative play (Sheet 3).

- **Wellness Garden:** The wellness garden has been an amenity identified from the first master planning in 2005. This element shall provide both passive and active wellness components to include but not limited to walking trails, ornamental gardens, sitting areas and shade structures, adaptative exercise equipment, and fencing (Sheet 2).

- **Community Garden Expansion:** The community garden was established in 2016 and is managed by Slow Foods of Jackson Hole. The garden is surrounded with an 8' wildlife fence. The proposed master plan looks to expand the existing garden immediately to the west. The expansion will utilize a triangular area not functional for other park uses and will accommodate the high demand for this use. Currently the department supports two other community gardens, one in west Jackson and one in Teton Village.

- **Bike Parking:** The master plan includes three bike parking areas evenly distributed throughout the park. There are 24 formalized bike parking racks.

- **Site Infrastructure:** The plan includes paved pedestrian circulation that ensures ADA access to all amenities. The Park will include perimeter sidewalk development on both East Hansen Ave. and Rancher Street.

- **Parking:** will be provided by formalizing the existing on-street parking along Rancher Street and adding an additional off-street parking area off Hansen Ave. The off-street parking shall be one-way circulation and provide 25 spaces, including 2 ADA spaces (Sheet 3). On-street parking on Rancher St. will provide 15 spaces, including 2 ADA spaces. Parking was calculated using typical spaces needed per amenity (See Table 1). It is desired that May Park predominantly serve the surrounding neighborhood, so the parking was decreased because most users will walk or bike.

Park Amenity	Std. Parking Req.	Measure	Parking
Non-Programed	2.5/acre	4.9 acres	12
Playground	0.25/1000sf	18,356sf	5
Tennis Courts	0.25/court	2	1
Shelter/Pavillion	15/1000sf	1,352sf	20
Community Garden	2/acre	0.6 acres	1
Total			48

*Table 1: May Park Parking Calculations*

## Drainage

The existing drainage pattern of May park runs diagonally through the site, with the high point at the south-eastern corner and the low point at the north-western corner (Sheet 5). Most of the water draining from the eastern part of the site is intercepted by the Bradley Ditch, while the rest drains to the north-western corner.

The proposed plan preserves much of the existing drainage, with one exception. A small swale will be placed on the southern edge of the playground to prevent scouring of the berm.

## General Operations

May Park shall continue to be managed and maintained by the Parks and Recreation Department. The department intends to utilize our partnership with Slow Foods of the Tetons through an MOU to continue operational management of the community garden facility. The overall responsibility for these facilities will continue to be with Parks and Recreation.

**Winter Park Nordic Grooming:** The department intends to maintain and groom a Nordic ski track, as snow permits, on the existing internal asphalt pathway. The Nordic trail shall be open to the public sunrise to sunset. All other amenities will not be plowed, and access is not guaranteed during the winter months.

**Signage:** Both monument signs identifying the park as “Wayne May Park” shall be retained in their current locations. Additional signage on site will include two kiosk signs identifying park rules and guidelines, as well as general park information. Signs shall be placed at the playgrounds indicating safety rules and guidelines. Signs shall be placed at the tennis and pickleball courts with department standard court rules and guidelines. No Overnight Parking signs will be placed in the parking lot in order to discourage non-park use.

**Operations, Administration and Maintenance:** The facility will be open from dawn to dusk daily. These hours negate the need for lighting in the interior of the park. Overall responsibility for the facility will be with Teton County/Jackson Parks and Recreation Department. The Park shall be open consistent with other non-athletic field facilities, sunrise to sunset. Restroom shall be open from May 1st to October 1st and shelter/barn facility reservations shall not occur when restrooms are not available. The shelter/barn reservation program shall not exceed 50 people unless through a formal special event permit application.

## Proposed Use

All proposed uses of the May Park Masterplan fall within the “Outdoor Recreation” (TOJ-LDR 6.1.3.C) use, with the exception of the tennis courts, which fall under the “Developed Recreation” use (TOJ-LDR 6.1.7.D). Both of these are allowed uses for the Public/Semi-Public zone.

## Conditional Use Findings

### **Is compatible with the desired future character of the area:**

Complies. The development of May Park is consistent with the Jackson/Teton County Comprehensive Plan's stated goals to create quality public spaces in complete neighborhoods (Policy 3.2.e). May Park is a primary feature of its surrounding neighborhood, and its master plans, first approved in 2004 and again in 2012, have long established the development of the park as consistent with the neighborhood's high-density development and requirement for usable public spaces that serve the needs of the community. As a Stable Subarea under the Comprehensive Plan, (CV-2-4) the May Park area will "benefit from strategic infill or development of non-existing complete neighborhood amenities." One of these amenities, as defined in the Comprehensive Plan's definition of a Complete Neighborhood, is "quality public space" (CV-2-4;IV-28). Complete Neighborhoods should also provide recreation and other amenities within walking distance (1/4 to 1/2 mile) of residences. May Park will provide a rich recreational environment for the neighborhood, with gardens, ball courts, open space and cultural experiences that celebrate the park's history.

The May Park Area's future character (IV-33) is meant to serve dense residential development, with small lots for single-family homes, duplexes, triplexes and multi-family structures. Teton County Parks and Rec has designed the proposed additions to the May Park Master Plan for multi-family and multi-generational use. All proposed improvements -- the tennis courts and expanded community garden attract users of all ages and abilities and will help fulfill the area's vision as being a place where multi-generational families can recreate together.

In general, the proposed improvements to May Park are consistent with the following common values for growth management and quality of life. The proposed plan:

- (3.2.a) enhances the quality, desirability and integrity of Complete Neighborhoods by providing a quality public space and "additional amenities" that will offer

local recreation opportunities;

- (3.2.e) promotes quality public spaces in Complete Neighborhoods by improving the existing amenities at May Park to make them more accessible to people of various ages, ability and with different needs;
- (3.3.e) preserves historic structures and sites and (4.5.a) identifies and preserves historically significant structures and sites by preserving the May family barn and introducing storytelling features;
- (4.3.a) preserves and enhances the Stable Subarea by providing quality public space and a local park;
- (4.4.a) maintains and improves public spaces by enhancing accessibility and access and expanding the parks' features to meet the needs to the community
- (4.4.d) enhances natural features in the built environment by increasing trees and landscaping features, and introducing a natural playground.

### **Complies with the use specific standards:**

Complies. Per the Town of Jackson's Use Standards, Division 6.1, an outdoor recreation use in the Park and Open Space zone requires a conditional use permit.

### **Minimizes adverse visual impacts:**

Complies. Areas shall be landscaped by trees and shrubs to provide shade and screening.

### **Minimizes adverse environmental impacts:**

Complies. Vegetation shall be maintained within the park and especially around the Bradley Ditch to provide filtration and reduce erosion.

### **Minimizes adverse impacts from nuisances:**

Complies. The proposed improvements to May Park will follow several aspects of the LDRs and have addressed concerns regarding nuisances. These include provisions for:

- a. Light: Park lighting shall be downward pointing and compliant with LDR lighting requirements.
- b. Visual Impact: Tennis courts will be attractively designed and landscaped with surrounding trees and shrubs which will partially screen them from view.
- c. Noise: Noise impacts from the new development

are expected to be no greater than existing noise generated from traffic or other park and recreation activities.

**Minimizes adverse impacts on public facilities:**

Complies. The proposed tennis courts and dog off-leash area will not have public utilities. Watering impacts for the expanded community garden will be negligible, and infrastructure is in place to accommodate the expansion. No additional water services are required for plan development.

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

Complies. This project complies with the standards outlined in the Town of Jackson Land Development Regulations, Division 8.4.2 Conditional Use Permit; Division 4.2.1 Public/Semi-Public zone intents, use standards and allowed uses.

**Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals:**

Complies. Previous approvals of the Wayne May Master Park Plan have established the area as an active park, where uses such as sports courts, gardens, pedestrian amenities and open space have been encouraged. Previous master plan additions included community/wellness gardens, playgrounds and skate park and sports courts. The proposed additions to the park – tennis courts and expanded community garden– are consistent with the growth of the park’s uses overtime and reflect the needs of the community, and also recognizes the deletion of previous approved active park amenities.

*Table 2: Summary of Development Standards*

1. Structure Location & Mass	TOJ-LDR Standard	May Park Masterplan	Complies?
LSR	N/A	0.934	Yes
Lot Coverage (max)	N/A	0.005	Yes
Street Setback (min)	N/A	192' (Restroom)	Yes
Side Setback (min)	N/A	410' (Restroom)	Yes
Rear Setback (min)	N/A	400' (Restroom)	Yes
Height (max)	N/A	15' (Restroom)	Yes
Stories (max)	N/A	1 (Restroom)	Yes
Stories (LO) (max)	N/A	N/A	Yes
FAR (max)	N/A	0	Yes

2. Maximum Scale of Development	TOJ-LDR Standard	May Park Masterplan	Complies?
	N/A	N/A	Yes

3. Building Design	TOJ-LDR Standard	May Park Masterplan	Complies?
	Nonresidential Design Guidelines	Restroom Plans Conform	Yes

4. Site Development	TOJ-LDR Standard	May Park Masterplan	Complies?
	N/A	N/A	Yes

5. Landscaping	TOJ-LDR Standard	May Park Masterplan	Complies?
	N/A	N/A	Yes

6. Fencing	TOJ-LDR Standard	May Park Masterplan	Complies?
	N/A	10' Tennis Court Fencing	Yes

7. Environmental Standards	TOJ-LDR Standard	May Park Masterplan	Complies?
<b>Natural Resource Buffers (min)</b>			
Cache Creek (south of Cache Creek Dr.)	20'	N/A	Yes
Flat Creek north of Hansen Ave.	25'	N/A	Yes
Flat Creek south of Hansen Ave.	50'	N/A	Yes
Wetland	30'	N/A	Yes
<b>Irrigation Ditch Setback (min)</b>	15'	15'	Yes
<b>Natural Resource Overlay (NRO)</b>	N/A	Site Not Within NRO	Yes

8. Scenic Standards	TOJ-LDR Standard	May Park Masterplan	Complies?
Exterior Lighting		N/A- No Park Lighting	Yes

9. Natural Hazards to Avoid	TOJ-LDR Standard	May Park Masterplan	Complies?
Steep Slopes	<10% Slope	Approx. 2% Slope (Low-point to Highpoint)	Yes
Unstable Soils	No Buildings in unstable soils	USGS Soil Survey Suitable Rating	Yes
Fault Areas	Structures shall comply with the currently adopted Building Code for Seismic Zone 3	Structures will comply	Yes
Floodplains	Chapter 15.30, Flood Damage Prevention, Municipal Code of the Town of Jackson	Not in Floodplain	Yes
Wildland Urban Interface	2021 International Fire Code and International Wildland-Urban Interface	Structures will comply	Yes

10. Signs	TOJ-LDR Standard	May Park Masterplan	Complies?
	N/A	See Narrative	Yes

11. Grading, Erosion Control, Stormwater	TOJ-LDR Standard	May Park Masterplan	Complies?
Grading	5.7.2. Grading Standards	Grading Plan Will Comply	Yes
Erosion Control	5.7.3. Erosion Control Standards	Erosion Control Plan Will Comply	Yes
Stormwater Management	5.7.4. Stormwater Management Standards	SWPPP will Comply	Yes



*Figure 1: May Park Existing Conditions (not to scale)*



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:

## 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: Larry Pardee/Roxanne Robinson

Being duly sworn, deposes and says that Town of Jackson is the owner in fee of the premises located at: \_\_\_\_\_  
Name of property owner as listed on deed

Address of Premises: 780 E HANSEN AVENUE, JACKSON, WY 83001-1687

Legal Description: 22-41-16-34-1-00-019

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Teton County/Jackson Parks & Recreation

Mailing address of Applicant/agent: PO Box 811, Jackson, WY 83001

Email address of Applicant/agent: sashworth@tetoncountywy.gov, rrudd@tetoncountywy.gov

Phone Number of Applicant/agent: 307-355-9499

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) Conditional Use Permit

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.

Larry Pardee  
Property Owner Signature

Town Manager  
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 Larry Pardee this 1<sup>st</sup> day of April, 2022. WITNESS my hand and official seal.

Shellie M Arellano  
Notary Public

[Contents](#)

My commission expires:





Project Title:  
May Park Master Plan Development

Drawing Title:  
Concept Layout

Address:  
780 E Hansen Ave,  
Jackson, WY 83001

Date:  
12/23/2022

Drawn By:  
TC/J P&R  
Staff

Scale:  
1"=40'

Version:  
3

Sheet #:  
1 of 5

For Information Only  
Not For Construction

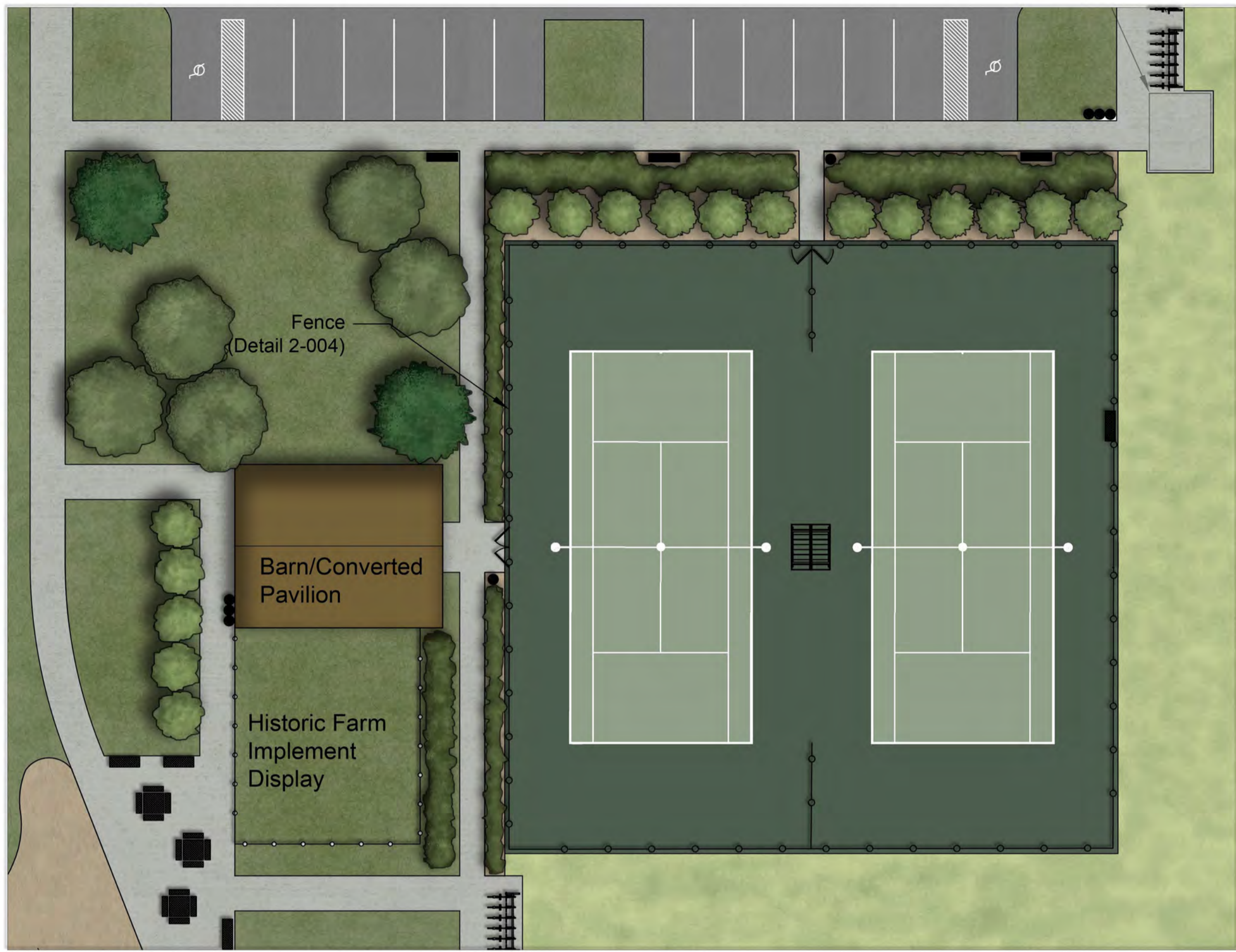




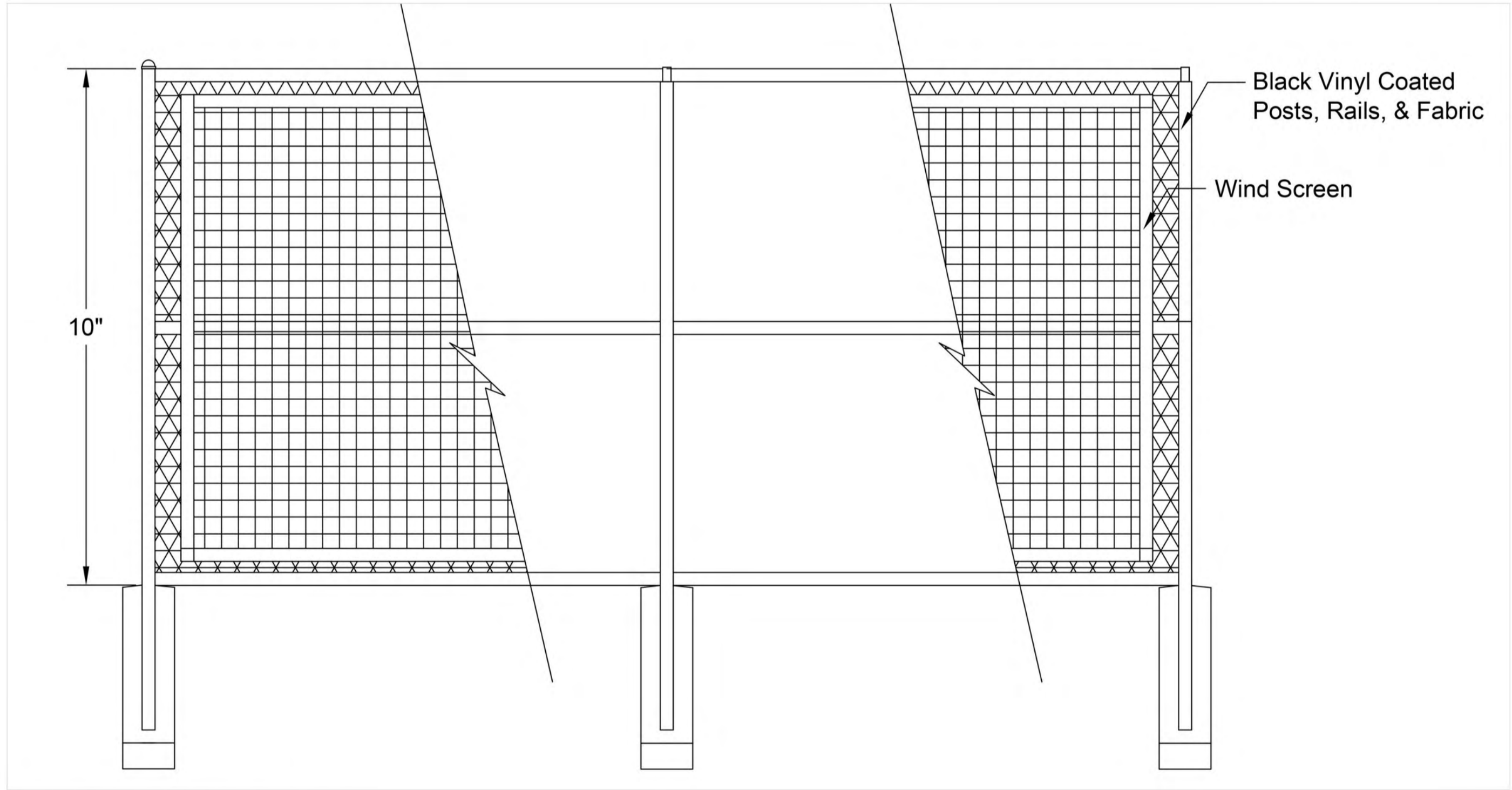
2  
001 Wellness Garden/ Community Garden Extension  
1"=20'



