



TOWN OF JACKSON

PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

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

Joint Town/County

- Parks & Recreation
- Pathways
- Joint Housing Dept.

Teton County

- Planning Division
- Engineer
- Surveyor
- Assessor
- Clerk & Recorder
- Road & Levee

State of Wyoming

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

Federal Agencies

- Army Corp of Engineers

Utility Providers

- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- Start
- Jackson Hole Fire/EMS
- Regional Transportation

Date: April 18, 2025	REQUEST: The applicant is submitting a request for a Zoning Compliance Verification (ZCV) of Presbyterian Church of Jackson Hole Parcel 2.
Item: P25-065	
Planner: Andrew Bowen Phone: 733.0440 ext. 1306 Email: abowen@jacksonwy.gov	
Owners: Presbyterian Church of JH PO Box 7530 Jackson, WY 83002	PIDN: 22-40-16-06-2-00-004
Applicant: SJ Planning Solutions Susan Johnson PO Box 523 Jackson, WY 83001	For questions, please call Andrew Bowen at 733-0440, x 1306, or email to the address shown below. Thank you.
Please respond by: May 9, 2025	
For Departments not using SmartGov, please send responses via email to planning@jacksonwy.gov	

Owners:

Presbyterian Church of JH
PO Box 7530
Jackson, WY 83002

PIDN:

22-40-16-06-2-00-004

Applicant:

SJ Planning Solutions
Susan Johnson
PO Box 523
Jackson, WY 83001

For questions, please call Andrew Bowen at 733-0440, x 1306, or email to the address shown below. Thank you.

Please respond by: May 9, 2025

For Departments not using SmartGov, please send responses via email to 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

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

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

PROJECT.

Name/Description: _____

Physical Address: _____

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____

Mailing Address: _____ ZIP: _____

E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

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

Use Permit

Basic Use

Conditional Use

Special Use

Relief from the LDRs

Administrative Adjustment

Variance

Beneficial Use Determination

Appeal of an Admin. Decision

Physical Development

Sketch Plan

Development Plan

Design Review

Subdivision/Development Option

Subdivision Plat

Boundary Adjustment (replat)

Boundary Adjustment (no plat)

Development Option Plan

Interpretations

Formal Interpretation

Zoning Compliance Verification

Amendments to the LDRs

LDR Text Amendment

Map Amendment

Miscellaneous

Other: _____

Environmental Analysis

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

Pre-application Conference #:	N/A	Environmental Analysis #:	N/A
Original Permit #:	N/A	Date of Neighborhood Meeting:	

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

Have you attached the following?

- Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.
- Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

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

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

Signature of Property Owner or Authorized Applicant/Agent

Susan Johnson, SJ Planning Solutions

Name Printed

4/11/2025

Date

Agent

Title

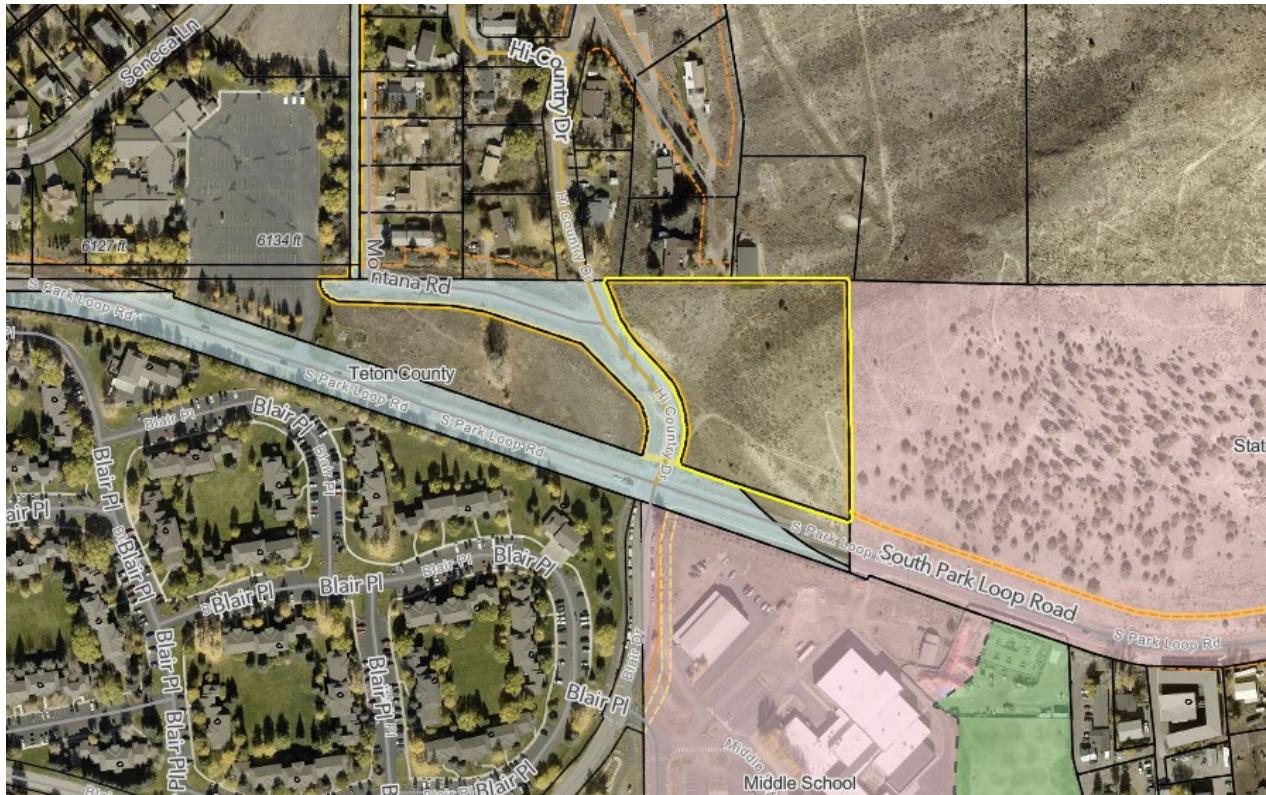
April 11, 2025

Town of Jackson Planning Staff
Town of Jackson Planning and Building Department
Submitted via email: planning@jacksonwy.gov

RE: Zoning Compliance Verification Request to Determine Development Allowances

Dear Planning Staff,

Pursuant to LDR Section 8.6.3, I am submitting a request for a Zoning Compliance Verification (ZCV) on behalf of the Presbyterian Church of Jackson Hole (PCJH). This ZCV concerns Parcel 2 (subject property) located on the northeast corner at the intersection of South Park Loop Road, Blair Drive and Hi-Country Drive (see attached Map of Survey T-312C, attached). The subject property is located at the base of High School Butte, highlighted below as PIDN: 22-40-16-06-2-00-004:



The subject property is a 3.74-acre vacant, unplatted metes and bounds parcel, with the only improvement being a trailhead for High School Butte that includes a single bike rack and a mutt-mitt station. The property is zoned PUD-NL-3 and until recently was shown on the GIS as being entirely within the Scenic Resources Overlay and the 1994 Natural Resources Overlay.

Background

Historically, South Park Loop Road traversed the subject property and continued down what is now Montana Road, as shown in this 1989 aerial photo, below:

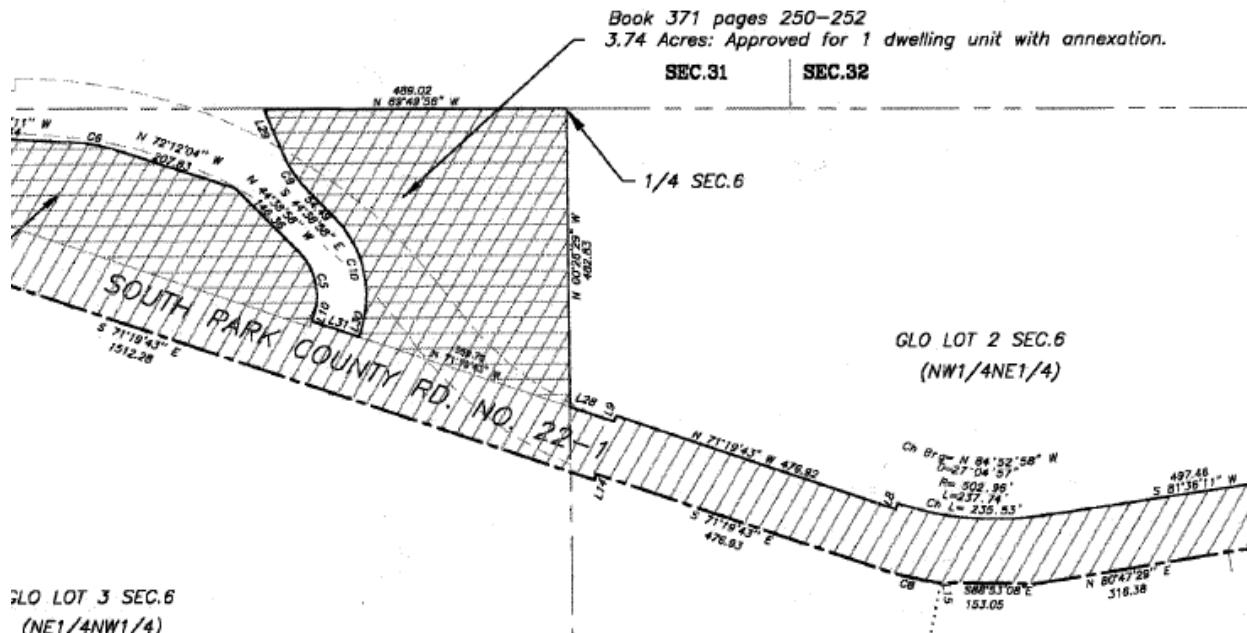


In 1993, Teton County and the 4 Lazy F Ranch, Inc. executed a land exchange in order to realign this portion of South Park Loop Road. As part of this land exchange, 4 Lazy F obtained two acres of land in Adams Canyon for parking/storage of RVs. The County also relinquished 1.57 acres of road right-of-way within the boundaries the 4 Lazy F Ranch that was incorporated into the Cottonwood Park Complete Neighborhood Master Plan (Master Plan). In return, the County obtained 4.01 acres for the realignment of South Park Loop Road. The subject property is one of two PCJH properties that are remnant parcels created by the road realignment.

The County's land exchange must trade value for equal value and the 1993 Proposed Agreement for Land Exchange Between Teton County and The Four Lazy F Ranch, Inc. (attached and signed and recorded as part of the Warranty Deed from 4 Lazy F Ranch to Teton County) contains language in paragraph 4 stating that "Teton County agrees that the platting of...one dwelling unit on the 0.93+/- acres recovered from the old road alignment located due north of the Jackson Hole Middle School will be permitted as allowed under the uses and densities permitted within the Cottonwood Park Master Plan and shall be considered part of the total units permitted under said Master Plan."

In 1999, 4 Lazy F Ranch, Inc. sold the subject property to PCJH.