2  
002 Community Garden Fence  
1"=20'



2  
003 Tennis Courts  
1"=20'



2  
004 Tennis Court Fence  
1"=2'



3  
001 Natural Playground  
1"=20'



3  
002 Parking Lot  
1"=20'




3  
003 Hill Slide



3  
004 Log Hop



3  
005 Natural Play Features

Project Title: May Park Master Plan Development	Address: 780 E Hansen Ave, Jackson, WY 83001	Date: 12/23/2022	Scale: N/A	Sheet #: 3 of 5	For Information Only Not For Construction	 <p>Teton County • Jackson <b>PARKS &amp; RECREATION</b> <i>Join In The Fun!</i></p>	
Drawing Title: Details- II		Drawn By: TC/J P&R Staff	Version: 3				

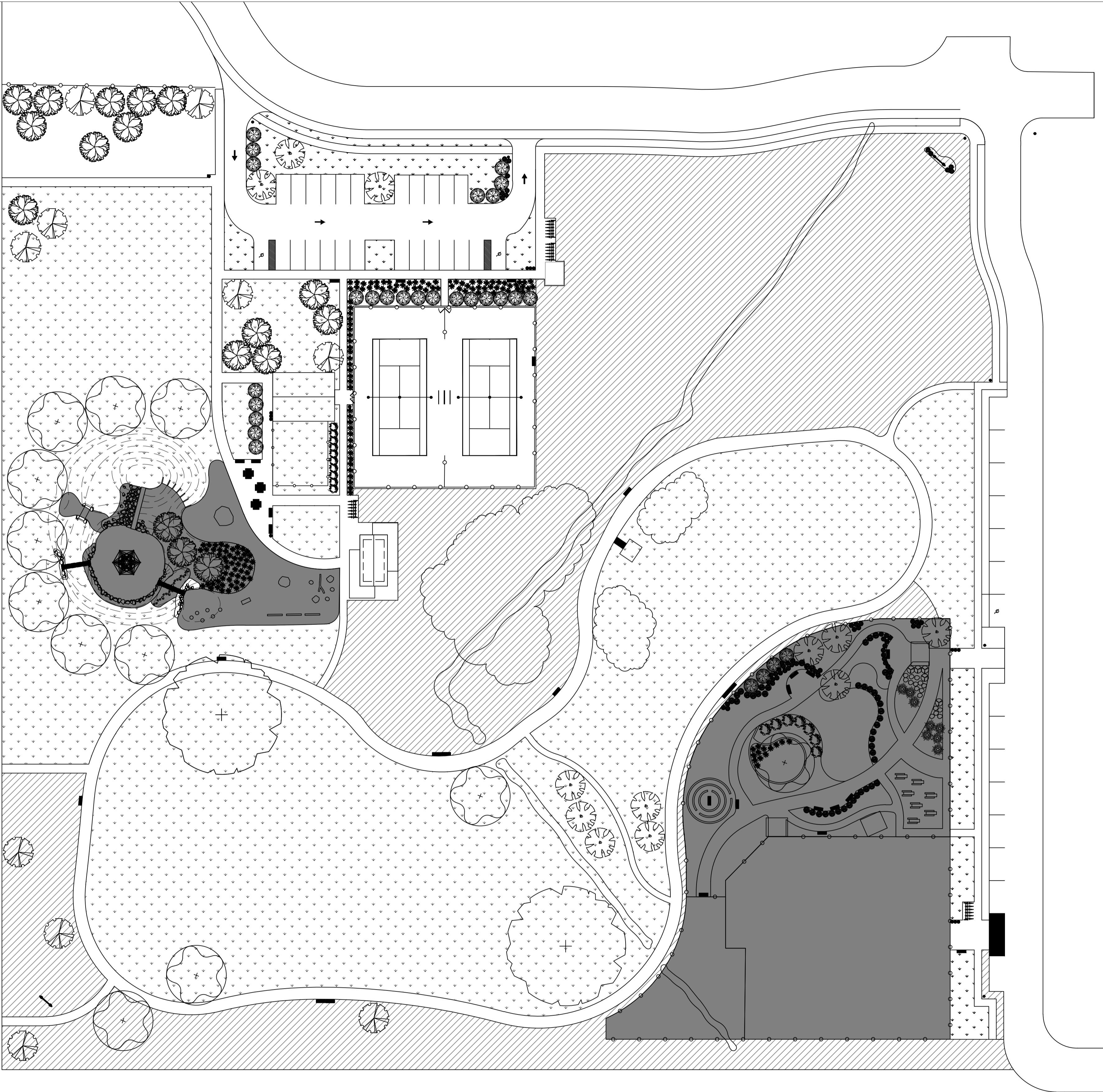
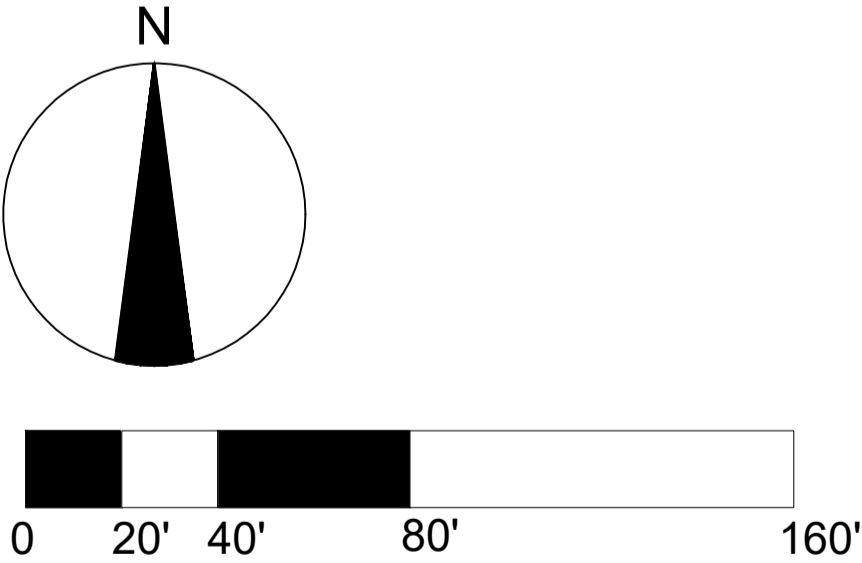
Trees			
Symbol	Common Name	Scientific Name	Mature Height/Width(ft)
	Freeman Maple	<i>Acer freemoni</i> 'Autumn Blaze'	60'H x 40'W
	Spring Snow Crabapple	<i>Malus</i> 'Spring Snow'	25'H x 20'W
	Douglas Fir	<i>Pseudotsuga menziesii</i>	60'H x 20'W
	Columnar Swedish Aspen	<i>Populus tremula</i> 'Erecta'	40'H x 10'W
	Medora Rocky Mountain Juniper	<i>Juniperus scopulorum</i> 'Medora'	10'H x 5'W
	Quaking Aspen	<i>Populus tremuloides</i>	40'H x 20'W
	Bur Oak (not to scale)	<i>Quercus macrocarpa</i>	40'H x 20'W

Shrubs			
Symbol	Common Name	Scientific Name	Mature Height/Width(ft)
	Creeping Oregon Grape	<i>Mahonia repens</i>	1'H x 4'W
	Shrubby Cinquefoil	<i>Potentilla fruticosa</i>	3'H x 3'W
	Grow Lo Fragrant Sumac	<i>Rhus aromatica</i> 'gro-low'	2'H x 8'W
	Spirea	<i>Spirea thunbergii</i> Gold Thread™ ('Ogon')	4'H x 4'W
	Creeping Juniper	<i>Juniperus horizontalis</i>	1'H x 6'W
	Silver Sage	<i>Artemisia cana</i>	3'H x 3'W

Native Pasture Grasses

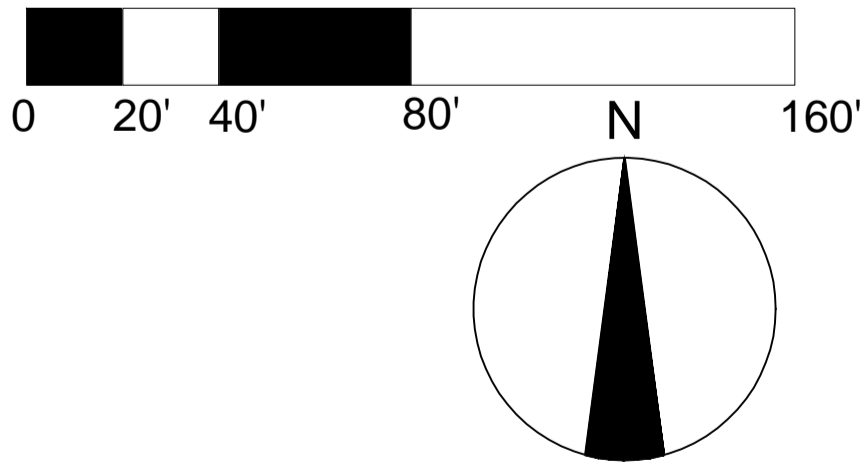
Turf

Gardens





Existing Drainage

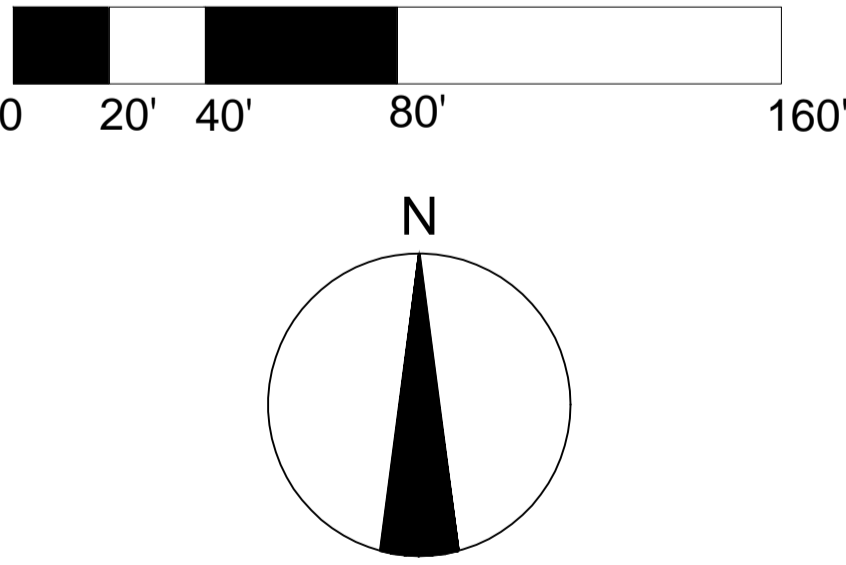


Key

Concentrated Flow (Swale)

Sheet Flow

Proposed Drainage



Project Title:  
May Park Master Plan Development

Drawing Title:  
Drainage

Address:  
780 E Hansen Ave,  
Jackson, WY 83001

Date:  
12/23/2022

Drawn By:  
TC/J P&R  
Staff

Scale:  
1"=40'

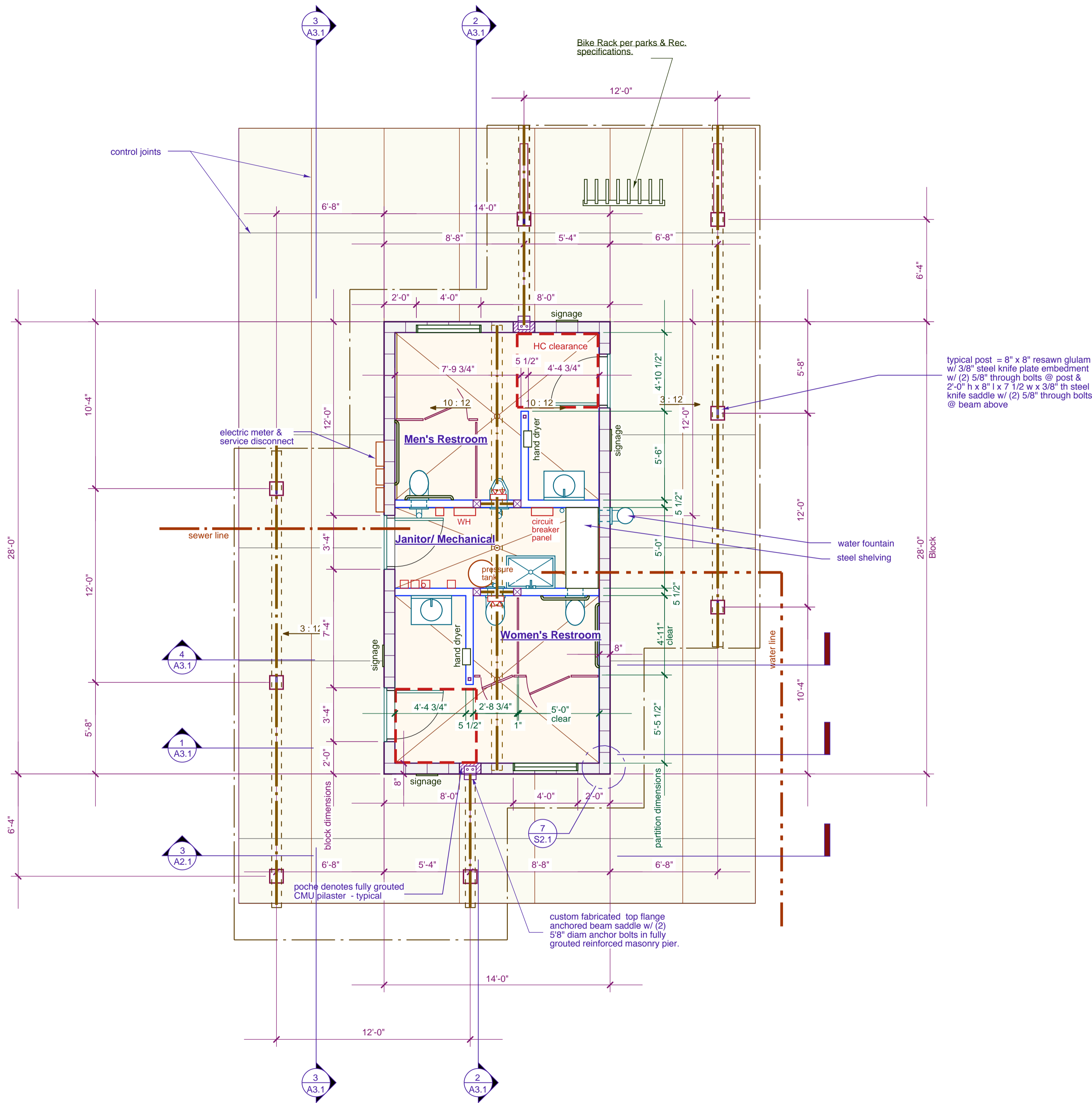
Version:  
3

Sheet #:  
5 of 5

For Information Only  
Not For Construction

Teton County • Jackson

**PARKS & RECREATION**  
*Join In The Fun!*



Owner Approval Status: \_\_\_\_\_  
Phase: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Issue dates prior to full release: \_\_\_\_\_

date: \_\_\_\_\_ issued to: \_\_\_\_\_ restrictions: \_\_\_\_\_

Release Status of this drawing:

The Release Status of this drawing is indicated by the statement following the lowermost box in which a mark has been placed.

☐ Progress Print: No part of this drawing is released for construction purposes.

by: \_\_\_\_\_ date: \_\_\_\_\_

☐ Partial Release: Only to the extent noted hereon, parts of the drawing are released for only the purposes listed above or below.

by: \_\_\_\_\_ date: \_\_\_\_\_

☐ Full Release: This drawing is hereby fully released for the purpose of construction or this project only.

by: \_\_\_\_\_ date: \_\_\_\_\_

Revisions after full or partial release: \_\_\_\_\_

Mark: \_\_\_\_\_ issued to: \_\_\_\_\_ restrictions: \_\_\_\_\_



## 2 Stall Restroom Prototype

## Floor Plan

## HandsOn Design

P.O. Box 956, Wilson, WY, 83014  
(307) 732-1645, ph 732-1646 fax.  
handson@onewest.net

Issue date: 1/4/08

### Note:

HandsOn Design architectural drawings represent design intent only. Refer to individual structural drawings for beam sizes, connection details, foundation reinf., etc. Refer to individual Site Plans for orientation, paving, signage etc.