In 2001 a Map was created by then County Surveyor, Mike Quinn (T-312C), likely to accompany the annexation of this property into the Town of Jackson that occurred that same year. This T-Map details the development allowance for one unit, as shown in the screen shot below:



Requested statements to be verified under this ZCV:

1. Pursuant to the information provided above, please confirm that one dwelling unit may be built on the subject property.
See Background above, along with relevant attachments.
2. Please confirm the process that would be required to develop the subject property includes only the following applications:
 - a. Hillside Conditional Use Permit preceded by a required Preapplication Conference;
 - b. ZCV for a Visual Resource Analysis;
 - c. Environmental Analysis, preceded by a required Preapplication Conference;
 - d. Building Permit and associated Grading and Erosion Control Permit that may be required depending on thresholds that are met per LDR Sec. 5.7.1.D.4.
3. Please confirm that the maximum allowable floor area on the subject property 0.40 or 65,576.5 square feet, within which a maximum of 8,000 square feet of habitable square footage is allowed.
4. Please confirm the following setbacks on the subject property are as follows:
 - a. Main House Setbacks:
 - i. 20 feet along South Park Loop Road
 - ii. 20 feet along Hi Country Drive
 - iii. 10 feet along the North and East property Lines
 - b. Accessory structure (e.g.: garage) setbacks:

- i. 30 feet along South Park Loop Road
 - ii. 30 feet along Hi Country Drive
 - iii. 10 feet along the North and East property lines if the structure is taller than 14 feet
 - iv. 10 feet along the North and East property lines if the structure is 14 feet or less in height
 - v. Any 2nd floor deck is required to be at least 10 feet from the North and East property lines
- c. The following encroachments into the setbacks are permitted:
 - i. Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features may encroach into a front yard by not more than six feet and into a side/rear yard not more than four feet.
 - ii. Patios (associated with a primary structure) which are at grade may extend to any portion of a side or rear yard but not closer than one foot from a property line.
- d. Site Development setbacks, excluding driveways, sidewalks, and parking:
 - i. 20 feet along South Park Loop Road
 - ii. 20 feet along Hi Country Drive
 - iii. 5 feet along North and East property lines

5. A landscape surface ratio (LSR) of 0.45 or 73,761.5 square feet is required, as well as 1 plant unit of landscaping. Please confirm that these requirements can be accomplished with existing vegetation that will be maintained on the steep slopes.

6. Please confirm that access to the subject property would be required to be taken from Hi-Country Drive due to the property's proximity to the South Park Loop Road and Blair Drive intersection.

7. Please confirm that Parking is required to be set back 20 feet from both Hi-Country Drive and South Park Loop Road and set back 5 feet from the north and east property lines.

8. Please confirm the maximum number of stories is 2 stories, not exceed the following heights:

- a. 26 feet for roof pitch of 3/12 or less
- b. 28 feet with roof pitch of 4/12 or 5/12
- c. 30 feet with roof pitch of 6/12 or greater

9. Please confirm accessory structures are allowed to be a maximum height of 14 feet.

10. Please confirm an accessory residential unit (ARU) is not permitted to be built due to the property being within the Cottonwood Park PUD, which prohibits ARUs.

11. Please confirm that an affordable workforce housing fee in-lieu will be required to be provided at the time of building permit.

12. Please confirm that even though the minimum lot size on the NL-3 zoning district is 7,500 square feet, the entirety of the 3.74-acre parcel is only permitted a single dwelling unit absent an amendment to the Cottonwood Park Master Plan.

Thank you for your time and attention to this ZCV request. Please find all relevant attachments on the following pages. Feel free to contact me with any questions.

Best Regards,



Susan Johnson
SJ Planning Solutions
307-413-2694
susan@sjplanningsolutions.com

Attachments:

1. Map of Survey T-312C
2. Warranty Deed from 4 Lazy F Ranch to Teton County July 18, 1994 with attached Agreement

SUGGESTED LEGAL DESCRIPTION

A Parcel of Land located in the N1/2 of Section 6, T40N, R116W, and the SW1/4 of Section 32, and the S1/2 of Section 31, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming, being more particularly described as follows:

Beginning at a Point which lies S21°52'16"E, 53.84 feet from the Northwest Corner of Said Section 6;

Thence along the southerly right-of-way line of South Park County Road 22-1, being the northerly line of that land annexed to the Town of Jackson by Ordinance No. 405 through the following courses and distances:

S89°49'56"E, 749.50 feet to a horizontal, circular curve to the right; Thence along said curve, having a radius of 1382.38 feet, a chord of 144.50 feet, bearing S87°34'48"E, through a central angle of 15°30'13", an arc distance of 448.44 feet;

Thence N18°19'43"E, 151.28 feet;

Thence N18°40'17"E, 10.00 feet;

Thence S71°19'43"E, 476.53 feet to a horizontal, circular curve to the left;

Thence along said curve, having a radius of 612.98 feet, a chord of 120.65 feet bearing S76°19'10"E, through a central angle of 9°58'54", an arc distance of 108.79 feet;

Thence N18°49'56"E, 153.05 feet;

Thence N80°47'29"E, 316.38 feet;

Thence N81°38'20"E, 281.12 feet;

Thence N81°38'27"E, 10.00 feet;

Thence N64°50'46"E, 81.87 feet;

Thence N50°27'25"E, 20.25 feet;

Thence N50°43'42"E, 88.22 feet;

Thence N47°48'07"E, 195.03 feet;

Thence N46°33'48"E, 47.40 feet;

Thence N40°42'30"E, 167.58 feet;

Thence S21°52'37"E, 1.66 feet;

Thence N50°07'51"E, 57.81 feet to a horizontal, circular curve to the right;

Thence along said curve, having a radius of 1392.39 feet, a chord of 253.04 feet bearing N52°21'10"E, through a central angle of 10°25'37", an arc distance of 253.39 feet;

Thence N50°25'08"E, 67.14 feet to an intersection with the westerly right-of-way line of U.S. Highway 28, 89, 189, 191;

Thence departing said southerly right-of-way line of South Park County Road and said northerly boundary of annexed lands and proceeding along said westerly right-of-way line of Said U.S. Highway, being the easterly right-of-way line of Said County Road, along a non-tangent, horizontal, circular curve to the right, having a radius of 120.65 feet, a chord of 123.57 feet bearing N10°11'57"E, through a central angle of 02°20'40", an arc distance of 123.58 feet;

Thence departing said westerly right-of-way line of Said U.S. Highway and said easterly right-of-way line of Said County Road and proceeding along the northerly right-of-way line of Said County Road through the following courses and distances:

S50°32'42"E, 67.62 feet to a non-tangent, horizontal, circular curve to the left;

Thence along said curve, being the northerly line of that parcel of land described in Book 359, pages 376-378, records of Teton County, and having a radius of 120.65 feet, a chord of 123.57 feet bearing N10°11'57"E, through a central angle of 02°20'40", an arc distance of 123.58 feet;

Thence S87°34'48"E, 497.46 feet to a horizontal, circular curve to the right;

Thence along said curve, having a radius of 502.98 feet, a chord of 233.83 feet, bearing S87°34'58"E, through a central angle of 27°04'57", an arc distance of 274.34 feet;

Thence N18°31'07"E, 10.01 feet;

Thence S18°43'43"E, 476.53 feet;

Thence S18°43'43"E, 10.00 feet;

Thence S18°43'43"E, 89.89 feet to the southeasterly corner of that parcel of land described in Book 371 pages 250-252, records of Teton County;

Thence continuing along said northerly line of said parcel in Book 359, pages 250-252, records of Teton County;

Thence along said north line of Said Section 6, N89°51'17"E, 27.88 feet;

Thence departing said north line of said Section 6 and continuing along the easterly right-of-way line along a non-tangent, horizontal, circular curve to the right, having a radius of 1472.39 feet, a chord of 38.88 feet bearing S42°01'51"E, through a central angle of 03°47'22", an arc distance of 98.70 feet;

Thence N50°08'17"E, 4.98 feet;

Thence S42°01'51"E, 27.88 feet;

Thence departing said westerly boundary line and proceeding along said northerly right-of-way line, N71°19'43"E, 80.00 feet to the southeasterly corner of that parcel described in Book 371, pages 248-249, records of Teton County;

Thence along said curve, having a radius of 1357.39 feet, a chord of 234.36 feet bearing S85°54'58"E, through a central angle of 11°36'00", an arc distance of 274.81 feet;

Thence along said curve, being the easterly right-of-way line to the right, having a radius of 100.00 feet, a chord of 104.98 feet bearing N12°58'20"E, through a central angle of 63°19'15", an arc distance of 104.98 feet;

Thence S80°42'47"E, 4.97 feet;

Thence S81°36'11"E, 497.46 feet to a horizontal, circular curve to the left;

Thence along said curve, having a radius of 250.00 feet, a chord of 66.07 feet bearing S81°36'58"E, through a central angle of 15°11'08", an arc distance of 66.28 feet;

Thence N87°23'11"E, 224.44 feet to a horizontal, circular curve to the right;

Thence along said curve, having a radius of 60.90 feet bearing N43°35'43"E, through a central angle of 87°35'12", an arc distance of 67.26 feet to an intersection with the north line of Said Section 6, the southerly line of (vacated) Lot 48 of the Indian Springs Ranch, Plat No. 757 recorded in the Office of the Teton County Clerk;

Thence continuing along the boundary of said parcel in Book 371, pages 248-249 and proceeding along said north line of Said Section 6 and said southerly line of Said vacated Lot 48, S89°49'46"E, 80.27 feet;

Thence departing said north line of Said Section 6 and proceeding along the easterly line of Lot 48 and proceeding along the southerly prolongation of the easterly line of Lot 17 of the Indian Trails Addition to the Town of Jackson, Plat No. 830 as recorded in Said Office, NDO09°34'E, 30.00 feet to a point on the southerly boundary line of Said Indian Trails Addition;

Thence continuing along the southerly boundary line of Said Indian Trails Addition, N89°49'56"E, 155.37 feet to the southwest corner of Said Addition;

Thence N80°06'29"E, 80.00 feet to the Point of Beginning.

Thence departing said northerly right-of-way line and proceeding along the boundary of said parcel in Book 371, pages 248-249 through the following courses and distances:

N18°40'17"E, 9.69 feet to a horizontal, circular curve to the left;

Thence along said curve, having a radius of 100.00 feet, a chord of 104.98 feet bearing N12°58'20"E, through a central angle of 63°19'15", an arc distance of 104.98 feet;

Thence S80°42'47"E, 4.97 feet;

Thence S81°36'11"E, 497.46 feet to a horizontal, circular curve to the left;

Thence along said curve, having a radius of 250.00 feet, a chord of 66.07 feet bearing S81°36'58"E, through a central angle of 15°11'08", an arc distance of 66.28 feet;

Thence N87°23'11"E, 224.44 feet to a horizontal, circular curve to the right;

Thence along said curve, having a radius of 60.90 feet bearing N43°35'43"E, through a central angle of 87°35'12", an arc distance of 67.26 feet to an intersection with the north line of Said Section 6, the southerly line of (vacated) Lot 48 of the Indian Springs Ranch, Plat No. 757 recorded in the Office of the Teton County Clerk;