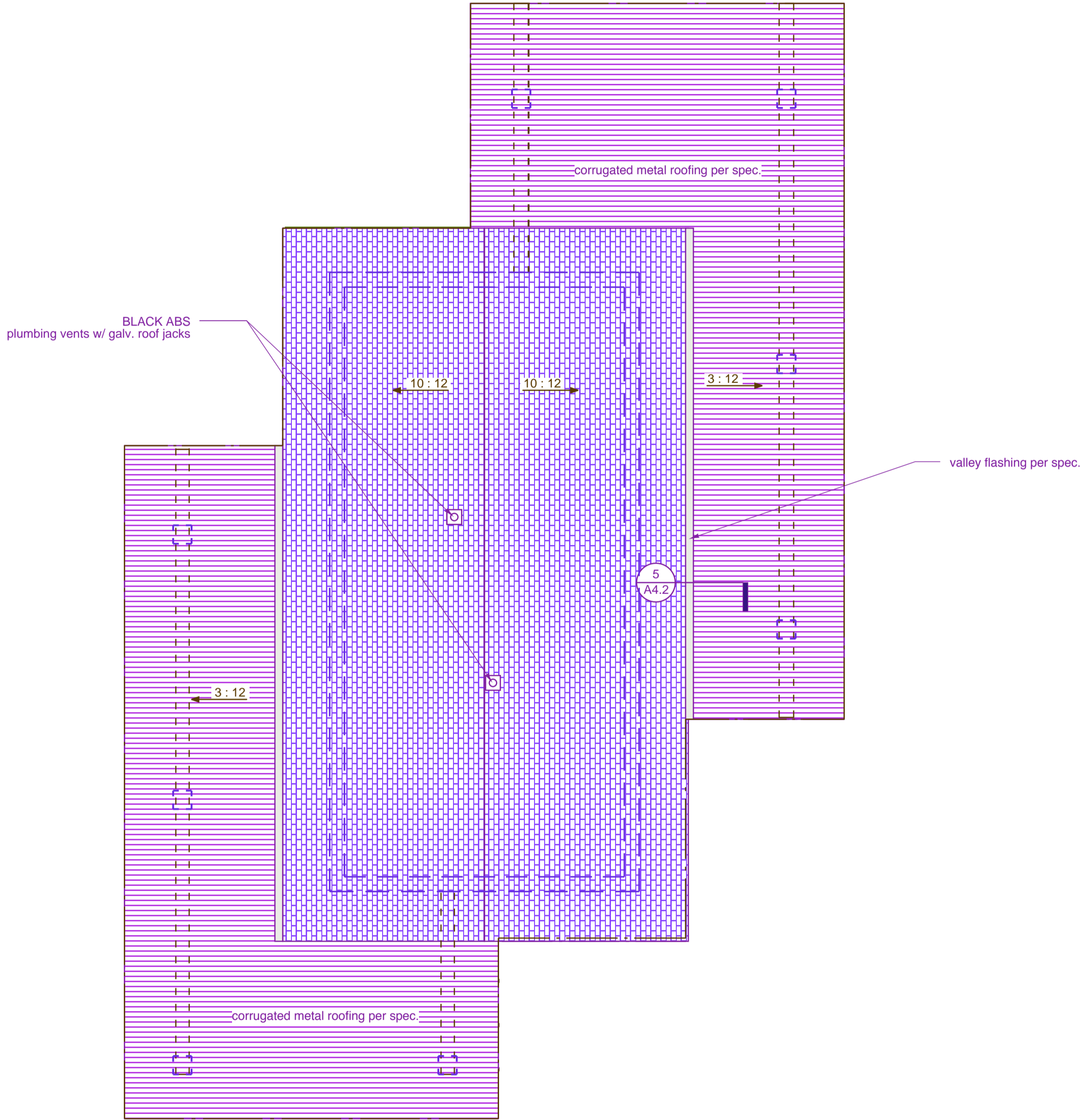
Dwg.no. **A1.1**

North

1

## Floor Plan - Restroom Structure

1/4" = 1'-0"



**Roofing Notes**

1. Typical underlayment = 30 lb roofing felt.
2. Provide 3'-0" ice & water shield @ ridge & valleys, and 3'-0" up from eaves - typical.
3. Provide galvanized roof jack @ plumbing vent penetrations & cover seams w/ 6" min. ice & water shield covering.
4. Provide painted valley flashing per spec to match corrugated roofing & siding, as well as inside & outside corner flashings at siding corners and endwall connections.
5. Provide painted roof edge & endwall flashings to match corrugated roofing & siding at canopy shed roof per spec.

Owner Approval Status: \_\_\_\_\_  
Phase: \_\_\_\_\_ Date: \_\_\_\_\_

Signature: \_\_\_\_\_

Issue dates prior to full release: \_\_\_\_\_

date: \_\_\_\_\_ issued to: \_\_\_\_\_ restrictions: \_\_\_\_\_

**Release Status of this drawing:**

The Release Status of this drawing is indicated by the statement following the lowermost box in which a mark has been placed.

☐ Progress Print: No part of this drawing is released for construction purposes.

by: \_\_\_\_\_ date: \_\_\_\_\_

☐ Partial Release: Only to the extent noted hereon, parts of the drawing are released for only the purposes listed above or below.

by: \_\_\_\_\_ date: \_\_\_\_\_

☐ Full Release: This drawing is hereby fully released for the purpose of construction of this project only.

by: \_\_\_\_\_ date: \_\_\_\_\_

**Revisions after full or partial release:**

Mark: \_\_\_\_\_ issued to: \_\_\_\_\_ restrictions: \_\_\_\_\_



**2 Stall Restroom Prototype**

**Roof Plan**

**HandsOn Design**

P.O. Box 956, Wilson, WY, 83014  
(307) 732-1645, ph 732-1646 fax.  
handson@onewest.net

Issue date: 1/4/08

**Note:**

HandsOn Design architectural drawings represent design intent only. Refer to individual structural drawings for beam sizes, connection details, foundation reinf., etc. Refer to individual Site Plans for orientation, paving, signage etc.

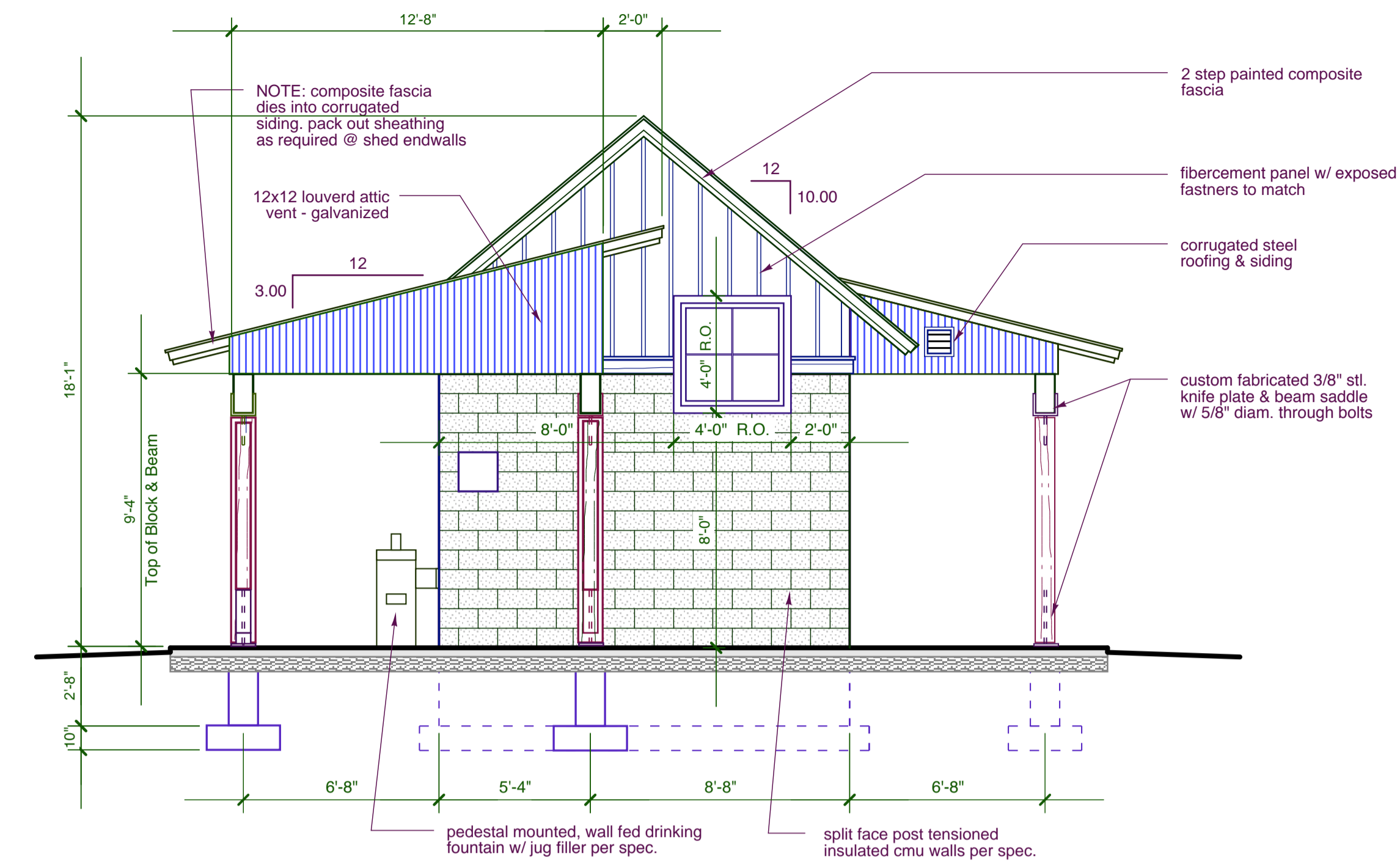
Dwg.no. **A1.2**

North

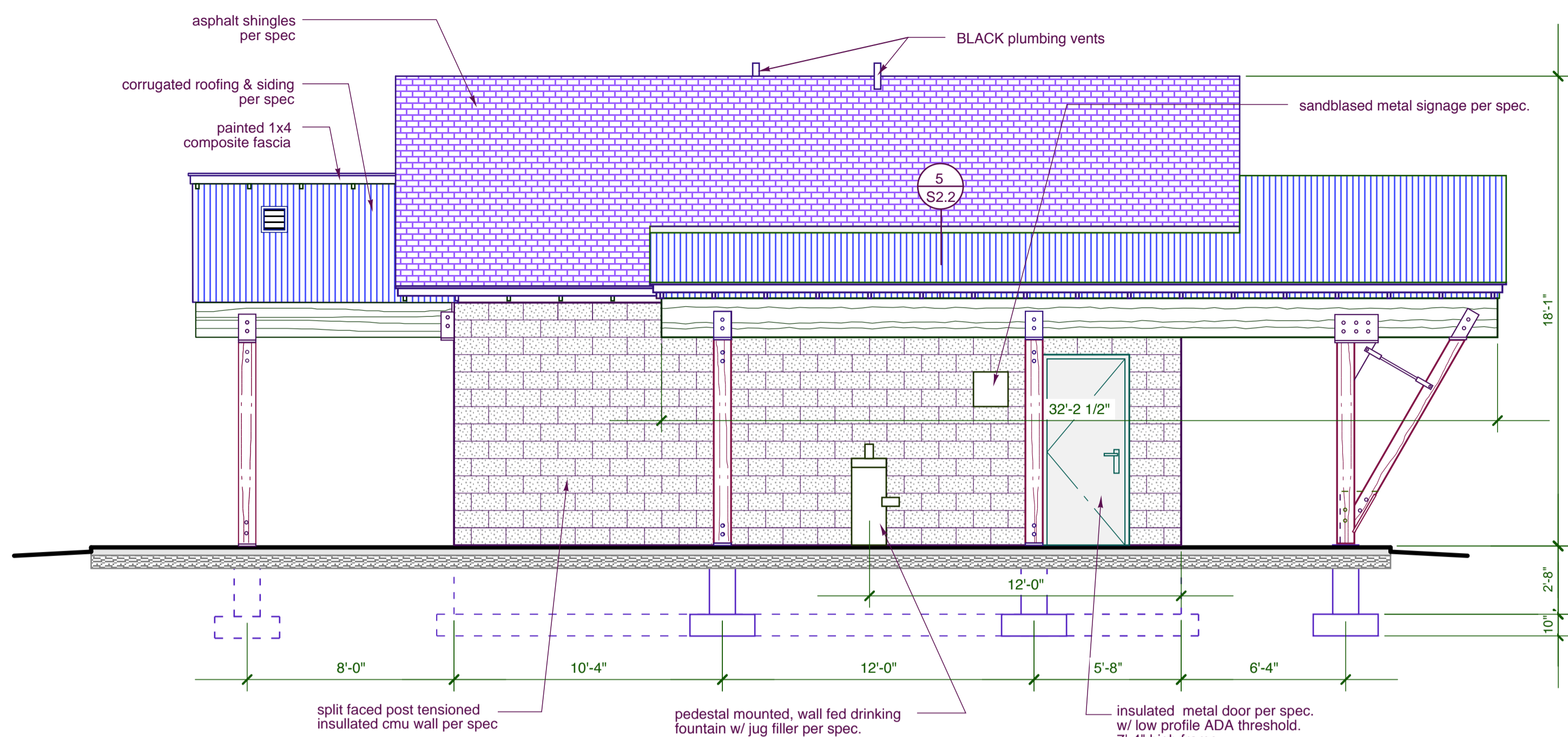
1

Roof Plan - Restroom Structure

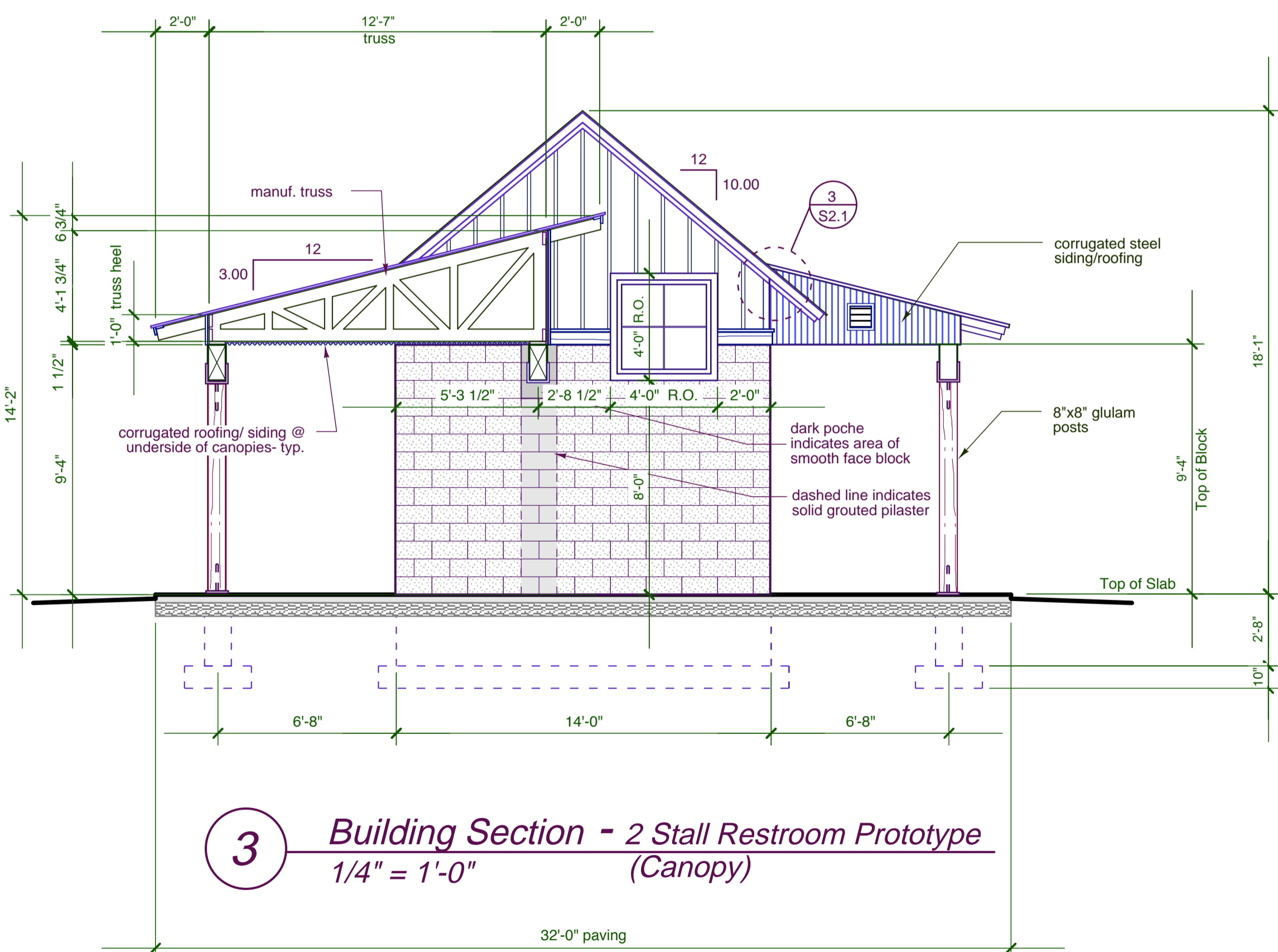
1/4" = 1'-0"



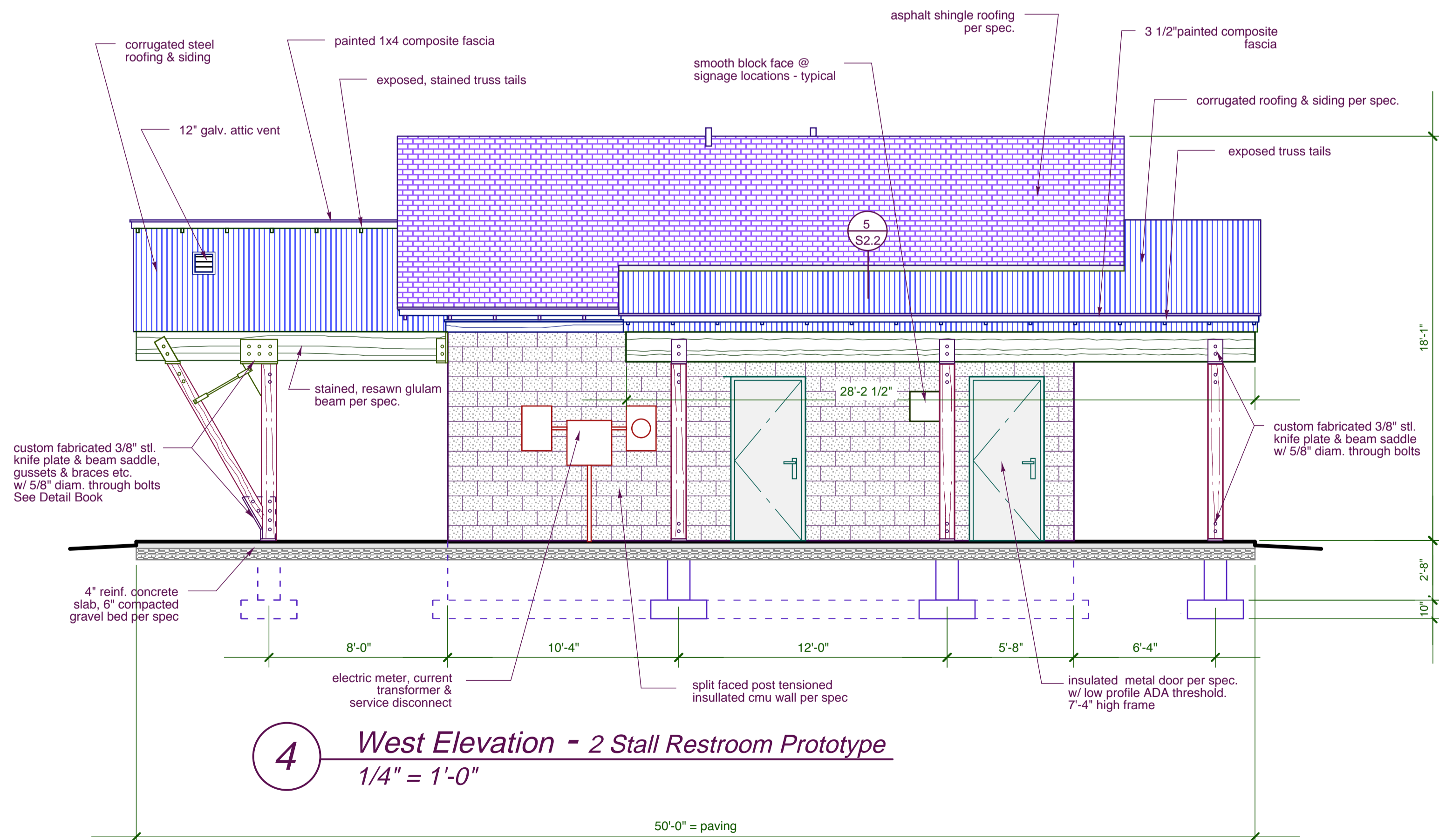
1 North Elevation - 2 Stall Restroom Prototype  
1/4" = 1'-0"



2 East Elevation - 2 Stall Restroom Prototype  
1/4" = 1'-0"



3 Building Section - 2 Stall Restroom Prototype  
1/4" = 1'-0"



4 West Elevation - 2 Stall Restroom Prototype  
1/4" = 1'-0"

Owner Approval Status:  
Phase: Date:

Signature:

Issue dates prior to full release:  
date: issued to: restrictions:

Release Status of this drawing:  
The Release Status of this drawing is indicated by the statement following the lowermost box in which a mark has been placed.