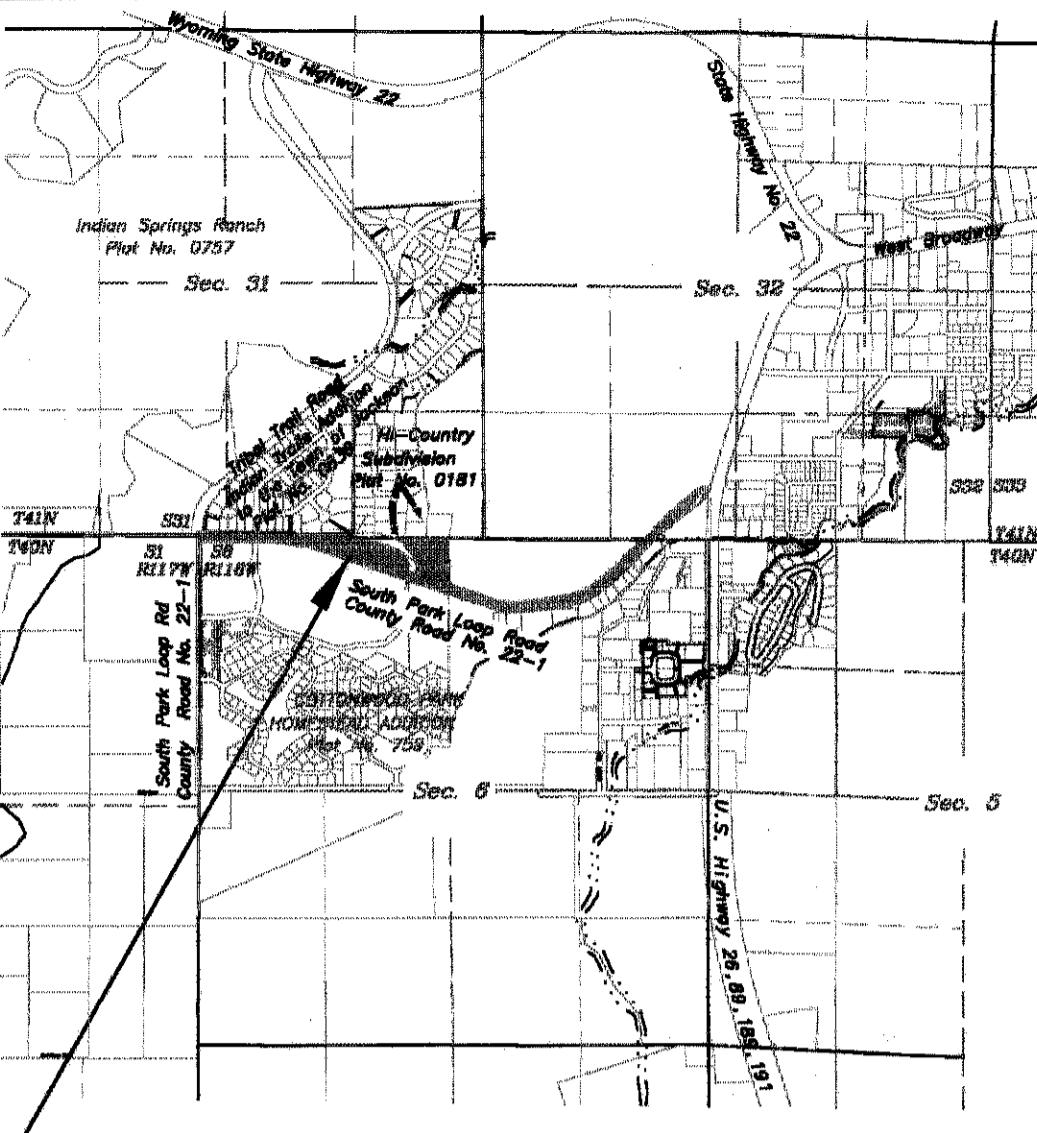
Thence continuing along the boundary of said parcel in Book 371, pages 248-249 and proceeding along said north line of Said Section 6 and said southerly line of Said vacated Lot 48, S89°49'46"E, 80.27 feet;

Thence departing said north line of Said Section 6 and proceeding along the easterly line of Lot 48 and proceeding along the southerly prolongation of the easterly line of Lot 17 of the Indian Trails Addition to the Town of Jackson, Plat No. 830 as recorded in Said Office, NDO09°34'E, 30.00 feet to a point on the southerly boundary line of Said Indian Trails Addition;

Thence continuing along the southerly boundary line of Said Indian Trails Addition, N89°49'56"E, 155.37 feet to the southwest corner of Said Addition;

Thence N80°06'29"E, 80.00 feet to the Point of Beginning.

Said Parcel contains 19.89 acres, more or less, and is subject to easements, rights-of-way, reservations, restrictions, and agreements, of sight and/or of record.



DATE	31 January 2001
SURVEYED	mbq
DRAWN	mbq
CHECKED	mbq
APPROVED	

LOCATION MAP
SECTION 31 and 32
T41N, R116W

SECTION 6
T40N, R116W, 6TH P.M.,
TETON COUNTY, WYOMING
SCALE: 1" = 2000'

ANNEXED LANDS

RIGHT-OF-WAY EASEMENT
Book 359 pages 376-378

Note: In all annotations, "D" refers to the included, or Delta angle of the curve.

NUMBER	BEARING	DISTANCE	NUMBER	DELTA	CHORD BEARING	RADIUS	ARC LENGTH	CHORD LENGTH
L1	S 50°32'42"E	67.62	C1	02°20'40"	N 10°11'57"E	302.00	123.58	233.00
L2	S 50°32'42"E	52.57	C2	38°58'54"E	S 66°18'45"E	187.66	123.58	123.58
L3	S 89°51'17"E	27.88	C3	05°54'22"	S 47°26'17"E	147.66	151.38	151.38
L4	N 50°08'17"E	4.99	C4	03°47'22"	S 42°01'51"E	149.23	98.68	98.68
L5	S 40°08'09"E	130.21	C5	65°19'15"	N 12°59'20"E	100.00	110.52	104.98
L6	N 50°23'26"E	1.07	C6	15°11'08"	N 79°47'37"E	250.00	66.26	66.07
L7	S 08°01'09"E	4.97	C7	87°36'12"	N 43°35'43"E	44.00	67.26	60.90
L8	S 07°01'07"E	10.01	C8	09°58'54"	S 76°19'10"E	612.96	106.79	106.69
L9	S 18°40'17"E	10.10	C9	22°09'39"	S 33°34'08"E	220.00	85.09	84.56
L10	N 18°40'17"E	9.89	C10	63°19'15"	S 12°58'20"E	180.00	198.93	188.96
L11	S 89°49'46"E	60.27						
L12	N 00°09'54"E	30.00						
L13	S 00°06'29"E	80.00						
L14	N 18°40'17"E	10.00						
L15	N 05°38'42"E	0.87						
L16	N 50°23'26"E	20.25						
L17	N 50°43'42"E	88.22						
L18	N 47°48'07"E	90.20						
L19	N 47°48'07"E	104.83						
L20	N 57°48'04"E	82.58						
L21	N 46°03'48"E	47.40						
L22	N 40°42'30"E	57.38						
L23	N 40°42'30"E	110.18						