Progress Print: No part of this drawing is released for construction purposes.

by: date:

Partial Release: Only to the extent noted hereon, parts of the drawing are released for only the purposes listed above or below.

by: date:

Full Release: This drawing is hereby fully released for the purpose of construction of this project only.

by: date:

Revisions after full or partial release:

Mark: issued to: restrictions:



2 Stall Restroom Prototype

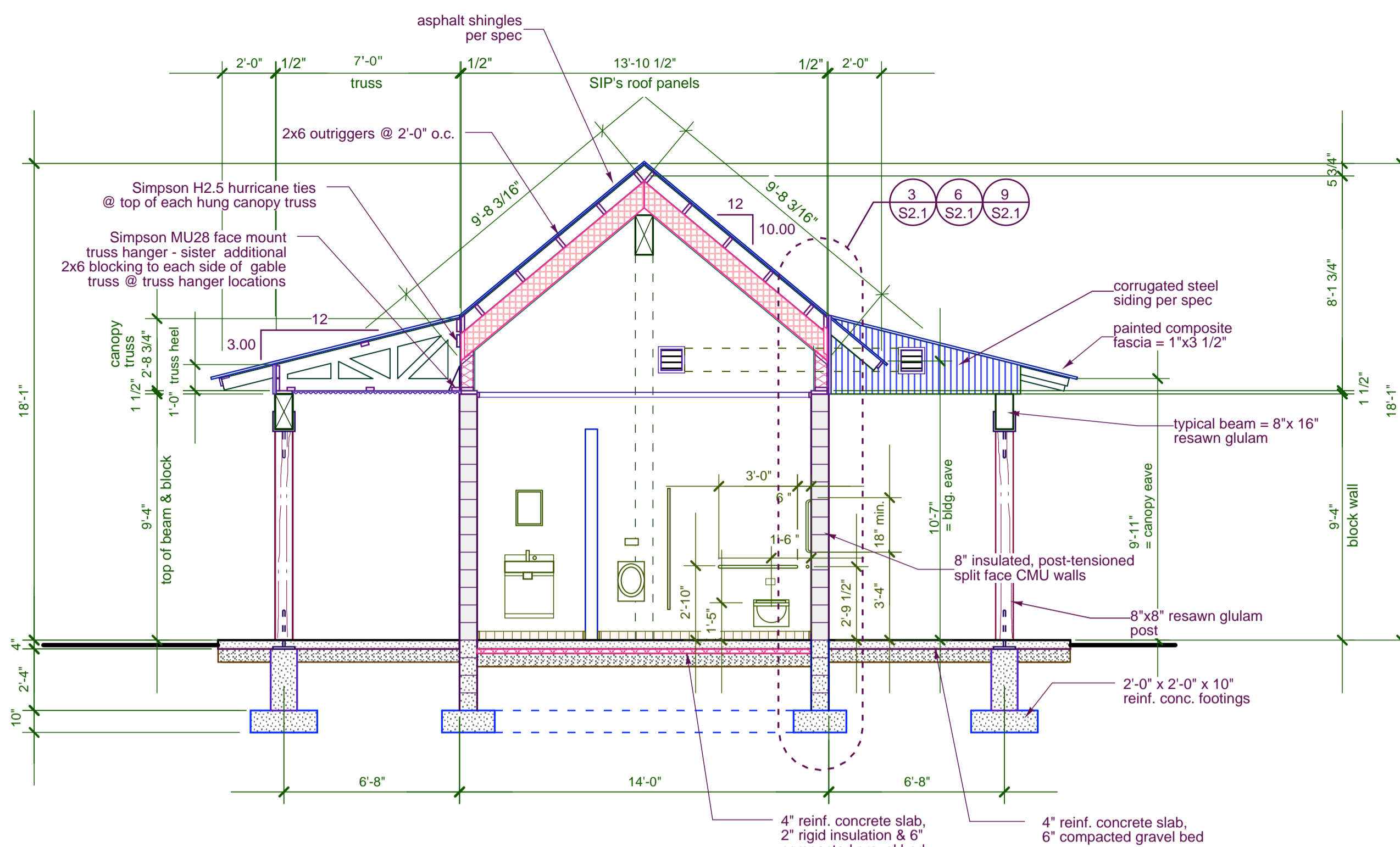
Elevations

HandsOn Design

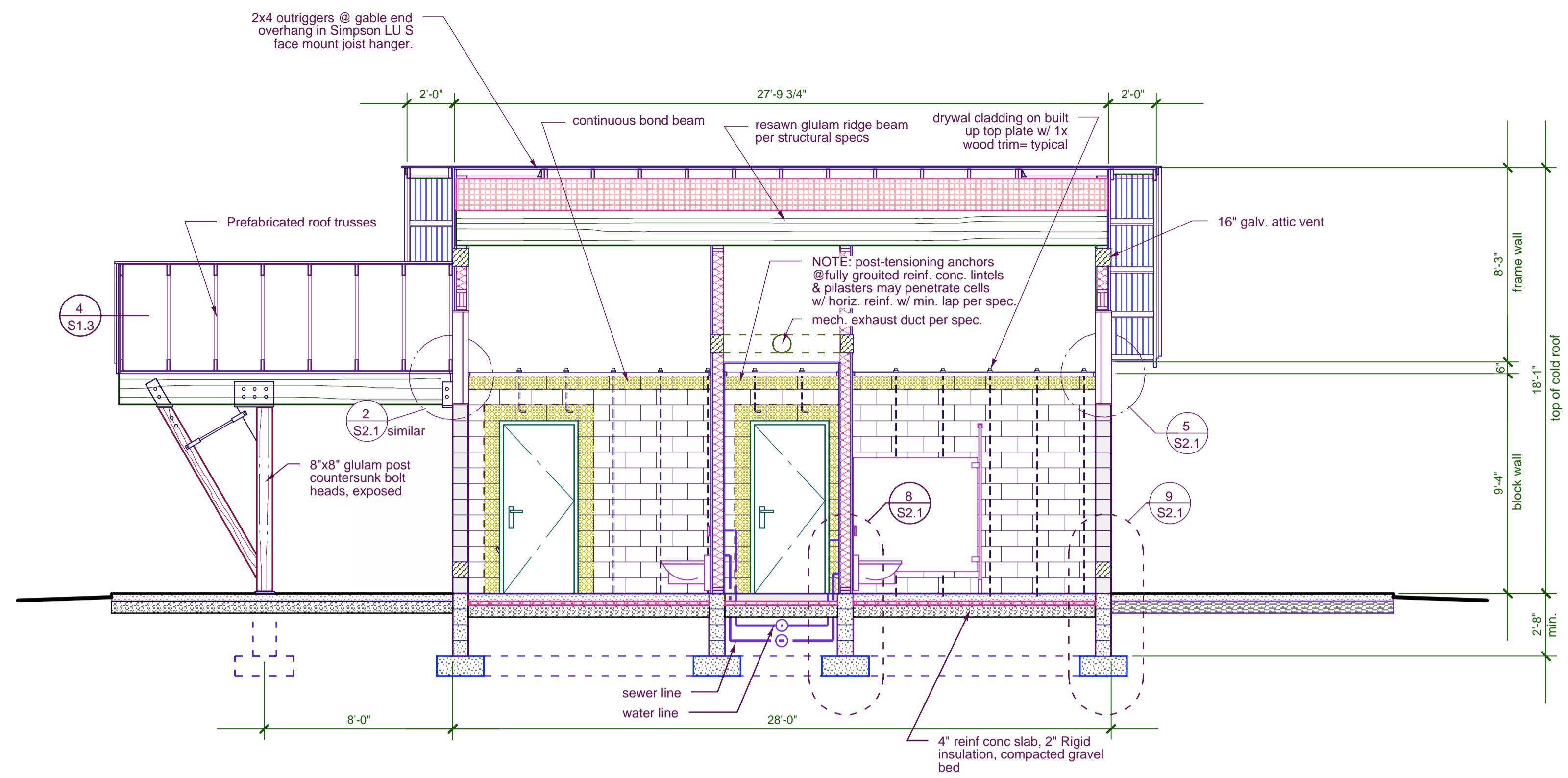
P.O. Box 956, Wilson, WY, 83014  
(307) 732-1645, ph 732-1646 fax  
handson@onewest.net

Issue date: 1/4/08

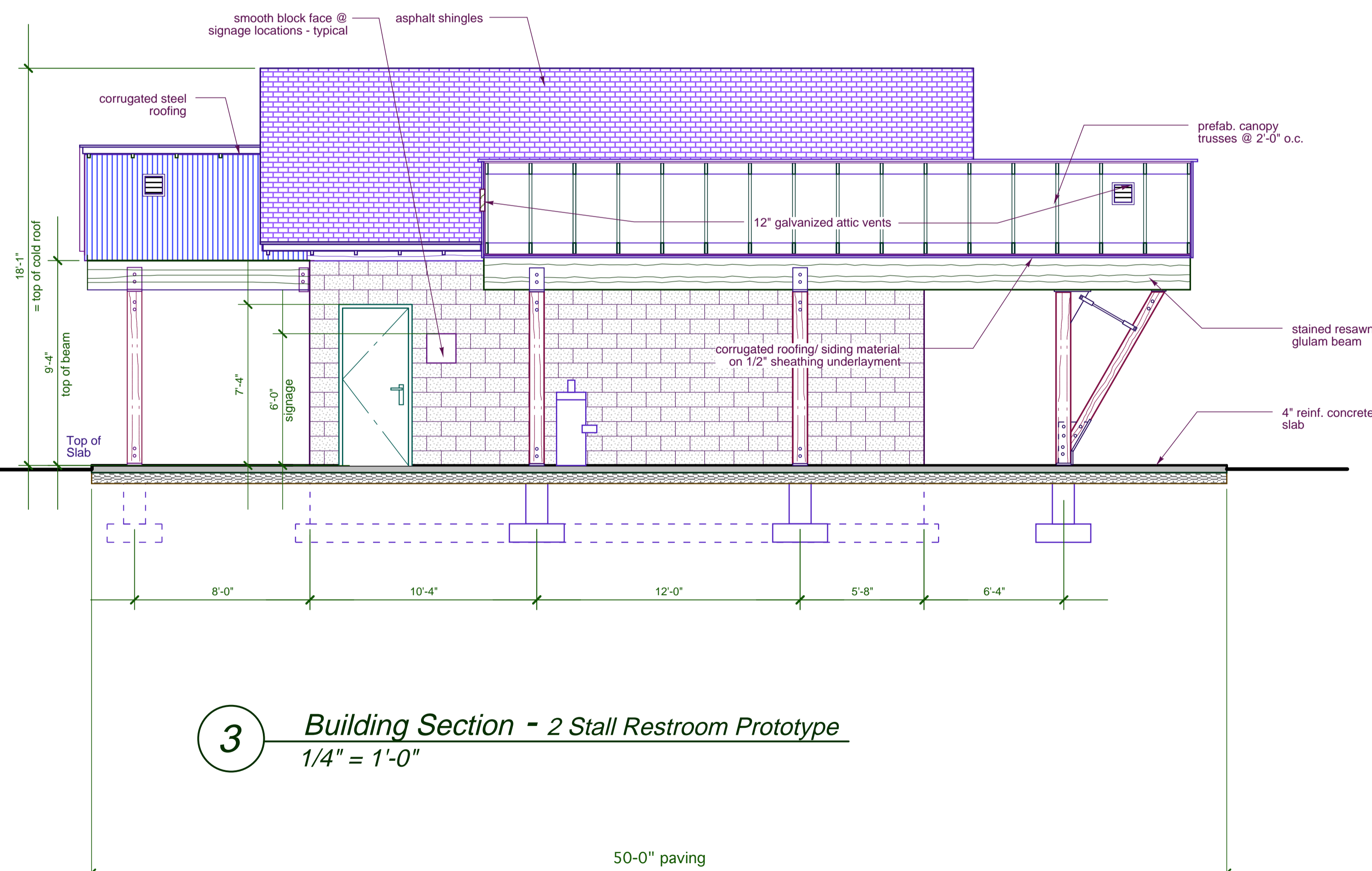
Dwg. no. A2.1



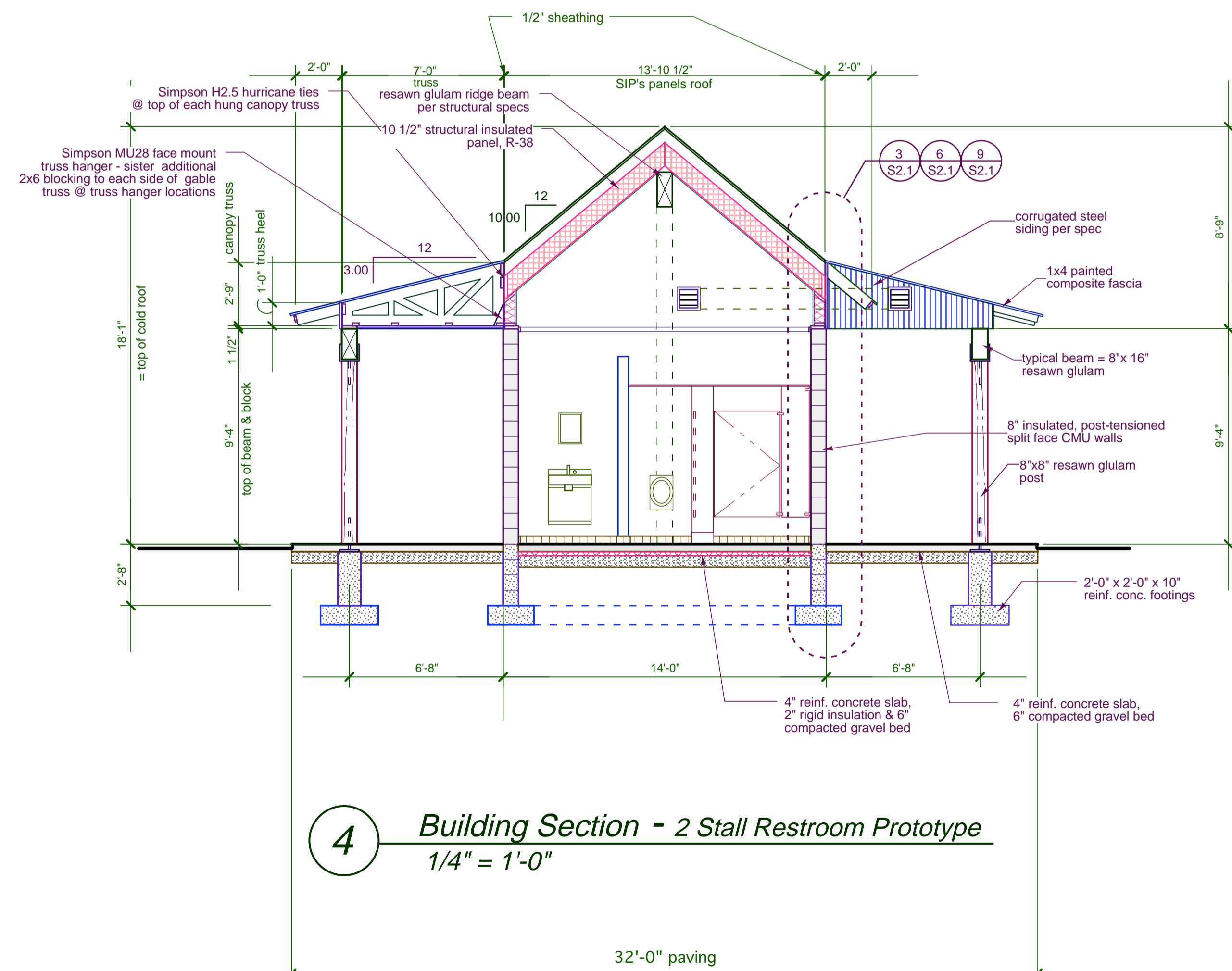
1 *Building Section - 2 Stall Restroom Prototype*  
1/4" = 1'-0" showing typical fixture locations



2 Building Section - 2 Stall Restroom Prototype  
1/4" = 1'-0"



3 Building Section - 2 Stall Restroom Prototype  
1/4" = 1'-0"



4 *Building Section - 2 Stall Restroom Prototype*  
1/4" = 1'-0"

Issue dates prior to full release: \_\_\_\_\_  
date: issued to: restrictions:

Release Status of this drawing:

The Release Status of this drawing is indicated by the statement following the lowermost box in which a mark has been placed.