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that **FOUR LAZY F RANCH**, a Wyoming corporation, Grantor, of P O Box 453, Jackson, Wyoming 83001, for and in consideration of Ten Dollars (\$10 00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to **TETON COUNTY, WYOMING**, of P O Box 1727, Jackson, Wyoming 83001 the following-described property situated in the County of Teton, State of Wyoming, to-wit

see attached Exhibit "A"

Including and together with all and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, but subject to taxes, reservations, covenants, conditions, restrictions, rights-of-way and easements of sight and record, if any

WITNESS our hands this 16th day of May, 1994

FOUR LAZY F RANCH, a Wyoming Corporation

Dan Hazen

Dan Hazen, Attorney-in-Fact for Four Lazy F Ranch by virtue of that instrument of record in the Office of the Clerk of Teton County, Wyoming in Book 172 of Photo, page 142



Secretary

STATE OF WYOMING

)

Grantor: FOUR LAZY F RANCH
Grantee: TETON COUNTY WYOMING

)ss

Doc 0390466 bl 301 pg 667-672 Filed at 11:53 on 02/01/95

COUNTY OF TETON

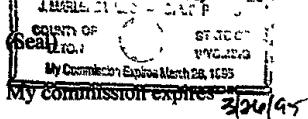
)

V Jolynn Coonce, Teton County Clerk fees: 0.00

By Gloria J Frank Deputy

On this 16th day of May, 1994, before me personally appeared Dan Hazen, to me personally known, who, being by me duly sworn, did say that he is the Agent for Four Lazy F Ranch, Inc., that the seal affixed to said instrument is the corporate seal of said corporation, that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors, and said party acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and seal the date first above written



Marlene Wilson
Notary Public

RELEASED	<input type="checkbox"/>
INDEXED	<input checked="" type="checkbox"/>
ABSTRACTED	<input type="checkbox"/>

DESCRIPTION OF
ADDITIONAL RIGHT-OF-WAY FOR
TETON COUNTY, WYOMING
FROM
FOUR LAZY F RANCH, INC.
LOCATED IN LOT 3 AND LOT 4, SECTION 6
T40N, R116W, 6th P.M.

TO WIT:

A parcel of land located in Lot 3 and Lot 4 of Section 6, T40N, R116W, 6th P.M., Teton County, Wyoming; said parcel being more particularly described as follows:

BEGINNING at a point on the southerly right-of-way line of South Park County Road No. 22-1, from which the northwest corner of said Section 6 bears N38°36'07"W, 32.09 feet;

thence along said right-of-way line, S89°46'26"E, 1215.17 feet to the intersection with a circular curve, from which the radius point bears S18°31'47"W, 1482.38 feet;

thence southeasterly along the arc of said curve, through a central angle of 00°12'00", 5.17 feet;

thence along a radial bearing S18°43'47"W, 10.00 feet;

thence S71°16'13"E, 997.69 feet;

thence N18°43'47"E, 19.70 feet to the beginning of a circular curve, concave to the west, with a radius of 100.00 feet;

thence northwesterly along the arc of said curve, through a central angle of 63°19'15", 110.52 feet;

thence N44°35'28"W, 146.36 feet;

thence N72°08'34"W, 207.83 feet to the beginning of a circular curve, concave to the southwest, with a radius of 250.00 feet;

thence westerly along the arc of said curve, through a central angle of 15°11'07", 66.26 feet;

thence N87°19'41"W, 224.44 feet to the beginning of a circular curve, concave to the northeast, with a radius of 44.00 feet;

thence northerly along the arc of said curve, through a central angle of 52°58'10", 40.68 feet to the intersection with said southerly right-of-way line;

thence along said right-of-way line through the following

courses and distances:

proceeding S89°46'26"E, 165.46 feet;

thence S00°13'34"W, 15.00 feet to the intersection with a circular curve, from which the radius point bears S00°13'34"W, 778.51 feet;

thence southeasterly along the arc of said curve, through a central angle of 46°49'13", 636.17 feet to the intersection with a circular curve, from which the radius point bears S84°57'05"W, 180.00 feet;

thence departing said right-of-way line, southerly along the arc of said curve, through a central angle of 23°46'42", 74.70 feet;

thence S18°43'47"W, 9.70 feet;

thence S71°16'13"E, 114.85 feet to the point of intersection with said southerly right-of-way line; said point being on a circular curve, from which the radius point bears N50°10'17"E, 612.96 feet;

thence easterly along the arc of said curve, through a central angle of 27°18'06", 292.08 feet to the intersection with the east line of said Lot 3 of Section 6;

thence along said line, S00°22'59"E, 12.28 feet;

thence N71°16'13"W, 1472.05 feet to the beginning of a circular curve, concave to the southwest, with a radius of 1382.38 feet;

thence westerly along the arc of said curve, through a central angle of 18°30'13", 446.44 feet;

thence N89°46'26"W, 729.50 feet;

thence S45°05'17"W, 28.22 feet to the intersection with the easterly right-of-way line of said South Park County Road No. 22-1;

thence along said line, N00°02'59"W, 45.00 feet to the POINT OF BEGINNING;

ENCOMPASSING an area of 4.19 acres, more or less;

TOGETHER WITH a parcel of land located in said Lot 3 of Section 6, more particularly described as follows:

BEGINNING at a point on the north line of said Lot 3, from

PAGE 2 OF 3

EXHIBIT "A"

which said northwest corner of Section 6 bears N89°46'26"W, 2025.20 feet;

thence along said north line of Lot 3, S89°46'26"E, 83.93 feet;

thence S22°25'49"E, 52.82 feet to the point of intersection with the northerly right-of-way-line of said South Park County Road No. 22-1; said point being on a circular curve, from which the radius point bears S29°02'13"W, 878.51 feet;

thence along said right-of-way line, westerly along the arc of said curve, through a central angle of 07°30'46", 115.19 feet to the **POINT OF BEGINNING**;

ENCOMPASSING an area of 0.04 acres, more or less;

said parcels being **SUBJECT TO** any easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements or encumbrances of sight and/or record;

the **BASIS OF BEARING** being S89°46'26"E along the north line of said Lot 3 and Lot 4.



John J. Warren
Wyoming Professional Land Surveyor No. 4530
Jorgensen Engineering & Land Surveying P.C.
Project No. 93010.01 March 10, 1994
ref. d.93010/d.01/d.wp row1.wp

PAGE 3 OF 3

EXHIBIT "A"

PROPOSED AGREEMENT FOR LAND EXCHANGE
BETWEEN
TETON COUNTY, WYOMING
AND
THE FOUR LAZY F RANCH, INC.

July 20, 1993

Both parties agree to the exchange of two acres owned by Teton County at Adams Canyon for 4.01± acres owned by the Four Lazy F Ranch, Inc. and located north of Cottonwood Park and south of the existing South Park Loop County Road. In addition, Teton County will abandon a total of 1.57± acres of existing road right-of-way within the boundary lines of the Four Lazy F Ranch for the use of the Four Lazy F Ranch. The four acres to be acquired by Teton County will be used for the realignment of the South Park Loop County Road. The two acres to be acquired by the Four Lazy F Ranch is to be given to the Cottonwood Park Homeowners Association for the storage of recreational vehicles. The lands recovered by Four Lazy F Ranch within their property boundaries are to be used for single family dwelling units. This agreement is subject to the following conditions:

1. The two acres to be provided at Adams Canyon are "net" area, useable for storage, and do not include area needed for screening, landscaping, setbacks, side slopes or other grading activities. The areas needed for these additional activities are in addition to the area needed for storage and will not be included in the exchange parcel.
2. Teton County will grade the two acre Adams Canyon site to meet the Development and Grading permit requirements of Teton County. Teton County will landscape and maintain said landscaping on the sloped and landscaped lands adjacent to the two acre parcel being exchanged to the level off landscaping applied to the entire Adams Canyon site. Four Lazy F Ranch will construct a perimeter fence around the two acre parcel to standards applicable to the entire Adams Canyon site.
3. Irrigation ditches and utilities will be relocated (as necessary) under the new South Park Loop County Road as a result of the South Park Loop County Road reconstruction and at no cost to the Four Lazy F Ranch. The portions of the sewer line and water line that fall under the new road alignment will be installed as part of the roadway reconstruction.
4. Teton County agrees that the platting of three dwelling units on the 2.73± acres of land between the old and new South Park Loop County Road alignments and one dwelling unit on the 0.93± acres recovered from the old road alignment located due north of the Jackson Hole Middle School will be permitted as allowed under the uses and densities permitted within the Cottonwood Park Master Plan and shall be considered part of the total units permitted under said Master Plan. The interim Land Use Regulations permit continued development in accordance

PROPOSED AGREEMENT FOR LAND EXCHANGE
TETON COUNTY, WYOMING AND FOUR LAZY F RANCH, INC
PAGE 1 OF 2

with approved Master Plans. Four Lazy F Ranch will pay the costs of platting these four single family lots. No lots will access directly to the South Park Loop County Road.

5. The single access point to High Country Subdivision and Larry's Subdivision will be from the intersection of South Park Loop County Road and the Middle School Road. No lots will access directly to the South Park Loop County Road. This access is to be provided as part of the South Park Loop County Road reconstruction.

6. The new roadway will be designed and constructed to match the existing grade as closely as possible.

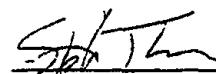
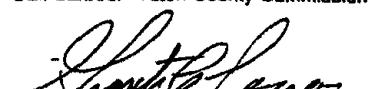
7. The two acres at Adams Canyon will be surveyed by the County Surveyor in coordination with the development plan for the Adams Canyon area.

8. The necessary surveys and descriptions for the parcels owned by the Four Lazy F Ranch, Inc. will be surveyed by the County Engineer and coordinated with the plan development for the realignment of the South Park Loop County Road.

9. The land exchange shall take place by October 15, 1993.

 7-23-93

Dan Hazen, Agent
Four Lazy F Ranch, Inc.


Steve Thomas, Teton County Commission
Dail Barbour, Teton County Commission
Grant Larson, Teton County Commission



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: Ben Pascal Title: **Pastor**

Title: **Pastor**

Being duly sworn, deposes and says that **Presbyterian Church of Jackson Hole** is the owner in fee of the premises located at: Name of legal property owner as listed on deed

Address of Premises: None

Legal Description: PT. NE1/4NW1/4 SEC. 6, TWP. 40, RNG. 116 PARCEL 2

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: SJ Planning Solutions (Susan Johnson)

Mailing address of Applicant/agent: PO Box 523, Jackson, WY 83001

Email address of Applicant/agent: susan@SJplanningsolutions.com

Phone Number of Applicant/agent: 307-413-2694

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 in 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 Home Occupation Other (describe) Zoning Compliance Verification (Planning Dept.)