Progress Print: No part of this drawing is released for construction purposes.

by: \_\_\_\_\_ date: \_\_\_\_\_

*Partial Release: Only to the extent noted hereon, parts of the drawing are released for only the purposes listed above or below.*

by: \_\_\_\_\_ date: \_\_\_\_\_

Full Release: This drawing is hereby fully released for the purpose of construction of this project only.

by: \_\_\_\_\_ date: \_\_\_\_\_

Revisions after full or partial release:

Mark:      issued to:      restrictions:



## 2 Stall Restroom Prototype

## Building Sections

### HandsOn Design

P.O.Box 956, Wilson, WY, 83014  
(307) 732-1645, ph 732-1646 fax.  
sandson@onewest.net

Issue date: 1/4/08

Dwg.no. **A3.1**

## PURCHASE AND SALE AGREEMENT

This Purchase and Sale Agreement is made and entered into to be effective as of the 14 day of August, 1990, by and between Wayne C. May and Selma May, husband and wife, of Jackson, Wyoming, hereinafter referred to as "Grantors", and the Town of Jackson, a Municipal Corporation of the State of Wyoming, of P. O. Box 1687, Jackson, Wyoming 83001, hereinafter referred to as "Grantee".

### WITNESSETH:

The Grantors hereby agree to sell, gift and convey to the Grantee, and the Grantee hereby agrees to purchase and accept from Grantors, the following described real property situate in the County of Teton, State of Wyoming, to-wit:

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

Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, rights and rights-of-way of sight and/or record.

All upon the following terms and conditions:

1. Purchase Price. The purchase price for the portion of the property sold pursuant to this contract is Two Hundred Thousand Dollars (\$200,000.00), which Grantee promises and agrees to pay to Grantors in one single installment by check drawn on the account of Grantee on the date of closing as hereinafter set forth.

2. Retained Life Estate. The conveyance of the property shall be by way of statutory Warranty Deed and it shall be a present conveyance; provided, however, that the Grantors shall be entitled to reserve, during the term of their joint and several lives, the right to use, occupy, hold, possess and enjoy, severally and jointly, to themselves and to each of them, the foregoing described property and all the rents, issues and profits accruing out of said property hereinabove conveyed.

3. Restrictions on Use. Upon the conveyance of the property, the use of the property shall be restricted by deed restriction. The restrictions shall provide that the property conveyed shall be utilized for public park purposes only, but with attendant recreational uses and facilities such as playgrounds, picnic areas, ball parks, etc. The park shall be known as the "Wayne May Park", with appropriate signage. Under no circumstance shall the property be used

for the construction of any facilities not directly related to public park purposes, or for the parking or storage of any municipal vehicles, equipment or property. No through roads shall be constructed through the interior of the property and the perimeter of the property only may be used for roadways and parking areas which provide access to the remainder of the property for use as a public park, except as hereinafter provided for the extension of East Hansen Street on the northern 35 feet of the property.

4. Road Construction. The restrictions contained herein and in the conveyance to be made, and the reserved life estate, notwithstanding, Grantee shall be entitled to utilize the north 35 feet of the property for the purpose of constructing an extension of Hansen Street upon the following conditions:

- (a) Prior to the commencement of construction, the Grantee shall cause a temporary fence to be constructed and maintained for the purpose of keeping horses or other animals kept on the remainder of the property from getting into the construction area.
- (b) Immediately upon completion of the construction of the roadway extension, Grantee shall cause to be constructed and placed, at Grantee's sole cost and expense, a permanent chain link fence and shall thereafter maintain such fence for the remainder of the term of the reserved life estate.
- (c) Grantee shall be responsible for replacing any and all culverts, gateways, cattle guards, ditches, headgates and any and all other structures which it may disturb, remove, damage or destroy in the course of construction of the extension of Hansen Street, all at Grantee's sole cost and expense and to the satisfaction of Grantors.

5. Maintenance of Ditches and Fences. Grantee shall, at the request of Grantors, take over and be responsible for the maintenance of all fences and ditches serving or appurtenant to the property at Grantee's sole cost and expense.

6. Personal Property. This sale and conveyance shall not include any personal property contained in any of the buildings on the property described above. All personal property, furniture, fixtures, equipment and appliances shall remain the sole property of and in the exclusive possession of Grantors.

7. Title. Grantors have caused to be provided to Grantee a commitment for the issuance of a policy of title insurance issued by Teton Land Title Company. Grantee has examined the condition of title and accepts the same as

reflected in the commitment for the issuance of the title insurance policy. Grantee shall be responsible for the payment of the cost of the title insurance commitment and the title insurance policy, as and when issued.

8. Taxes. Grantee shall immediately notify the Teton County Assessor of Grantee's purchase and acceptance of the property. Grantors shall be responsible for payment of property taxes for the year 1990 to the date of closing, and Grantee shall be responsible for any real property taxes levied and imposed from and after the date of closing. Grantee shall, in addition, be responsible for payment of all property taxes levied, if any, upon the improvements constructed upon the property from and after the date of closing.

9. Closing Costs and Attorney's Fees. Grantee shall be responsible for paying all closing costs involved in the sale, gift, purchase and acceptance of the property, including closing fees to be paid to Teton Land Title Company and a reasonable sum as and for attorney's fees and accountant fees paid by Grantors in connection with the negotiation for and closing of the sale, purchase, gift and acceptance of the property.

10. Appraisal - Donation. Grantee shall provide to Grantors an appraisal of the estimated fair market value of the property obtained by Grantee and dated not more than 120 days prior to the date of closing and a subsequent appraisal specifically reflecting the value of the house, and shall acknowledge the gift and donation of the Grantors of the difference between the sales price set forth hereinabove and the value of the property as reflected in the appraisals. Grantee shall pay all costs of the appraisals.

11. Lot Split. The parties acknowledge that in order for Grantors to convey the property it will be necessary to obtain a lot split permit from the Town of Jackson. The Town of Jackson, as Grantee, hereby agrees to be responsible for and to obtain the necessary lot split permit and attendant maps and property descriptions and shall pay all the costs thereof, specifically including the cost of recording the lot split permit and the map required.

12. Agreement to Purchase and Accept Additional Property. In addition to the foregoing conveyance, Grantors shall have the right to require that Grantee purchase and accept that real property described on Exhibit "B" attached hereto and by this reference made a part hereof, upon the same identical terms and conditions as herein set forth for the sale, purchase, gift and acceptance of the property

described on Exhibit "A", excepting only those terms and conditions particularly applicable to the extension of East Hansen Street. Grantors shall have the right to notify Grantee of their intention to sell to the Grantee the property described on Exhibit "B" at any time from and after one (1) year following the date of closing as hereinafter set forth. Grantee shall have thirty (30) days thereafter to accept and purchase the remaining portion of the property. This provision and the continuing obligation on the part of Grantee to purchase and accept the additional property shall be subject to the remedy of specific performance in the event Grantee shall fail and refuse to perform its obligations pursuant hereto and, in addition to the other obligations set forth herein, in the event of an action for specific performance, Grantee shall be required to pay all costs incurred by Grantors in enforcing the terms and provisions of this agreement, specifically including a reasonable sum as and for attorney's fees.

13. Closing. Closing for the Exhibit "A" property shall take place in the offices of Teton Land Title Company at 160 S. Cache Street, Jackson, Wyoming, at 10:00 a.m. on Tuesday, August 7, 1990.

14. Survival. The terms, covenants and conditions set forth herein shall be continuing obligations of the parties hereto, shall survive the closing of the sale, purchase, gift and acceptance of the Exhibit "A" and the Exhibit "B" property, and shall be continuing obligations of the parties during the lifetime of Grantors.

15. Entire Agreement. This Purchase and Sale Agreement encompasses the entire agreement between the parties. There are no other representations, agreements, warranties, terms or conditions of any kind not set forth herein. This agreement may be amended only by an agreement in writing signed by both parties hereto.

16. Binding. This agreement shall inure to the benefit of and shall be binding upon the parties hereto and their heirs, successors and assigns of any interest in the property.

IN WITNESS WHEREOF, the parties have hereunto set their hands to be effective as of the day and year first above written.

GRANTORS:

Wayne C. May  
Wayne C. May

Selma May  
Selma May

GRANTEE:

TOWN OF JACKSON

BY: Sam Clark  
Sam Clark, Mayor



STATE OF WYOMING )  
 ) ss.  
COUNTY OF TETON )

The foregoing instrument was acknowledged before me by  
Wayne C. May and Selma May this 14<sup>th</sup> day of August, 1990.

Witness my hand and official seal.



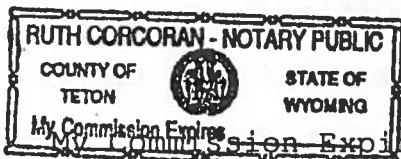
My Commission Expires: 6/11/94

Ruth Corcoran  
Notary Public

STATE OF WYOMING )  
 ) ss.  
COUNTY OF TETON )

The foregoing instrument was acknowledged before me by  
Sam Clark and Jacqueline I. Lynes, as Mayor and Town Clerk,  
respectively, of the Town of Jackson, this 14<sup>th</sup> day of  
August, 1990.

Witness my hand and official seal.



My Commission Expires: 6/11/94

Ruth Corcoran  
Notary Public

DESCRIPTION  
OF  
PARCEL DIVISION PARCEL A  
FOR  
WAYNE C. MAY

TO WIT:

A parcel of land located within the Incorporated Limits of the Town of Jackson in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 34, T41N, R116W, 6th P.M., Teton County, Wyoming created by parcel division for Wayne C. May of that tract described in those instruments of record in the Office of the Clerk of Teton County, Wyoming in Book 12 Deeds on page 140 and Book 110 of Photo on pages 672-675;

said parcel is more particularly described as follows:

BEGINNING at a point on the east line of the John D. Hall Plat No. 2 of record in said Office as Plat No. 135, from which the northwest corner of the Ferrin Addition to the Town of Jackson, of record in said office as Plat No. 401, bears S00°01'39"E, 357.16 feet; said point being identical with the northwest corner of Parcel B, the other parcel created by said Parcel Division for Wayne C. May, said northwest corner of the Ferrin Addition is monumented by a  $\frac{1}{2}$  inch diameter steel reinforcing bar with Surv-Kap inscribed "NELSON ENGR PE & LS 578";

thence along the east line of said Plat No. 135 and the east line of the John D. Hall Plat, of record in said Office as Plat No. 131, N00°01'39"W, 303.73 feet to the southwest corner of that tract of record in said Office in Book 219 of Photo on page 714;

thence along the south line of said record tract and that tract of record in said Office in Book 32 of Photo on pages 469-470, S89°09'07"E, 668.51 feet to the northwest corner of the Beesley Addition - Second Filing, of record in said Office as Plat No. 559, coincident with the west line of Rancher Street;

thence along the west lines of said Beesley Addition and Rancher Street, S00°39'17"W, 306.13 feet to the northeast corner of

WAYNE C. MAY  
PARCEL DIVISION PARCEL A  
PAGE 1

said Parcel B;

thence along the north line of said Parcel B, N88°56'34"W, 664.91 feet to the CORNER OF BEGINNING;

all points and corners called for above but not previously described herein, are monumented by a ¾ inch diameter steel reinforcing bar with aluminum cap inscribed "P.M..JORGENSEN PE & LS 2612";

ENCOMPASSING an area of 4.667 acres, more or less;

SUBJECT TO any easements, rights-of-way, covenants, conditions, restrictions, reservations, or encumbrances of sight and/or record including, but not limited to the following easement of record in said Office: that easement granted to Lower Valley Power and Light, Inc. in Book 48 of Photo on page 526.

THE BASIS OF BEARING being S89°09'07"E along the south lines of said tracts of record in Book 32 of Photo and 219 of Photo.



John J. Warren  
Wyoming Professional Land Surveyor No. 4530

July 31, 1990  
Project No. 87055.14

C:\WP51\DES\MAY PARCA.JUL

WAYNE C. MAY  
PARCEL DIVISION PARCEL A  
PAGE 2

**DESCRIPTION  
OF  
PARCEL DIVISION PARCEL B  
FOR  
WAYNE C. MAY**

**TO WIT:**

A parcel of land located within the Incorporated Limits of the Town of Jackson in the SE $\frac{1}{4}$ NE $\frac{1}{4}$  of Section 34, T41N, R116W, 6th P.M., Teton County, Wyoming created by parcel division for Wayne C. May of that tract described in those instruments of record in the Office of the Clerk of Teton County, Wyoming in Book 12 Deeds on page 140 and Book 110 of Photo on pages 672-675;

said parcel is more particularly described as follows:

BEGINNING at the northwest corner of the Ferrin Addition to the Town of Jackson of record in said Office as Plat 401; said corner lies on the east line of the John D. Hall Plat No. 2, of record in said Office as Plat No. 135 and is monumented by a  $\frac{1}{2}$  inch diameter steel reinforcing bar with aluminum Surv-Kap inscribed "NELSON ENGR PE & LS 578";

thence along said east line N00°01'39"W, 357.16 feet to the southwest corner of Parcel A, the other parcel created by said parcel division for Wayne C. May;

thence along the south line of said Parcel A S88°56'34"E, 664.91 feet to the southeast corner of said Parcel A being the intersection with the west line of Rancher Street, coincident with the west line of the Beesley Addition to the Town of Jackson - Second Filing, of record in said Office as Plat No. 559;

thence along said west lines S00°39'17"W, 357.11 feet to the northeast corner of Lot 10 of said Ferrin Addition;

thence along the north line of said Ferrin Addition N88°56'34"W, 660.66 feet to the CORNER OF BEGINNING;

all corners called for above, but not previously described herein, are monumented by a  $\frac{1}{2}$  inch diameter steel reinforcing bar

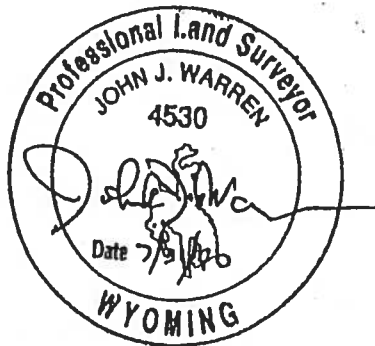
**WAYNE C. MAY  
PARCEL DIVISION PARCEL B  
PAGE 1**

with aluminum cap inscribed "P.M. JORGENSEN PE & LS 2612";

ENCOMPASSING an area of 5.433 acres, more or less;

SUBJECT TO any easements, rights-of-way, covenants, conditions, restrictions, reservations, or encumbrances of sight and/or record including, but not limited to the following easement of record in said Office: that right-of-way easement, granted to the Town of Jackson for an underground pipe line on Book 8 of Photo on pages 220-221;

THE BASIS OF BEARING being S89°09'07"E along the south line of those tracts of record in said Office in Book 32 of Photo, pages 469-470 and Book 219 of Photo, page 714.



John J. Warren  
Wyoming Professional Land Surveyor No. 4530

July 31, 1990  
Project No. 87055.14

C:\WP51\DES\MAYPARCB.JUL

WAYNE C. MAY  
PARCEL DIVISION PARCEL B  
PAGE 2

# HISTORIC BARN AT MAY PARK

JACKSON, WYOMING



## EXISTING CONDITIONS SURVEY AND ASSESSMENT

MAY 24, 2010

PREPARED FOR:  
STEVE ASHWORTH  
TETON COUNTY PARKS  
AND RECREATION

PREPARED BY:  
 **DUBBE MOULDER**  
ARCHITECTS

PO BOX 9227  
1160 Alpine Lane, STE 2A  
Jackson, WY 83002  
PHONE: (307) 733.9551  
FAX: (307) 733.4302



## TABLE OF CONTENTS

TABLE OF CONTENTS.....	1
INTRODUCTION.....	2
EXISTING CONDITIONS SURVEY.....	3
EXISTING CONDITIONS ASSESSMENT.....	5
EXECUTIVE SUMMARY.....	8
SITE PLAN.....	9
FLOOR PLANS.....	10
PHOTOGRAPHS.....	12
WORKS CITED.....	23
PRESERVATION BRIEF 9.....	APPENDIX A
PRESERVATION BRIEF 26.....	APPENDIX B
PRESERVATION BRIEF 32.....	APPENDIX C
PRESERVATION BRIEF 37.....	APPENDIX D
STRUCTURAL EVALUATION.....	APPENDIX E
PREVIOUS HELICAL PIER USAGE.....	APPENDIX F



## INTRODUCTION

In a time of rapid growth and development, we must all do what we can to preserve and protect the history of our town. Located at May Park in east Jackson, this barn is one of the oldest buildings left standing within town limits, and a link to the past that helped make Jackson Hole what it is today. After several visits to observe and record the existing conditions of the barn, we have gathered enough information to report on the current status of the building. With this information, we were able to come up with an existing conditions survey and assessment. Our existing conditions survey is based solely on our non-destructive site observations, field notes, photographs, and measurements. Our existing conditions assessment will be the start of a plan which will allow for future generations to enjoy this piece of Jackson Hole history.



### EXISTING CONDITIONS SURVEY:

Built in the early 1940s, this barn is a great example of one of the earlier construction techniques brought to this country, as well as a technique that has helped pioneer the west. Consisting of two floors, the first floor is constructed by using horizontally-laid, saddle notched log construction. The second floor is a very spacious hayloft, made up by a conventionally framed gambrel roof. Above this gambrel framing, a standing seam metal roof covers the barn. There is no basement or crawlspace, as the floor on the ground level is simply dirt. The sill logs rest on an 8" poured in place concrete foundation. The main axis of this barn is oriented east-west, with the East elevation being the main entry. There are views of the Tetons to the north, and views of Snow King to the southwest. The barn is located in the middle of a fairly large sized horse pasture, which is for the most part, quite flat. Please reference figure 1 for a site plan and figures 4-7 for exterior views of the barn.

The exterior of the foundation measures out to be 41'-4" (east-west) by 31'-4" (north-south), which gives an easy inside framing measurement of 40' x 30'. The interior of the barn is based on a 10' x 10' grid, with 6 posts, all 10' on center. The 6 posts all rest on their own 10"x10" concrete pad. Running east-west, 2 log beams are supported by the posts. In between the posts and beams, there is a center aisle that runs from the east entrance to the west entrance. Made by placing horizontal 2x6 on top of 2x6, there are 3 stalls created, all roughly 10' x 10'. One of these stalls is located on the north side of the center aisle, while the other two are on the south side. In the southeast corner of the building, there is a 10' x 10' tack room. The tack room is made up by a framed floor and 2 framed walls, both covered by 1x wood boards to enclose it from the rest of the barn. On the north wall of the tack room, there is a door that can be locked. From inside the tack room, a set of stairs leads up to the hayloft. There are two hayloft access hatches in the ceiling of the first floor, one located in the center aisle while the other is in the southwest stall. Please reference figure 2 for a floor plan layout. The framing for the hayloft floor consists of 2x6's, running north-south, being supported by the end walls and the 2 log beams. The floor for the hayloft consists of 1x wood boards running east-west. The east and west sides of the hayloft are framed with 2x4's, with the exterior being covered in horizontal wood shiplap siding. The north and south sides of the hayloft have the roof coming right down to the floor. Please reference figure 3 for the hayloft plan and figures 8-11 for framing details.

One of the most important, character defining elements of any old barn are the openings. Centered in the east façade of the barn, there is a large overhead door on the ground level that opens to the center aisle. Within this large door, there is a smaller door that swings out, which allows for the entry of a person without opening the larger door. Above this overhead door, leading to the hayloft, there is a door that swings down and out. Above the hayloft door, there is a small window. Please reference figures 12-13 for doors on the east façade. On the west façade of the barn, there also is an overhead door that leads to the center aisle. This door does not have the smaller door within it. Centered on the west façade, closer to the roof there is a small window, providing light into the hayloft. The west façade also has a horse door that leads into one of the southern stalls. Please



reference figures 14-15 for the doors on the west façade. The north and south facades of the barn both consist of four equally spaced, small hopper windows. The tops of these windows all tilt in about 8 inches. These windows all have metal bars mounted to the exterior side of them. The four windows on the south side of the building are all covered by a green mesh. Please reference figure 16 for a typical picture of these windows.

The structure does have electrical wires that run into the hayloft on the east facade. Please reference figure 17 for electrical intake. From there, the electrical wires run down to the first floor. There are two lights located in the center aisle, as well as one in the tack room and one in the hayloft near the door. This barn is equipped with what appears to be a bell, or an alarm, with wire running from them. There are three of these devices, one located in the center aisle, one in the tack room, and one in the hayloft. Please reference figures 18-19 for electrical features. However, at the time of inspection, the electricity appeared to be turned off, making it difficult to determine if the electrical features worked or not. This barn has no plumbing or mechanical features. However, there is a water well located just outside the barn, next to the southeast corner.

It does appear that at one point, this barn was partially painted white. All of the doors, door trim, and window trim have remains of white paint on the exterior. The east and west walls of the hayloft also have remains of white paint on the exterior. The exterior chinking on the first floor show remains of white paint as well. This paint is easier to see on the north side of the building, as well as the shady parts of the rest of the building. The logs themselves did not appear to have paint on them. Please reference figures 20-23 for paint details.

The barn occupies one of the last lots of land in east Jackson that is not yet developed. On this lot of land, there are a number of horse pastures, separated by different fences and gates. There are also other structures on the property. There is a single story house that is completely fenced in from the rest of the property. A large steel shed and a smaller steel silo share the property as well. Located just off the southeast corner of the steel shed, there is an old gas pump. Please reference figures 48-51 for photos of these structures.



### EXISTING CONDITIONS ASSESSMENT:

Like any barn that has been in service for about 70 years, this barn has seen its fair share of use. It does seem to have a good history of performance, and for the most part, is in pretty good condition. However, if future use is intended for this barn, there will have to be some repairs and upgrades made.

In order to make this barn safe for future use, there will be a need to stabilize the foundation. There are several cracks in the concrete foundation wall, and these cracks are found on all sides of the building. In some cases, these cracks are small, in some cases there is a noticeable gap. There are a few occasions where one side of the crack has shifted a couple inches. Although unconfirmed, we speculate that these cracks may have been caused by years of uneven settlement, freezing and thawing of water, and other environmental elements. Test pits revealed that the existing foundation is not very deep. In some locations there is only about 8 inches of concrete. Please reference figures 44-47 for details of the test pits. There are a number of different ways to treat these cracks and to stabilize the foundation, depending on the extent of damage. A concrete patch might be suitable for some of the smaller cracks. This would keep water from entering the crack, freezing, and causing more damage. For some of the bigger cracks, an epoxy injection should be considered. This would help reestablish the structural integrity of the concrete. These methods will repair the concrete to a certain extent, but do not address the problems that caused the foundation to crack in the first place. Helical piers can be installed under the foundation. This process involves drilling long helical piers all around the existing foundation into stable soil below. The piers will tie the existing foundation into solid ground below. This will prevent any future uneven settlement issues. Please reference Appendix F for a previous example of this process. Another method of stabilizing the structure would be to tie it to an interior reinforced concrete pad. This process would require that the future use of the barn has a concrete pad installed. With this method, holes would be drilled into the foundation; about 24" on center, and then rebar would be placed in these holes and fixed with epoxy. The other end of the rebar would then be tied in with the reinforced concrete pad. The most extreme measure would be to lift the log barn off of the foundation completely, and then replace the entire concrete foundation. Any concrete patching or replacement should be done so in-kind to match material, character, design, and finish. It is our recommendation to consult a qualified structural engineer who has experience in working with historic buildings to determine the best method. Please reference figures 24-27 for foundation details. Please refer to Appendix E for a structural evaluation prepared by G&S Structural Engineers.

The logs that create the exterior walls above the foundation will require some stabilization as well. On the south side of the building, some of the logs are in pretty bad shape. The sill log is deteriorated to the point that it is only half there. The six log courses above this sill log also have a significant amount of deterioration. This deterioration can be caused by years of direct sunlight and the freezing and thawing of water. Part of this sill log is under grade, which can also accelerate the rate of deterioration. Grade should be pulled away from the barn, so it is at least 4" below the log to create positive drainage away from the building. We recommend replacing the deteriorated sill logs. Appropriate



sill log replacement methods should be addressed in detail prior to commencement of any work. Other logs that show significant deterioration could have a log patch spliced in. Any logs that are replaced or patched should be done so in-kind to match material, character, design, and finish. The extent of log repair will be determined in a future phase. Please reference figures 28-31 for details of the sill log on the south side. The lower logs on the east and west ends have some slight damage and cracks, they should be repaired and restored as well. The logs on the north side of the building are in fairly good condition. For additional information please reference appendix B for Preservation Brief 26, Preservation and Repair of Historic Log Buildings.

Just as important as the exterior structure of the building is the interior framing. The six posts and two log beams are all in fairly good condition. However, if future use intends for any of the 2x stall walls to be removed, the posts may need to be replaced. This would have to happen because the four posts that make up the stalls, all have the 2x stall walls incorporated as part of the posts. Please reference figure 40 for this condition. It is not recommended for any of the 2x stall walls to be removed as this would greatly detract from the historical character of the barn. The 2x6 floor joists, for the hayloft and the 1x that make the hayloft floor are in good working condition. The 2x6's that frame the gambrel roof are also in good condition. The roof that covers the barn is starting to show signs of rust, but for the most part is in good working condition and weather resistant. A new roof may eventually be needed, depending on future use.

Similar to the rest of the barn, the doors and windows show their age as well. The two overhead doors are in good shape themselves; however the hardware used to raise them is no longer safe. Part of the overhead track on the west door is being held up by twine. Please reference figures 32-33 for details of the overhead door hardware. The horse door that leads from the stall is in good working condition, as well as all the interior stall doors. All the windows on the ground level are single pane hopper windows. These windows are in good working condition when it comes to opening and closing, but not weather resistant. When they are in a closed position, the only thing keeping wind and water out is wood on wood contact. There is no sealant or weather stripping. From the inside, light can be seen coming through the cracks around the windows. Please reference figures 34-35 for window details. Also, 4 of the 8 windows on the first floor have a broken or cracked pane. It is our recommendation that these windows be stabilized and repaired. If the condition of these windows is beyond repair, they will need to be replaced in-kind to match material, character, design, and finish. Please reference figure 36 for broken window details. For additional information please reference appendix A for Preservation Brief 9, The Repair of Historic Wooden Windows. The hayloft access hatch in the center aisle has a broken hinge. Please reference figure 37 for hayloft access hatch detail. The other access hatch is in good working order. The hayloft door is in good condition, however if it is intended for this door to be opened for future use, the hardware will need to be replaced. Please reference figure 38 for the hayloft door detail. The 2 windows in the hayloft are missing glass, but are covered with a screen. Please reference figure 39 for a detail of the hayloft windows.



The existing electrical system is deficient and unsafe. The electrical wires will need to be removed and replaced, depending on future use, on the first floor as well as in the hayloft. Proper electrical fixtures should be installed to replace any of the existing fixtures. There currently are no restrooms located in the barn. If future use does call for a need to have public restrooms, it is our recommendation that they should be built somewhere else on the site, and not in the barn itself. If they were built in the barn, the addition of all the pipes, plumbing, fixtures, and need for privacy would significantly detract from the historical character of the barn.

After being around for so long, even the minor details show their age. The window trim is in relatively good condition, but will need some repairs. On the north side of the barn, the trim is somewhat still white, but the paint is starting to chip off. On the south side of the barn, most of the paint has already chipped off of the trim. There are a few places where the trim has been chewed on by horses. There are a few places where the window trim is starting to fall off. It is our recommendation that the trim be reattached. Please reference figure 41 for this condition. Another detail that is starting to show some wear and tear is the chinking. All of the chinking on the barn, both interior and exterior, is scribed wood chinking. The condition of the chinking depends on where on the barn it is located. All of the chinking on the interior is in good condition. There are a few places where it has pulled away from the wall, and the space has filled with dirt. After cleaning the dirt out of the space, the chinking can be reattached. On the exterior south side of the barn, the chinking is in poor condition. It is cracked and chipped, and most of the white paint has chipped off. There are also a few places where the chinking has cracked and fallen off. It is our recommendation that the chinking be repaired and restored, and in certain areas, the chinking should be replaced. Where ever any chinking, either interior or exterior, needs to be replaced, it should be replaced in-kind to match material, character, design, and finish. On the east and west sides of the barn, the chinking will need to be repaired and restored. On the north side of the barn, the chinking is in fairly good condition, and mostly still white.

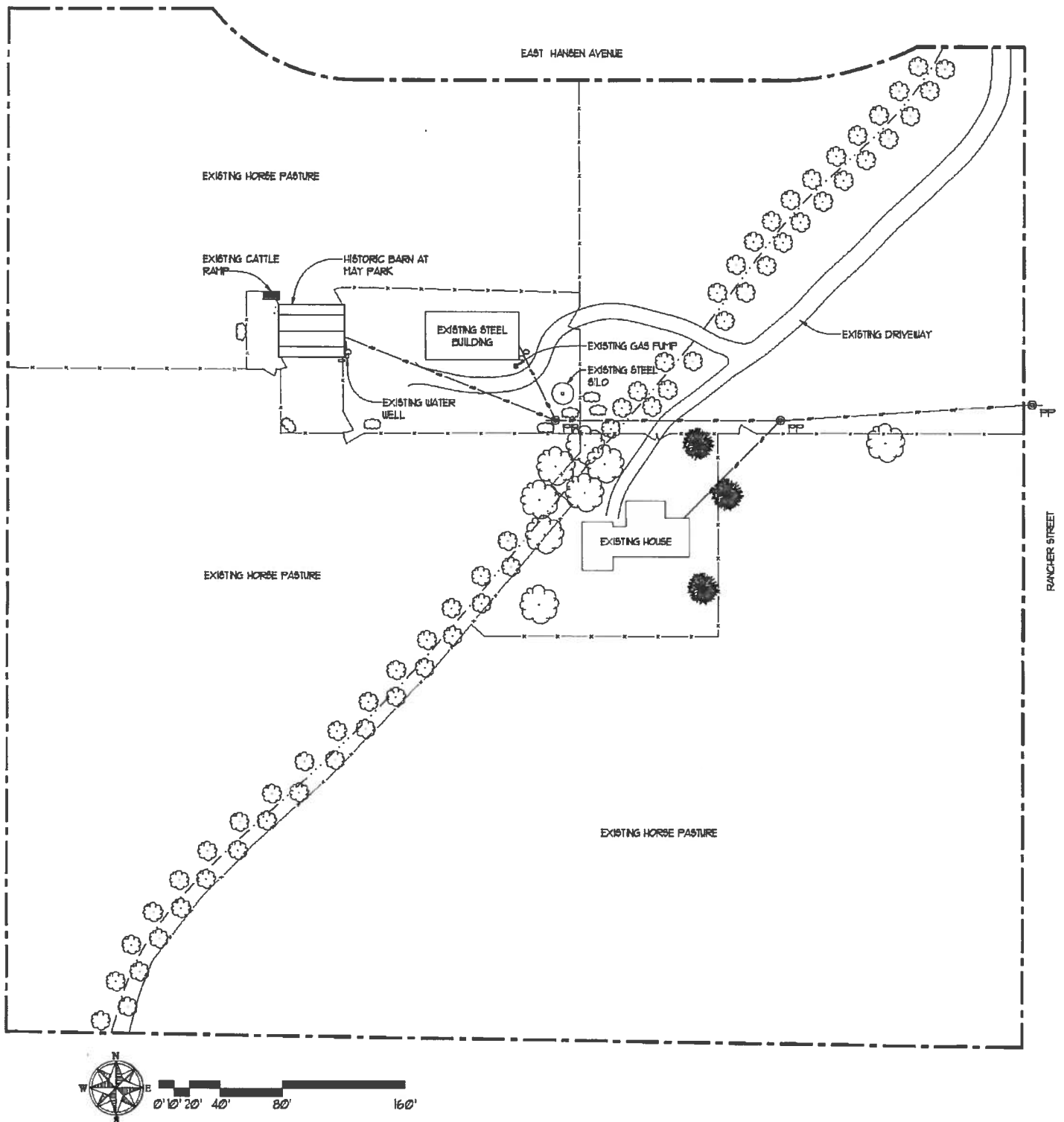
On a building this old, there is the possibility that the paint used was lead based. Prolonged exposure to or ingesting lead based paint poses a health hazard. It is our recommendation that the paint be tested for lead before the general public has access to the barn. For additional information please reference appendix D for Preservation Brief 37, Appropriate Methods for Reducing Lead-Paint Hazards in Historic Housing.

One of the biggest challenges faced when converting a historic building can be making it accessible for people with disabilities. This barn will be no different. The biggest challenge will be allowing someone in a wheelchair access to the interior of the barn, and the freedom to move around once inside the barn. The way the barn currently is, with a dirt floor and a concrete barrier, the foundation, it would be almost impossible to get a wheelchair inside and then move around. The addition of a floor inside the barn, along with ramps up to the exterior doors, would allow for the entry of a wheelchair. Also the doors and door openings will have to be made handicap accessible. For additional information please reference appendix C for Preservation Brief 32, Making Historic Properties Accessible.



## EXECUTIVE SUMMARY

The historic barn located in May Park is a great piece of Jackson Hole's history. If proper steps to stabilize and rehabilitate the building are taken, it could remain a great asset and better serve the community. This report provides an outline to help move forward with the process to stabilize and rehabilitate the barn. General historic preservation strategies suggest repairing and restoring the existing conditions to maintain as much of the historic fabric as possible. If the historic fabric is deteriorated or damaged beyond repair, that fabric should be replaced in-kind to match material, character, design, and finish. Anything that needs to be repaired or replaced should be done so with respect to the Secretary of the Interior Standards for the Treatment of Historic Properties.

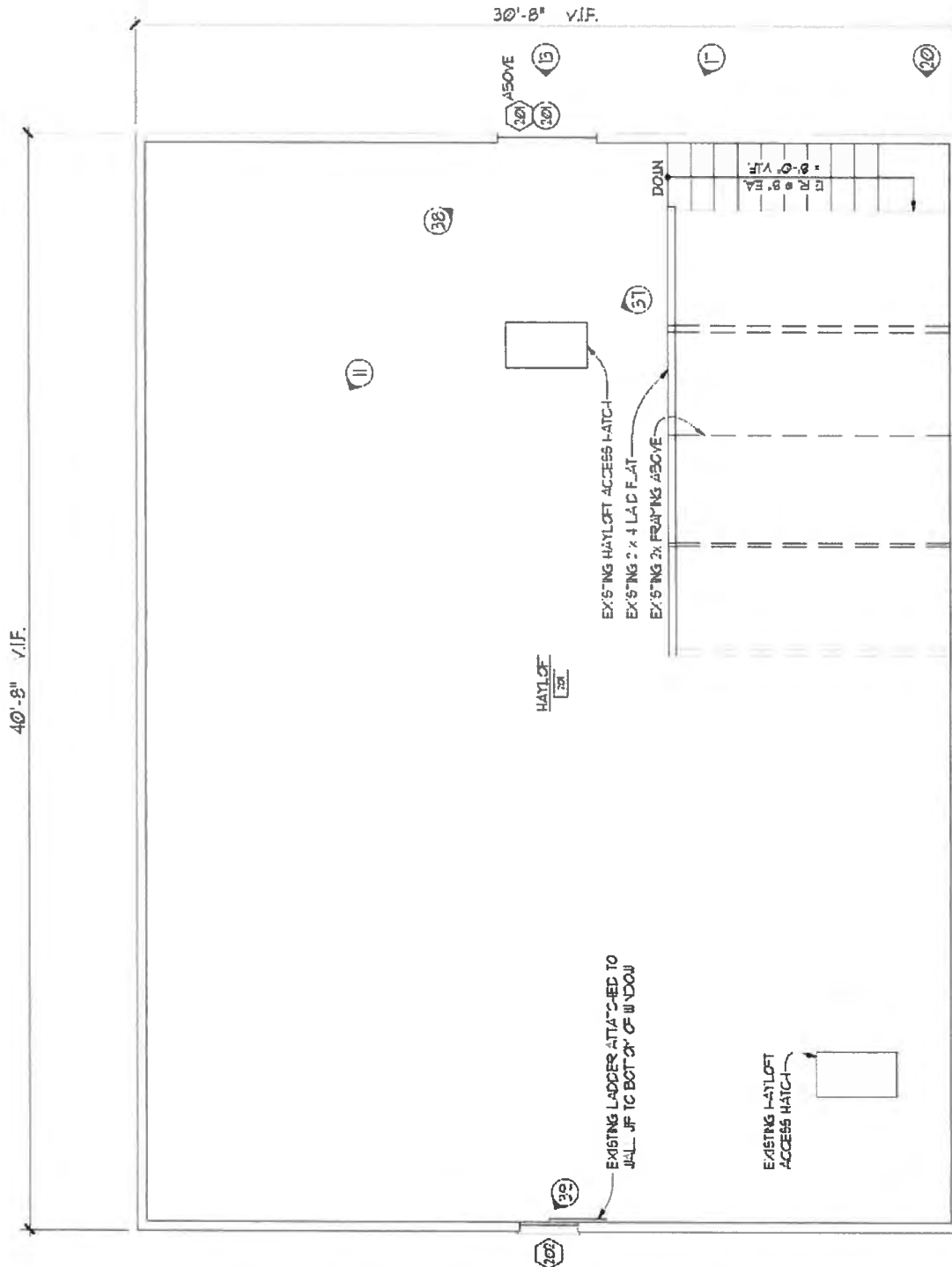


**FIGURE 1:** Existing site plan.



# PLAN LEGEND

ROOM	ROOM NAME
000	ROOM NUMBER
000	DOOR NUMBER
000	JACO NUMBER
#	FACTO BUG



**FIGURE 3: Second floor plan.**



**FIGURE 4:** View standing from the southeast looking northwest.



**FIGURE 5:** View standing from the northeast looking southwest.



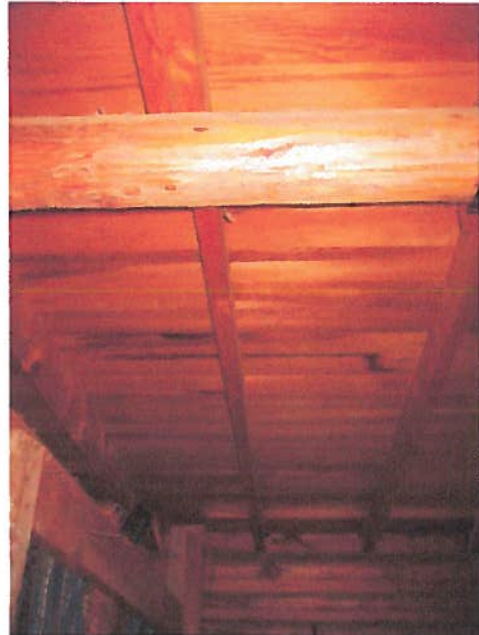
**FIGURE 6:** View standing from the northwest looking southeast.