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

Property Owner Signature

Senior Pastor / Authorized Agent

Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other name
individual Owner **CYNTHIA M DAHLIN**
NOTARY PUBLIC

STATE OF WY)
) SS.
COUNTY OF Teton)

ate owner) partnership or other non-
CYNTHIA M DAHLIN
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 86503
MY COMMISSION EXPIRES: 01/03/2029

The foregoing instrument was acknowledged before me by Ben Pascal this 20th day of March. WITNESS my hand and official seal.

Cynthia M Dahl
Notary Public

Notary Public

My commission expires: 01/03/2029

WARRANTY DEED

FOUR LAZY F RANCH, a Wyoming Corporation

Grantors of Jackson, County of Teton State of Wyoming
hereby CONVEY and WARRANT TO:

PCJH, L.L.C., a Wyoming Limited Liability Company

Grantees of 4185 Rockmore Road, Jackson, WY 83001
for the sum of Ten Dollars and other good and valuable consideration-----
the following described tract of land in Teton County, State of Wyoming,
hereby releasing and waiving all rights under and by virtue of the homestead
exemption laws of the State, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

Subject to reservations and restrictions contained in the United States
Patent and to easements and rights-of-way of record or in use.

Together with all improvements and appurtenances thereon.

WITNESS, the hand of said grantors, this 9th day of February, A.D. 1999

Four Lazy R Ranch, a Wyoming
Corporation

Grantor: FOUR LAZY F RANCH
 Grantee: PCJH LLC
 Doc #483338 bl 371 pg 250-252 Filed at 3:53 on 02/09/99
 Sherry L Daigle, Teton County Clerk fees: 10.00
 By BRETT MOSLEY Deputy

Dan Hazen
 Dan Hazen, Attorney-in-Fact for
 Four Lazy F Ranch by virtue of
 that instrument of record in
 the Office of the Clerk of
 Teton County, Wyoming in Book
 172 of Photo, Page 142

STATE OF WYOMING

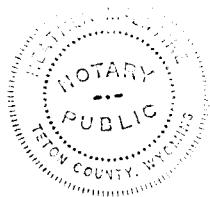
:ss

County of Teton

On the 9th day of February, A.D. 1999 personally appeared before me,
 Dan Hazen, by me personally known who, being by me duly sworn, did say that
 he is the Agent for Four Lazy F Ranch, that the seal affixed to said
 instrument is the corporate seal of said corporation, that said instrument
 was signed and sealed on behalf of said corporation by authority of its Board
 of Directors, and said party acknowledged said instrument to be the free act
 and deed of said corporation.

Debra M. McElveen
 Notary Public

My commission expires on Feb. 26, 2002
 Residing in Jackson



LAND TITLE COMPANY

Section 6, T40N, R116W, 6th P.M., Teton County, Wyoming

PARCEL 2: Part of Lot 3 of Section 6, and is more particularly described as follows:

BEGINNING at the northeast corner of said Lot 3;

thence S00°22'59"E, 482.84 feet to the intersection with the northerly right-of-way line of South Park County Road No. 22-1; said northerly line having been established as a result of a partial vacation of an easement over a strip of land described in that instrument of record in said Office in Book 8 of Mixed Records, page 515; said partial vacation was accomplished by a Quitclaim Deed of record in said Office in Book 366 of Photo, page 36-38;

thence along said right-of-way line, N71°16'13"W 244.85 feet to a corner of that 4.19 acre tract described as additional right-of-way for Teton County, Wyoming in that instrument of record in said Office in Book 301 of Photo, page 667-672;

thence along the boundary of said tract as follows:

continuing N71°16'13"W, 114.85 feet;

thence N18°43'47"E 9.70 feet to the point of beginning of a circular curve, concave to west with a radius of 180.00 feet;

thence northwesterly along the arc of said curve, through a central angle of 23°46'42", 74.70 feet to the southernmost corner of that 1.04 acre tract deeded to Teton County in 1998;

thence departing the boundary of said 4.19 acre tract and continuing northwesterly along the boundary of that 1.04 acre tract as follows:

continuing along the arc of said curve, through a central angle of 39°32'33" 124.23 feet to the end of said curve;

thence N44°35'28"W, 54.49 feet to the beginning of a circular curve, concave to the northeast, with a radius of 220.00 feet;

thence northwesterly along the arc of said curve, through a central angle of 22°09'38", 85.09 feet to the end of said curve;

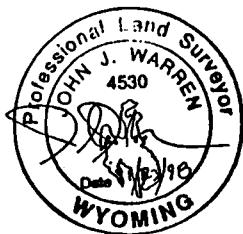
thence N22°25'49"W, 19.22 feet to the southernmost corner of that 0.04 acre tract described as additional right-of-way for Teton County, Wyoming in that instrument of record in said Office in Book 301 of Photo, page 667-672;

thence departing said 1.04 acre tract and proceeding along the boundary of said 0.04 acre tract to the intersection with the north line of said Lot 3;

thence along a segment of the north line of said Lot 3, coincident with a segment of the south boundary of said Hi-Country Subdivision, and its extension to the east, S89°46'26"E, 489.02 feet to the **CORNER OF BEGINNING**;

SUBJECT TO any easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements or encumbrances of sight and/or record.

the **BASIS OF BEARING** for these descriptions being S89°46'26"E along the north line of said Lot 3 and Lot 4;



John J. Warren
Wyoming Professional Land Surveyor No. 4530
Jorgensen Engineering & Land Surveying P.C.
Project No. 98095.00 / 82124.21
(map of survey located in d.93010/d.01/surv11)
98/98095/Renmain Parcels.doc
November, 1998