**FIGURE 7:** View standing from the southwest looking northeast.



**FIGURE 8:** Corner detail of the horizontally-laid, corner saddle notched log construction.



**FIGURE 9:** 2 x 6 floor joists running from a log beam to the outside wall supporting the hayloft floor above.



**FIGURE 10:** One of the wood posts supporting one of the log beams.



**FIGURE 11:** Gambrel roof framed with 2x6's.



**FIGURE 12:** On the east façade, this overhead door is the main entry to the barn. There is a smaller, human sized door within that swings out.



**FIGURE 13:** On the east façade, this door leads into the hayloft.



**FIGURE 14:** On the west façade, this overhead door leads to the center aisle.



**FIGURE 15:** On the west façade, this door leads into one of the stalls on the interior.



**FIGURE 16:** View of typical window. Please note the metal bars over the window.



**FIGURE 17:** Electrical wire intake on the east facade



**FIGURE 18:** This light is 1 of the 4 lights that exist in the barn. This one is located in the center aisle.



**FIGURE 19:** This bell is 1 of 3 bells that exist in the barn. This one is located in the center aisle.



**FIGURE 20:** Under the roof overhang, where the sun exposure is limited, remains of white paint still exist.



**FIGURE 21:** Old white paint is chipping off the entry door.



**FIGURE 22:** The left side of this photo is a window on the south side of the barn, with most of the paint chipped off. The right side is a window on the north side, which still has white paint on it. Also please note the green mesh on the south side.



**FIGURE 23:** This photo is taken on the south side of the building. Higher up, where the roof overhangs blocks the sun, the chinking is still white. Lower on the wall where it gets sun exposure, the paint has chipped off.



**FIGURE 24:** These foundation cracks are located on the west side of the building.



**FIGURE 25:** These foundation cracks are located on the west side of the building, near the corners.



**FIGURE 26:** These foundation cracks are located on the north side of the building.



**FIGURE 27:** The foundation crack on the left is located on the south side of the building. The crack on the right is located on the east side of the building. On the south and east sides of the buildings, grade is covering up most of the foundation, so there may be more cracks that are not visible.



**FIGURE 28:** The sill log on the south side of the building has deteriorated so much that it is almost completely gone in sections.



**FIGURE 29:** Another view of the sill log located on the south side of the building.



**FIGURE 30:** A close-up look at the sill log on the south side of the building from the exterior.



**FIGURE 31:** A close-up look at the same spot in figure 30, however this view is from the inside of the building.



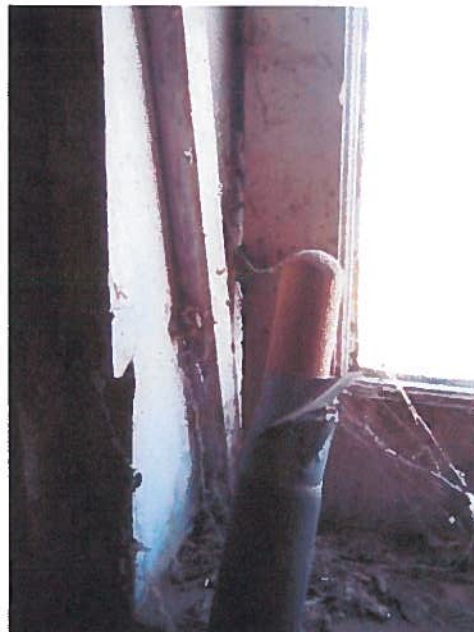
**FIGURE 32:** The hardware used to raise the 2 overhead doors is old and unsafe.



**FIGURE 33:** Part of the track on the west overhead door is being held up by twine.



**FIGURE 34:** When in a closed position, light can be seen coming from the outside due to a lack of weather stripping and sealant.



**FIGURE 35:** Another window, in the closed position allowing light, wind, and moisture inside.



**FIGURE 36:** A few planes of glass are broken on the ground level.



**FIGURE 37:** The hayloft access hatch, leading from the center aisle, has a broken hinge making it difficult to use.



**FIGURE 38:** The hayloft door is in good condition, however the hardware used to lower it needs replacing.



**FIGURE 39:** The windows in the hayloft are missing glass which was replaced by screen. Also the muntin bars and trim are falling apart.



**FIGURE 40:** The 2x6's that create the stall wall are built-in to the wood post that support the log beams above.



**FIGURE 41:** The window trim is loose and has started to fall off. Also please note the green mesh over the window.



**FIGURE 42:** The scribed wood chinking on the interior of the building has pulled away from the logs and filled in with dirt.



**FIGURE 43:** The scribed wood chinking on the exterior has broken off in a number of different places.



**FIGURE 44:** A test pit that is dug on the North side of the barn.



**FIGURE 45:** A test pit that is dug on the North side of the barn.



**FIGURE 46:** A test pit that is dug on the South side of the barn.



**FIGURE 47:** A test pit that is dug on the South side of the barn.



## **G & S Structural Engineers**

**1600 John Adams Parkway**

**Suite 200**

**Idaho Falls, ID 83401**

**Telephone: (208) 523-6918**

**E-mail: [gs@gsengineers.net](mailto:gs@gsengineers.net)**

**Fax: (208) 523-6922**

---

### **STRUCTURAL EVALUATION**

The barn is an older building believed to have been built approximately 75 years ago. In many ways the barn is showing its age. Despite this, the barn's framing appears to be in relatively good condition and appears to have performed well over its life.

When the barn was constructed, framing standards were considerably different than they are today. The building codes have evolved significantly over the past 75 years. As a result, the barn has several limitations with respect to current building codes.

1. The barn is supported on a very shallow perimeter concrete foundation wall. In several areas the barn's perimeter foundation is sitting at grade. This has resulted in several large cracks in the foundation wall. To salvage the barn will require replacing/reinforcing the perimeter concrete foundation. This can be accomplished in many different ways, three that follow.
  - a) Replace the existing foundation with a new perimeter footing and foundation wall capable of supporting the barn's weight, set deep enough to get below the effects of frost.
  - b) Install helical piers spaced around the barn's perimeter. The helical piers will be tied to the existing foundation wall and will be sized to support the barn's weight.
  - c) Pour a reinforced concrete slab on grade inside the barn that is tied to the barn's existing perimeter foundation walls. The concrete slab and the existing concrete foundation wall will act as a mat footing capable of supporting the barn's weight.
2. The barn roof is constructed using a series of job-site built, evenly spaced, wood gambrel trusses. The roof trusses are in good condition, are performing well, and show no signs of having been over-stressed in the past. However, a quick numerical analysis using today's values indicate that the trusses have limited capacity. For new construction in Jackson, the Jackson Building Department requires that the building framing be adequately sized to safely support a 75 PSF roof snow load. The barn's existing roof framing can safely support an approximate 30 PSF roof snow load. This is less than that required for new construction. It is therefore important that the barn roof not be insulated without first reinforcing the existing framing.

3. Jackson, Wyoming is in an area with high earthquake potential. The current building code (2006 International Building Code) gives the Jackson area a seismic design category D classification. This is the same classification as much of California. The existing framing for the barn has little seismic resistance. There is very little in the way of a roof diaphragm and the spiking of the log walls to constitute shear walls is questionable. In the barn's present condition, damage and perhaps significant damage can be expected in the event of a design earthquake.

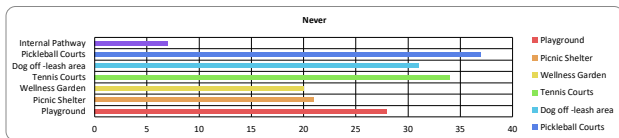
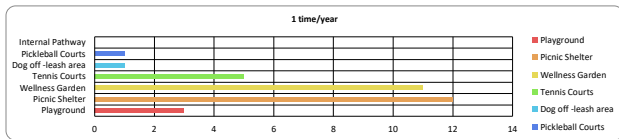
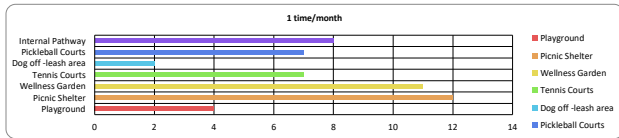
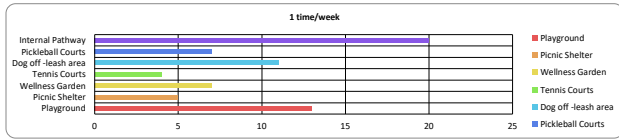
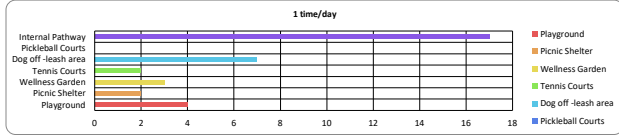
The barn framing can be upgraded to meet life safety concerns without undue expense. Fortunately, the existing framing and foundation is easily accessible so as to reinforce for increased snow load capacity, reinforce to increase seismic resistance, and reinforce the existing foundation for better building support. It is important to understand that upgrading the barn framing to meet life safety concerns does not mean upgrading the barn framing to meet current building code requirements for new construction.

# Wayne May Park

## Question 1

How often do you use amenities

	1 time/day		1 time/week		1 time/month		1 time/year		Never	
Playground	4	7.69%	13	25.00%	4	7.69%	3	5.77%	28	53.85%
Picnic Shelter	2	3.85%	5	9.62%	12	23.08%	12	23.08%	21	40.38%
Wellness Garden	3	5.77%	7	13.46%	11	21.15%	11	21.15%	20	38.46%
Tennis Courts	2	3.85%	4	7.69%	7	13.46%	5	9.62%	34	65.38%
Dog off-leash area	7	13.46%	11	21.15%	2	3.85%	1	1.92%	31	59.62%
Pickleball Courts	0	0.00%	7	13.46%	7	13.46%	1	1.92%	37	71.15%
Internal Pathway	17	32.69%	20	38.46%	8	15.38%	0	0.00%	7	13.46%
Answered	52									
Skipped	0									

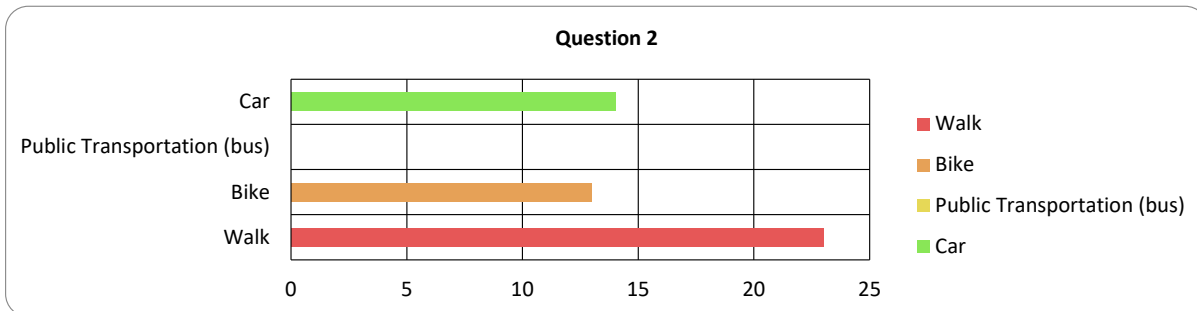


## Wayne May Park

Question 2

How do you travel to the park

Choice	Responses	
Walk	23	44.23%
Bike	13	25.00%
Public Transportation (bus)	0	0.00%
Car	14	26.92%
<b>Answered</b>	<b>52</b>	
<b>Skipped</b>	<b>0</b>	



## Wayne May Park

Question 3

Would you support the display of historic farming equipment?

Choice

Responses

Yes 45 88.24%

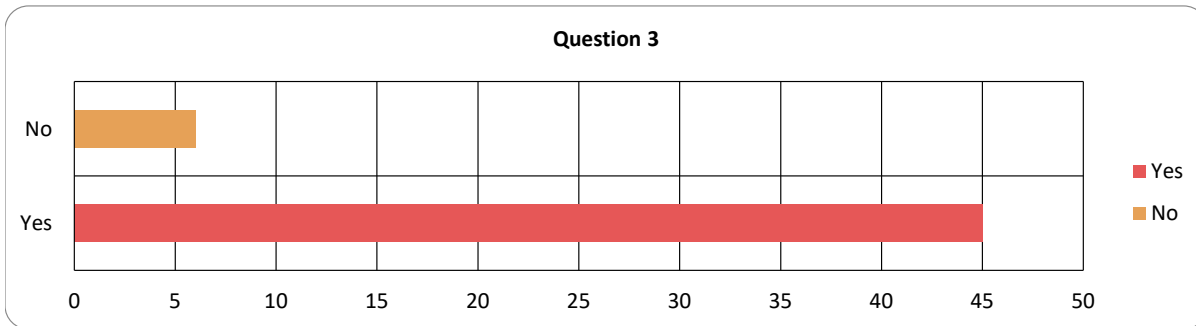
No 6 11.76%

Answered

51

Skipped

1



## Wayne May Park

Question 4

Is adequate parking being provided onsite for the proposed park amenities?

Choice

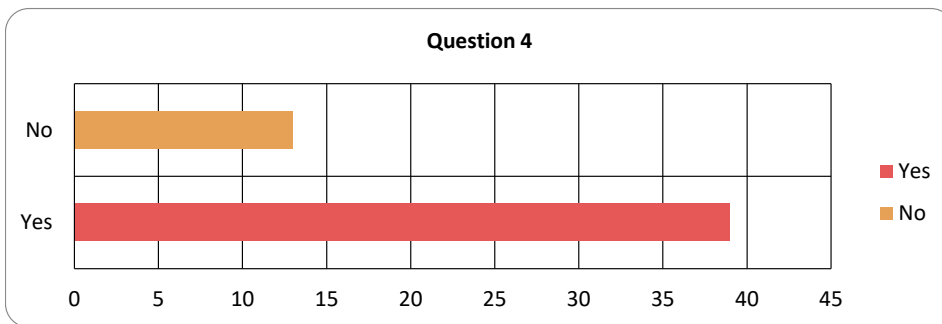
Responses

Yes 39 75.00%

No 13 25.00%

**Answered 52**

**Skipped 0**



## Wayne May Park

Question 5

Should dogs be allowed in the park outside of designated off-leash areas?

Choice

Responses

Yes

16

30.77%

No

36

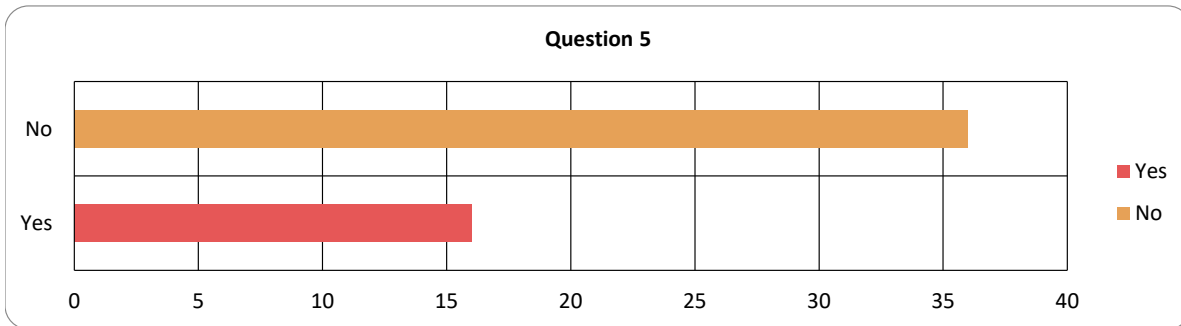
69.23%

**Answered**

**52**

**Skipped**

**0**



## Wayne May Park

Question 6

Is it appropriate to enlarge the community garden to accommodate more users?

Choice

Responses

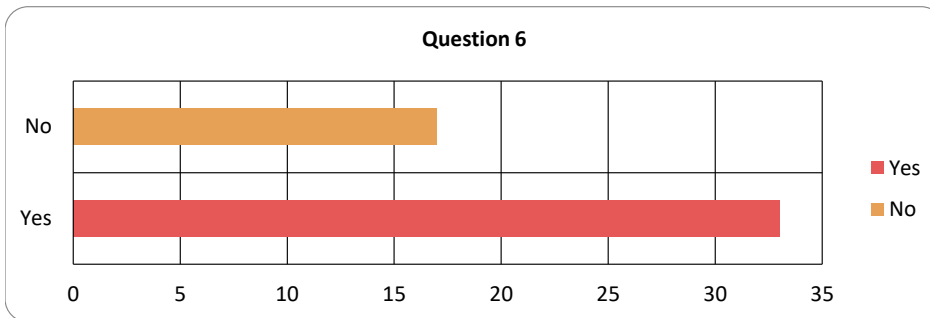
Yes	33	66.00%
No	17	34.00%

Answered

50

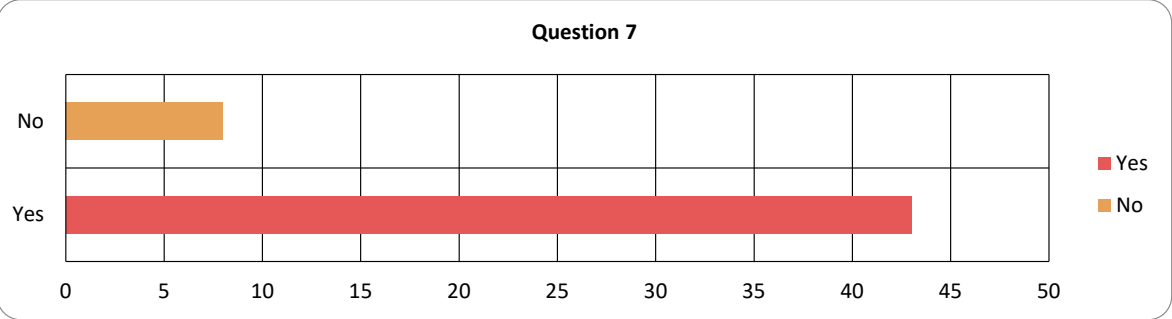
Skipped

2



**Wayne May Park**

Question 7		Does the park provide enough benches and sitting areas?	
Choice		Responses	
Yes		43	84.31%
No		8	15.69%
Answered		51	
Skipped		1	



## Wayne May Park

Question 8

Should the department continue to provide grooming track in the winter?

Choice

Responses

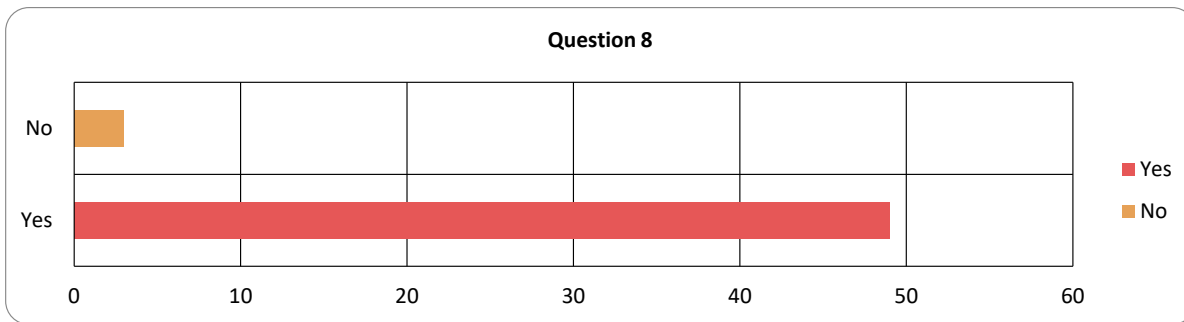
Yes	49	94.23%
No	3	5.77%

Answered

52

Skipped

0

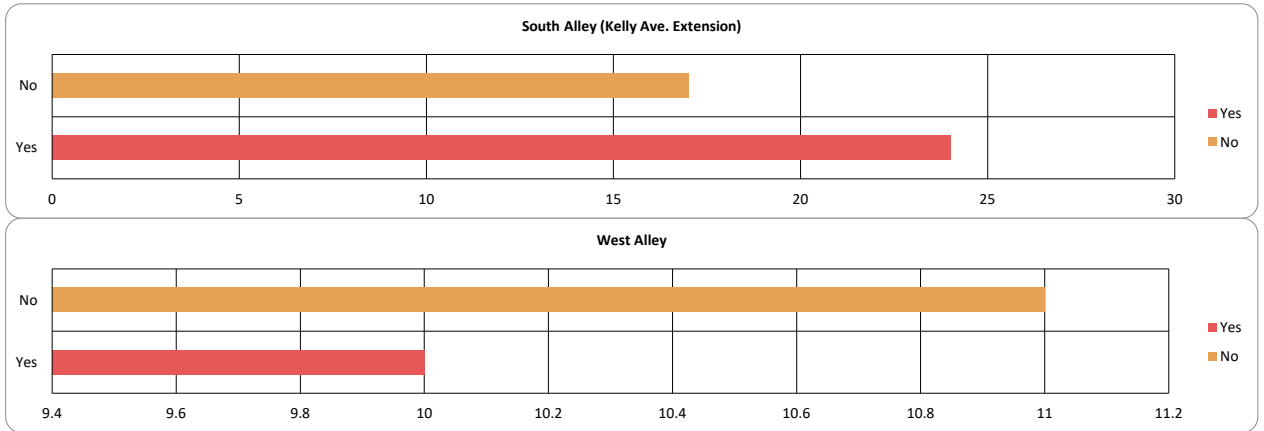


# Wayne May Park

Question 9

Should the park provide formal public access from the adjacent alleys?

	South Alley (Kelly Ave. Extension)		West Alley	
Yes	24	50.00%	10	20.83%
No	17	35.42%	11	22.92%
Answered	48			
Skipped	4			



Wayne May Park

Question 11: Any comments or feedback.

Response

Please! Keep the barn!

"Making the May Park an off-leash dog park is a remarkably bad idea. It would only serve dog owners and make it unusable for anyone else. Have you spent time on the Wilson levy recently? The stench is absolutely horrendous. And despite the projected 'average' use and noise pollution at May Park, there's nothing more jarring than incessant dog barking (which, of course, goes with the territory) and the hollering of dog-owners ("Cody, come! Cody! CODY!!! Cody, no! Come! That's a good boy, yes, you're such a good boy! Cody! Cody, NO!!! CODY!!!"). Furthermore, going against the explicit wishes of the May family sets a very bad precedent. If it's an of-leash dog park that's needed, put out a call to any number of other landowners who'd be willing to donate to the cause.

Our long-time valley residents, like the Mays, should be respected. Honor their gifts and their vision for the community that they helped found."

Test

"question 9 would not work...yes, provide public access for bikes and pedestrians from all adjacent streets and alleys; provide adequate parking from both Rancher and Hansen; more realistic to assume I would visit this park once a week because of adjacent senior center. Make this park VERY SENIOR FRIENDLY, please. Not sure how much area needed for "historic" farming equipment needs. Is it indoors or outdoors? Will another structure be needed for this? Using the existing barn and emphasizing some history is good as long as it does not create a larger maintenance burden."

"No dogs please, I want to eat and relax in peace "

"I lived immediately adjacent to the former dog park on the Grove's land, and there were not any inconveniences or negative impacts to we neighbors. May Park's neighbors cannot point to any negative effects that any former dog park has created for any neighbors. Powderhorn Park's neighbors were similarly posturing that they would be injured when actually their home value and experience would be enhanced by this amenity's location near them. Again, no negative effects were experience from living right next to a dog park in Jackson. The volunteers and users kept it clean and quiet, and were responsive to any issue that arose. "

Do not disrespect the May's and the intention of their donation. No dog park!!!

"Poorly behaved dog owners already disregard the "no dogs" signs in the town's parks, have proven that they won't clean up their poop bags throughout the county and have taken over Cache Creek and area trailheads. I love dogs, but I don't think we need to cater to their irresponsible owners any more."

"Rather than dividing our pickleball courts across two locations, it would be better for players to have more courts at one location: Miller Park. This approach facilitates casual, pick-up games, which are an integral part of the pickleball community, and would allow us to host tournaments. Miller Park has become a very popular pickleball destination for residents and visitors alike. We should build on this success."

"May Park is awesome. My family and I go there regularly and both our girls learned to ride their bikes there! We support expansion of the community garden and a playground, but think the tennis/pickleball courts and the dog park would detract from the current tranquility and open space that reflects the vision of the May family when they made the gift. Thanks for all your hard work."

Keep it the way it is

"DOG PARK - sound impact isn't measurable at the average (in this instance of 3 dogs), that is not how sound engineering works. The impact needs to be measured at the PEAK - realistically a park w/ 10-15 dogs barking, yipping, growling at play (which will happen by the way) - WHAT WILL BE THAT SOUND IMPACT TO THE NEIGHBORS?! Now, factor in the cumulation of pee, poo and additional traffic to a far flung place in east Jackson, this dog park is just a BAD IDEA!!

The planners have to listen to the May's and their decedents wishes - NO DOG PARK!"

I do not support a dedicated dog park.

The park is great the way it currently is designed. There is no need for improvements.

"Leave the park as is. No need to make improvements. It was meant to be a public green space, no jungle gyms, tennis courts, dog parks."

"No dog park. It's a great place to visit as is, why change it. "

"I very strongly oppose the dog park and the parking lot on the Hansen Ave side of the park. That parking lot location is right after a blind corner in the road, which is also a bike route, and the exit from the proposed lot will be directly opposite the existing exit and entry to Hansen Meadows. This is dangerous and poorly planned. That corner is already unsafe. I bike commute to work every day and would hate to see the additional traffic in this idyllic quiet neighborhood. To take away the agrarian beauty and add noisy tennis courts and a dog park that no nearby residents support is not a good use of this space. Please keep this a quiet green space for the neighborhood to enjoy and use rather than bringing cars in from other areas of town, adding unwanted traffic, noise pollution, and dogs. "

"There is not enough parking to accommodate such a plan. No matter what, a dog park is going to smell like dog poop. Dogs will be barking. Leave the space open. Everyone is enjoying it as it is. Do we have to junk everything up? Farming equipment? This is a sacred space. My windows face May Park. There are bikers, strollers, families playing games in the grass, Moms meeting up with their kids. It's a safe place for little ones to ride on the path. I am strongly opposed to the proposed changes.

Especially a dog park."

None

"A year round public dog park is essential for the social well being of town citizens and visitors. Many times, visitors have inquired about local businesses that benefits the town overall."

This Summer has seen increased out of state parking on Kelly Ave. to access the park with their dogs. Please stop the dog park and keep the neighborhood streets free from high impact tourist congestion.

"I use this park daily & love it the way it is - an open space that provides room for adults, kids & dogs to romp and play as they please. It does not need to be compartmentalized or developed. Please retain the trees historic barn & water ditch. The park is popular because it is open and unregulated. The users are responsible and are helping to maintain a

clean, healthy space with minimal city investment. This is what we need more of."

"May Park is an excellent example of unstructured multiple recreational use and so anything that keeps with that makes sense. For example the unstructured play area, improvements to the barn and perhaps increased garden area. Also the town should reinforce walking and cycling and therefore not build more parking or at least limit it to Redmond ave. And please keep the entire nordic groomed track - it gets a lot of use between skiers and walkers of all ages and a abilities. One of the only flat trails where beginners can learn. I do not think this park needs tennis and pickleball courts as the theme here is unstructured play and think that is the best use of this space. As for dogs, I like the idea of off leash since it already that but fear if it was actually legal, there would be too many so I would keep as is and put a dog park elsewhere "

Don't need dog park there. Access to public lands already exist nearby. Don't need PB courts at May park. Keep all PB in one location...Miller park

I oppose the off-leash dog area proposed in May Park.

Looks beautiful & love the dog areas & trails & gardens.

"Great plans, as long as home owners in the area are agreeable to the plans."

Definitely a good bet for an adequate size dog park. An expansion of the community garden area would be a great idea given that both community gardens are full with a big wait list.

This is going to be an incredible community amenity. Thank you for all your efforts!

"The May Park Master Plan should stay true to the previous master plan, with more passive uses than active uses. This is not an appropriate location for a dog park nor sports courts, and the traffic they will draw into a quiet neighborhood."

Leave May Park the way it is and stop adding things that require more employees who require housing that doesnt exist

Answered 31

Skipped 21



PARK, SPECIAL EVENT & PARK SHELTER USE REQUEST

Individual/Group/Organization Name (Applicant): \_\_\_\_\_

Billing Address: \_\_\_\_\_

Type of Organization (Check One):

☐ Association    ☐ Corporation    ☐ Family    ☐ Business    ☐ Unaffiliated Group    ☐ Other \_\_\_\_\_

501 ( c ) ( 3 ) Non-Profit Organization: \_\_\_\_\_

Specific Facility Requested: \_\_\_\_\_

Date of Use: \_\_\_\_\_ Time of Use: \_\_\_\_\_

Specific Purpose/Activity (Description of Use): \_\_\_\_\_

Estimated Number of Participants/People Involved in the Activity: \_\_\_\_\_

Please List Any Special Conditions: \_\_\_\_\_

Responsible Party Name: \_\_\_\_\_ Title: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone (H): \_\_\_\_\_ Phone (W): \_\_\_\_\_ Email: \_\_\_\_\_

Additional Questions

Is a Town of Jackson or Teton County Special Event Permit required?

☐ Yes    ☐ No    If yes, has it been applied for?    ☐ Yes    ☐ No

Has it been received?    ☐ Yes    ☐ No

Parking Plan: \_\_\_\_\_

Will you require erecting any type of structure, utilization of electrical or other utility service?

☐ Yes    ☐ No    If yes, please explain: \_\_\_\_\_

Will you be placing of any form of equipment or vehicle on or within the facility?

☐ Yes    ☐ No    If yes, please describe in detail: \_\_\_\_\_

Will admission be charged?    ☐ Yes    ☐ No    If yes, what is the charge: \_\_\_\_\_

Will any service, goods, food or beverages be sold or will any activity proposed for the facility involve the payment of money?

☐ Yes    ☐ No    If yes, please describe: \_\_\_\_\_

Will alcoholic beverages be sold?    ☐ Yes    ☐ No    If yes, please state the license under which sales occur: \_\_\_\_\_

*\*Please note if the group is 50 or more, it is considered a Special Event, and the Applicant will be required to provide an additional porta-toilet is required.*

*\*\*For all groups, trash must be removed from the premises by the Applicant at the end of the rental.*

*\*\*\*Driving onto the grass or turf at any park is prohibited. By doing so, you will forfeit your entire deposit.*

Park Shelter Reservation Fees		Total
Non Profit Organization*	\$30 for 3 hours	_____
Commercial Organizations/For Profit*	\$50 for 3 hours	_____
Special Event Reservation Fees		
Non Profit Organization	\$75 for 3 hours or \$250 per day	_____
For Profit/Charging Admission/Vendor Sales	\$400 per day	_____
Weddings & Reunions		
Resident	\$250 per day	_____
Non – Resident	\$325 per day	_____
Additional Services/ Fees		
Lights	\$10 per hour	_____
Pre-Event Set Up	\$30 per hour	_____
Irrigation Locates	\$32 fee	_____
Irrigation Adjustments	\$32 fee	_____
Electrical Hook-ups	\$20 per day	_____
Mowing	\$42 per hour	_____
Special Event Deposit	\$200 per day	_____
		Deposit Due: _____
		Total Due: _____

*\*Please note if the group is 50 or more, it will be considered a Special Event.*



PARK, SPECIAL EVENT & PARK SHELTER USE REQUEST

The UNDERSIGNED, having represented to the Teton County / Jackson Parks and Recreation Department that the foregoing is a true and correct statement of the intended use of the facility set for the above, hereby agrees for himself / herself and for the applicant entity or sponsoring agency to the following conditions for the issuance of a permit for the use of such facility:

- 1. Use: The use of the facility shall be on the date, at the times, and solely for the activities and purposes approved herein and for no other use or purpose whatsoever.
- 2. Deposit: If a deposit is required, it will be refunded after usage. The department reserves the right to keep any and all of the deposit to cover the cost of any cleaning, repairs, replacement, trash removal or other expense incurred by the Teton County / Jackson Parks and Recreation Department as a result of the applicant's failure to perform strictly under the terms of this agreement and to leave the facility in the condition in which it was found.
- 3. Compliance: Applicant agrees that any use made of the property or facilities referred to herein and any erection of structures, construction, moving of any equipment, vehicles, or the performance of any other work shall be accomplished in a manner approved by and satisfactory to Teton County / Jackson Parks and Recreation Department.
- 4. Observance of Laws and Standard of Care: Under this Agreement, the applicant shall comply with all applicable state, municipal, local laws, and park rules and regulations and shall observe a standard of care which avoid any injury to or inconvenience of the public or other users of the facility. Applicant shall assure that the use of the facility shall not constitute a nuisance or breach of the peace and understands that the undersigned Applicant shall be personally responsible and liable for any breach of this term.
- 5. Damage: The Applicant shall not alter, destroy, displace or damage the facility or any property located thereon, and shall promptly replace, return, repair and restore any such property to a condition satisfactory to the Teton County / Jackson Parks and Recreation Department in a clean and sanitary condition.
- 6. Indemnification: The applicant, for himself / herself and for any agency or other entity which he / she represents, expressly agrees to defend, indemnify and save harmless the Teton County / Jackson Parks and Recreation Department, its board members, directors and employees, and the public officials and employees of the Town of Jackson and the county of Teton, Wyoming from, and against any and all loss, damage, claim of liability whatsoever, including claims for negligent acts or omissions, arising from personal injury, death, or damage to property of the Applicant and the entity that he / she represents, from any or their employees or other persons directly or indirectly affiliated therewith, or from any the guests, invite or licensees of the Applicant due to the exercise of the privileges granted in the Agreement.
- 7. Insurance: Should the applicant be required to provide liability insurance, it shall cause the Teton County / Jackson Parks and Recreation Department to be a name insured thereunder.
- 8. Expenses: Any cost, expense or liability connected with or in any manner incident to the granting of the permit shall be borne by the Applicant and any entity that he / she represents, shall agree to pay all costs arising out of the breach thereof, including a reasonable attorney's fee, which may be incurred in the collection of any sums due.

Signed and agreed by: \_\_\_\_\_ Date \_\_\_\_\_  
Applicant

CREDIT CARD DEPOSIT GUARANTEE

Agreement entered into effective the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between Teton County Parks & Recreation, Jackson, WY, 83001, hereinafter referred to as "Licensor", and \_\_\_\_\_, of \_\_\_\_\_, hereinafter referred to as "Licensee". I, \_\_\_\_\_, as the Licensee of the Teton County Parks & Shelters, hereby authorize the use of my credit card listed below as the guarantee for the cleaning/security deposit(s) in association with my use of the Teton County Parks & Shelters. These deposits shall be in the amount of \$\_\_\_\_\_.

Credit Card (circle one):                      Visa                      MasterCard                      Discover  
Card #: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_  
Expiration Date: \_\_\_\_\_ CVN# \_\_\_\_\_ Billing Address: \_\_\_\_\_

In guaranteeing my deposit in this manner, I agree to give Teton County permission to run this credit card in the event that the need arises to withhold this deposit, as outlined in my signed contract for the use of the Teton County Parks & Recreation.

\_\_\_\_\_  
Signed Date

FOR OFFICE USE ONLY:    APPROVED BY: \_\_\_\_\_ TITLE: \_\_\_\_\_

Fee Charged: \$ \_\_\_\_\_    Security Deposit: \$ \_\_\_\_\_    Fee Paid: \$ \_\_\_\_\_